

Technical Note

Preliminary BNG Calculation

Site Name	Lady House Lane, Huddersfield	Report Release Date	03/08/2026
Client	Acumen Architects	Author	Bethany Halfpenny Amy Donaldson
Commission	Preliminary BNG Report	Checked/Approved	Tim Palmer
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1. INTRODUCTION

- 1.1.1 Rachel Hacking Ecology (RHE) was commissioned in 2026 by Acumen Architects (the client) to undertake a Preliminary Biodiversity Net Gain (BNG) Assessment for land at Lady House Lane, Huddersfield (Central National Grid Reference SE 14133 13876). The assessment supports an outline consent application for three detached residential properties with associated landscaping and access from Lady House Lane via an existing gateway. Development would be located in the southern half of the site, with the remaining downslope northern land allocated for BNG offsetting. The site extent is shown in Figure 1 below.
- 1.1.2 The development is classed as 'major' and is therefore subject to the standard biodiversity net gain condition. None of the exemptions are relevant.
- 1.1.3 This Technical Note provides an initial assessment of the site to demonstrate its ecological value before and after development, and to confirm whether Biodiversity Net Gain of at least 10% can be achieved in line with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021. The note also identifies recommendations for amending the project, if necessary, to achieve compliance.
- 1.1.4 The assessment will need to be updated prior to planning submission and once all layout considerations are finalised a full Biodiversity Net Gain report will need to be supplied in accordance with local and national validation requirements.

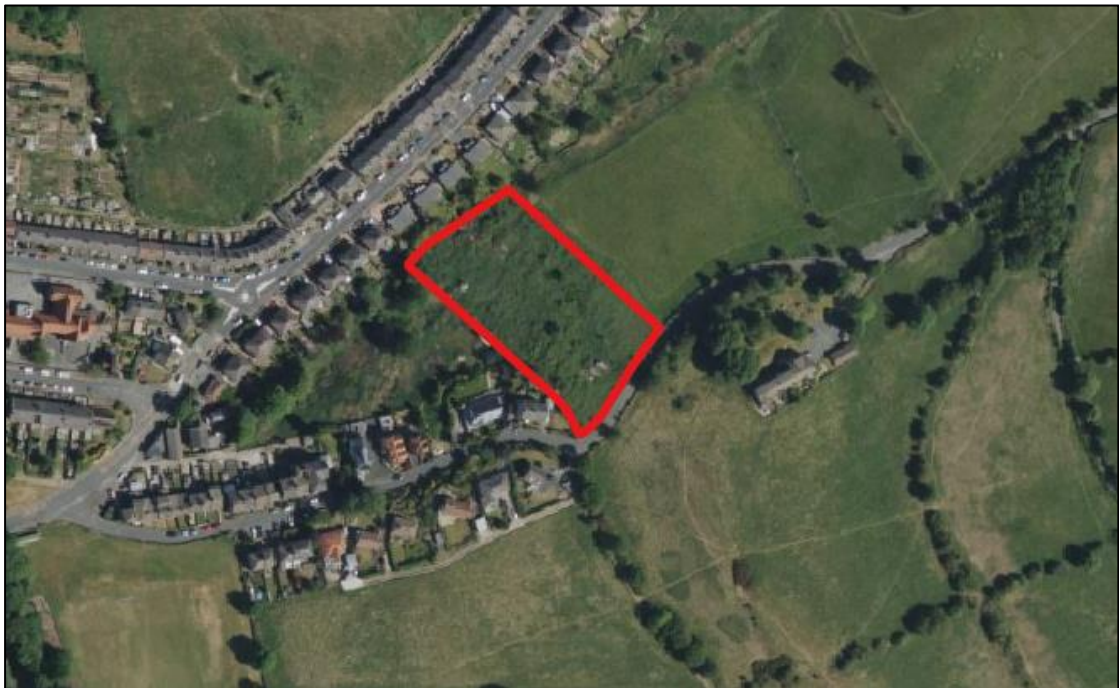


Figure 1: showing the site area (c/o Bing Maps).

2. METHODS

2.1 Data Sources and Habitat Mapping

- 2.1.1 The Statutory Biodiversity Metric Calculation Tool, supporting User Guide and Technical Supplement (DEFRA, 2024)¹ have been utilised within the assessment, along with the UKHab V2 Classification (UKHab Ltd, 2023)²
- 2.1.2 The assessment is based on the following site drawing provided by Acumen Architects, which is assumed to represent the current proposed layout at the time of writing:
- 2988 ACU (SK01) PROPOSED INDICATIVE SITE PLAN.
- 2.1.3 COREO software was used to digitise habitat parcels and calculate areas for input into the Biodiversity Metric. Habitat plans are provided in Appendix 1 and Appendix 2.

¹ The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf (publishing.service.gov.uk)

² UKHab-v2.01-July-2023-Final-2.pdf. at <http://UKHab.org>



3. ASSESSMENT RESULTS

3.1 Baseline Habitat and Strategic Significance Assessment

- 3.1.1 The calculation area for the Site covers approximately 0.61 hectares (ha). The assessment confirms that **there are no irreplaceable habitats on site and there has been no prior degradation.**
- 3.1.2 The site was assessed with reference to the West Yorkshire Local Nature Recovery Strategy (LNRS), including the statutory spatial layers for Areas of Particular Importance for Biodiversity (APIB) and Areas that Could Become of Particular Importance (ACB). Review of the LNRS datasets confirms that part of the northern edge of the site falls within an ACB, as shown in Figure 2.

