
Dewsbury Market

Biodiversity Net Gain Assessment

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1.0 Background

- 1.1 This Biodiversity Net Gain (BNG) Assessment has been prepared by BDP on behalf of Kirklees Council, to inform a planning application for the redevelopment of Dewsbury Market (hereinafter referred to as the "site").

2.0 Location

- 2.1 The site is located in Dewsbury (grid reference: SE 24614 21942) bound by Foundry Street, to the west, Whitehall Way along the north and west and Corporation Street to the south. Dewsbury Ring Road (A638) runs just beyond the perimeter to the north and east. The site is in an urban setting and the wider landscape is dominated by commercial and residential developments, and pockets of urban green space (ref. Figure 1).



Figure 1. The Dewsbury Market site

3.0 Legislation and Planning Policy

Town and Country Planning Act 1990

- 3.1 In England, under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), biodiversity net gain is mandatory for all developments. All developments must deliver a calculable biodiversity net gain of 10%.

National Planning Policy Framework, December 2023

- 3.2 Chapter 15 of the NPPF outlines how local planning authorities should conserve and enhance the natural environment. The policy reaffirms the protection and enhancement of biodiversity, and significantly supports the provision of net gains for biodiversity.

Conserving and Enhancing the Natural Environment

*180. Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and **providing net gains for biodiversity**, including by establishing coherent ecological networks that are more resilient to current and future pressures.*

*185. To protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for **securing measurable net gains for biodiversity**.*

*186. When determining planning applications, local planning authorities should apply support development whose primary objective is to conserve or enhance biodiversity; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can **secure measurable net gains for biodiversity** or enhance public access to nature where this is appropriate.*

Kirklees Local Plan Strategy and Policies

- 3.3 The Kirklees Local Plan Strategy and Policies does not have a specific policy related to biodiversity net gain, however it does state:

All development in Kirklees, as set out in national policy and the policies described in this document, will be expected to not result in significant loss or harm to biodiversity through avoidance, mitigation and compensatory measures and seek opportunities to enhance biodiversity value and ecological links. Opportunities to achieve net gains in biodiversity within development proposals will be sought through good design, including specific habitat creation and biodiversity enhancements. Regard will need to be given to the relevant Biodiversity Opportunity Zone in which the proposed development is located and biodiversity enhancement measures will be sought which reflect the priority habitats and species identified for each zone. The purpose of the Biodiversity Opportunity Zones and associated tables of species is to guide developers in providing appropriate compensation and enhancements of maximum benefit for nature conservation. In order to safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network, the council will also seek to ensure that development proposals do not result in the fragmentation of the network and provide improved ecological links, particularly to the Kirklees Wildlife Habitat Network, where opportunities exist.

4.0 Personnel

- 4.1 The habitat survey and completion of the biodiversity metric calculation was carried out by Anthony Nickson. Anthony is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) with over 15 years of experience conducting botanical and terrestrial habitat surveys. He has attended accredited Biodiversity Metric professional development training provided by CIEEM.

5.0 Calculating Biodiversity Net Gain

- 5.1 Natural England’s Statutory Biodiversity Metric (BM) is the current best practice tool for measuring biodiversity net gain. The Biodiversity Metric compares the habitats within the existing site (on-site habitat baseline) against the habitats supported by the proposed development (on-site habitat creation). Habitats can be delivered on-site, off-site or via purchasing biodiversity credits, but all proposed habitats must be secured for at least 30 years.
- 5.2 The on-site habitat baseline was completed using the digital ‘A-1 On-Site Habitat Baseline’ plan which was produced following a site survey (BDP, 2024) on the 19 June 2024 in optimal conditions for botanical survey. The on-site habitat creation was completed using information from the Proposal Plan produced by Turner Works (Drawing 24UCL-06-100, May 2024) and Landscape Statement (Doc ref. 133 920).

6.0 Habitat Baseline Conditions

- 6.1 The existing site comprises developed land; sealed surface, bare ground, introduced shrub and urban trees. Habitat baseline information is summarised in Table 1. Condition assessment sheets can be found in Appendix B.

Table 1. On-site habitat baseline summary

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitat Units	Habitat Units Lost
Developed land; sealed surface	0.5855	V.Low	N/A	Not in local strategy	0.00	0.01
Developed land; sealed surface	0.4906	V.Low	N/A	Not in local strategy	0.00	0.00
Bare ground	0.0022	Low	Poor	Not in local strategy	0.00	0.00
Urban tree	0.0489	Medium	Poor	Not in local strategy	0.20	0.00
				Total	0.20	0.00

7.0 Habitat Creation Conditions

- 7.1 The development proposal will include planting of pollen and nectar rich species and provision of ground level planters. The urban trees are proposed to be retained. Habitat creation information is summarised in Table 2. Condition assessment sheets can be found in Appendix D.

Table 2. On-site habitat creation summary

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitat Units
Introduced shrub	0.1096	Low	Condition Assessment N/A	Not in local strategy	0.21
Modified grassland	0.0599	Low	Poor	Not in local strategy	0.12
Developed land; sealed surface	0.7053	V.Low	N/A - Other	Not in local strategy	0.00
Developed land; sealed surface	0.2077	V.Low	N/A - Other	Not in local strategy	0.00
Urban tree	0.1506	Medium	Poor	Not in local strategy	0.42
				Total	0.75

8.0 Headline Results

- 8.1 The on-site and off-site habitat creation provides an overall biodiversity net gain of 372.29%, with a net unit change of 0.74 habitat units. The headline results are provided below.

Dewsbury Market

Headline Results

Return to results menu

Scroll down for final results ▲

On-site baseline	Area habitat units	0.20	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.94	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.74	372.29%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.74	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.74	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	372.29%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.20	0.22	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

9.0 References

Dewsbury Market Ecological Assessment, BDP, August 2024

Kirklees Local Plan Strategy and Policies, Kirklees Council, Adopted 27 February 2019

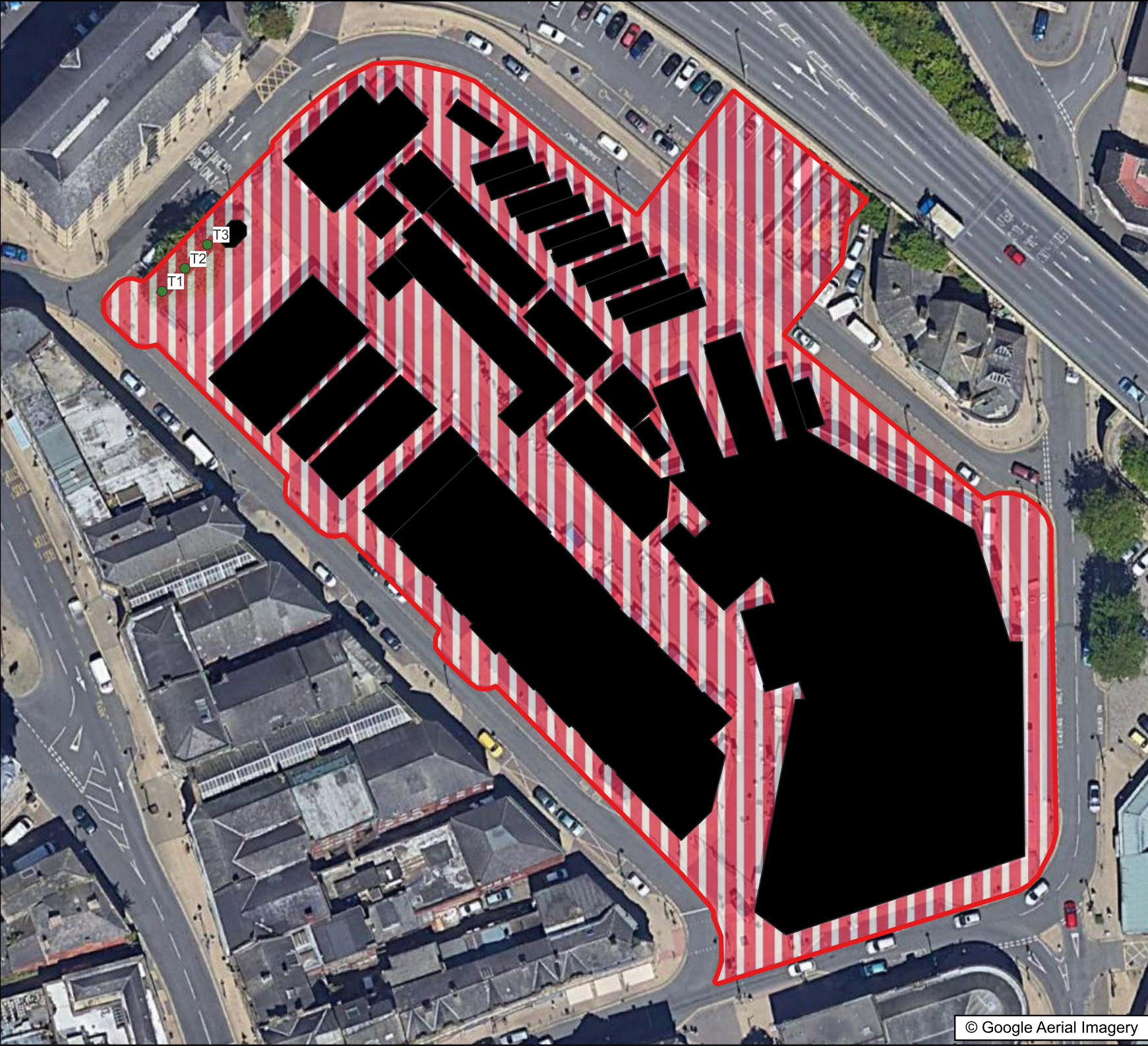
National Planning Policy Framework, Ministry of Housing, Communities & Local Government, December 2023