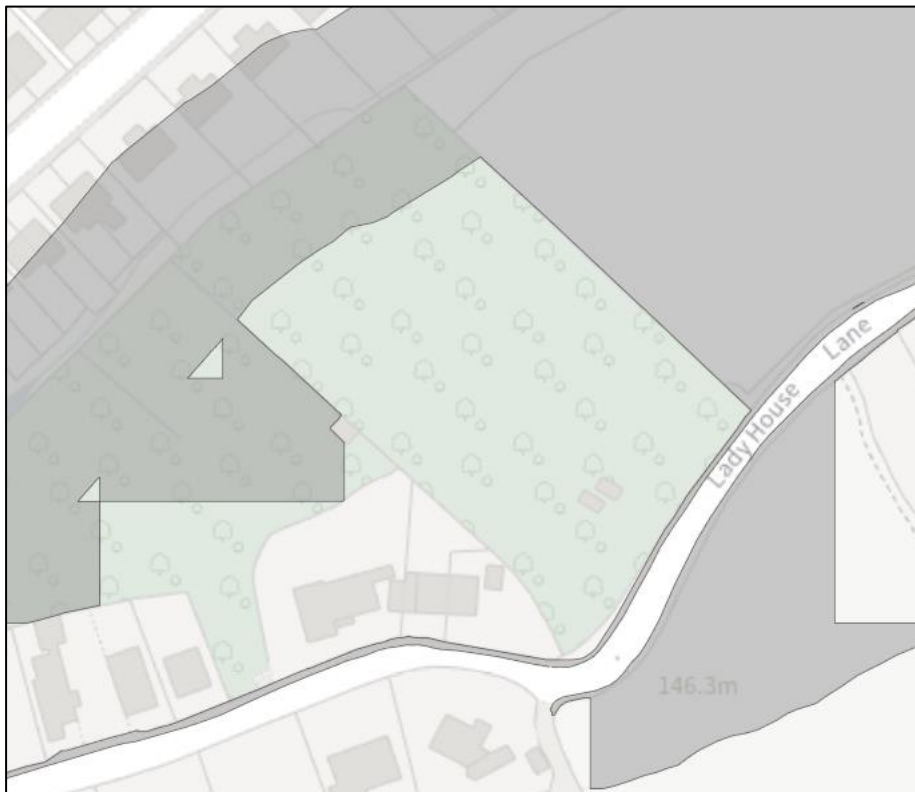


Figure 2. Mapped area of ACB.

- 3.1.3 Mapped measures relevant to the ACB include Measure W2_M03: Make more space in water for the plants and animals that live there, and Measure W3_M02: In all catchments, significantly enhance the biodiversity of existing habitats to help them hold more water in the landscape and slow its flow, reduce soil erosion, reduce drought, flood and fire risk.
- 3.1.4 As the landscaping measures do not satisfy these mapped actions, all post-development habitats are classed as 'low' strategic significance.

Development Site

- 3.1.5 No Priority Habitats (NERC Act 2006) or other high-distinctiveness habitats occur within the Development Site. The majority of the area comprises 0.2072ha ruderal/ephemeral habitat in poor condition, with areas of mixed scrub in moderate (0.0227ha) and poor condition (0.0198ha) with

0.0297ha willow scrub in poor condition. 0.0039ha of other neutral grassland in poor condition is also present at the south of the site.

BNG Offset Area

- 3.1.6 The land to the north of the development site includes 0.3258ha of ruderal/ephemeral habitats in moderate condition.

Post Development

- 3.1.7 For the purposes of this assessment, it is assumed that all habitats within the planning application site boundary will be removed and that new habitats will be created around the Development Site and within the BNG Offset Area. To achieve the necessary >10% BNG, the following measures are assumed to be incorporated:

- Newly created houses, parking and roads will cover 0.1051ha, with associated vegetated gardens covering 0.1259ha.
- Greenspace to the front of houses will be landscaped with a short-mown species poor turf (modified grassland in poor condition), covering 0.0147ha.
- The open greenspace to the south will be landscaped with a dense mix of at least three native shrubs (0.0368ha).
- 0.07ha of other neutral grassland (poor condition) and 0.07ha of mixed scrub (moderate condition) will be created within the BNG Offsetting area to the north;
- The remaining ruderal/ephemeral habitats within the BNG Offsetting area to the north will be retained in their current condition and at least 25 (small) native trees will be planted.

Net Change

- 3.1.8 The baseline value of the site is 1.46 Habitat Units. The assumed landscaping measures would result in a post-development value of 1.62 Habitat Units, resulting in a **net gain of 0.16 Habitat Units or 10.78%**. The assumed landscaping measures would also satisfy the Trading Rules.



4. CONCLUSIONS

- 4.1.1 The current proposed post-development layout, incorporating both the Development Site and the BNG Offset Area, results in an overall net gain of +0.16 Habitat Units, equivalent to +10.78%, and would satisfy the Trading Rules.
- 4.1.2 This assessment should be updated into a full Biodiversity Net Gain report following receipt of final site design and detailed landscaping plans.
- 4.1.3 A 30-year Habitat Management and Monitoring Plan (HMMP) will be required in order to secure habitat creation and enhancement measures.





Appendix 1 Baseline Habitat Map



Appendix 2 Post Development Habitat Map