Statutory biodiversity metric: user guide, Defra, 29 November 2023

Town and Country Planning Act 1990

UK Habitat Classification Version 2.0, UKHab Ltd, 2023

Appendix A - On-site Habitat Baseline Plan



Legend

 Other developed land
Area: 0.4906 ha
BNG Condition: N/A

 Bare ground
Area: 0.0022 ha
BNG Condition: Poor

 Buildings
Area: 0.5855 ha
BNG Condition: N/A

Urban tree

 3 no. medium trees
Area: 0.0489 ha
Condition: Poor

Project:
Dewsbury Market

Drawing Title:
UK Habitat
A-1 On-Site Habitat Baseline

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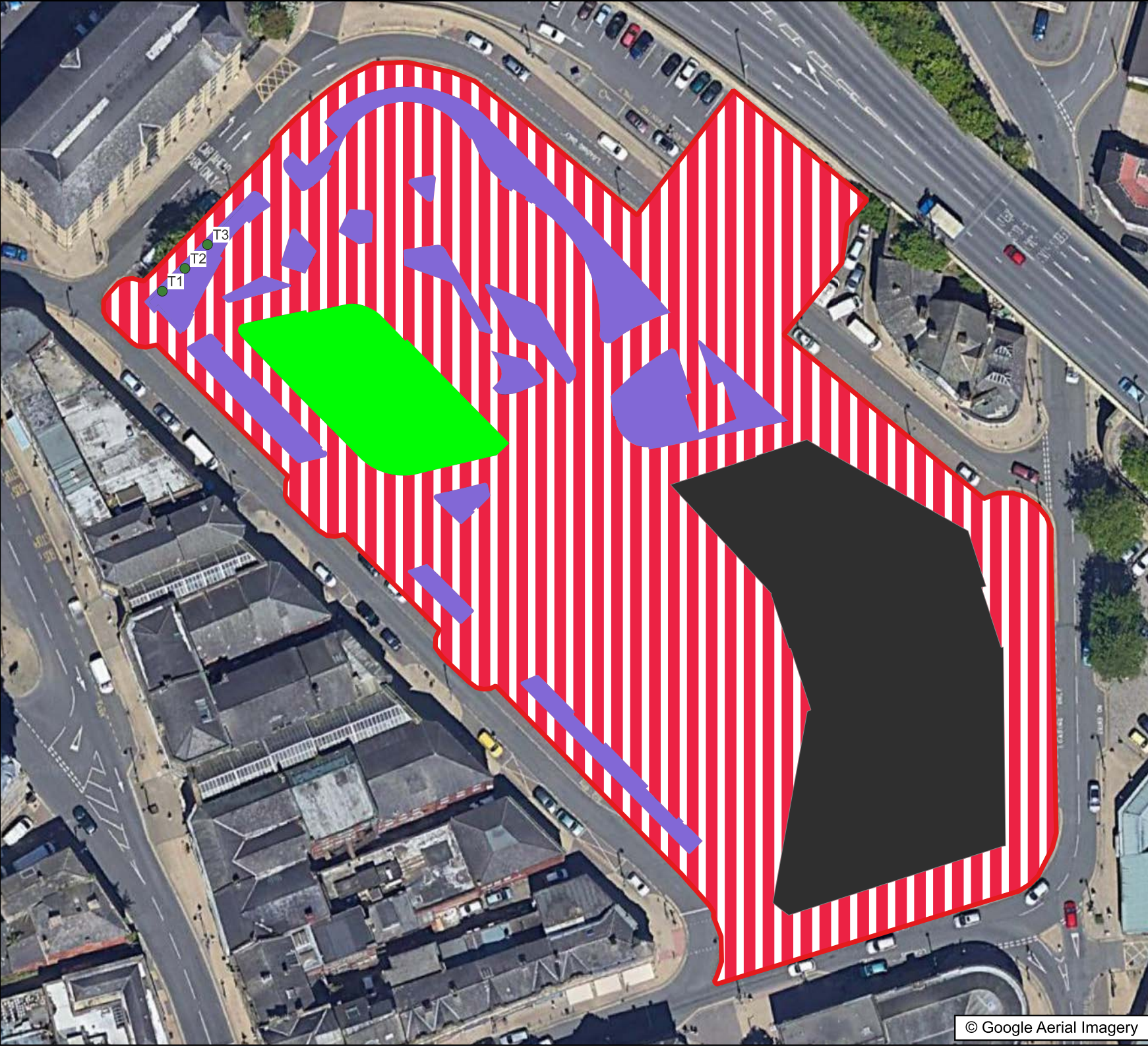
Appendix B - On-site Habitat Baseline Condition Sheets

Condition Sheet: INDIVIDUAL TREES Habitat Type				
Habitat Types				
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.				
Habitat Description				
A row of three semi-mature urban trees are present along the north-western perimeter of the site east of the intersection of Foundry Street with Whitehall Way. These consist of a single whitebeam (Sorbus spp), and two ornamental cherry (Prunus spp). This report does not cover in detail the trees that are present within the site, this is covered in a separate tree survey report.				
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.				
On-site or off-site, site name and location		On-site Dewsbury Market	Survey date and Surveyor name	24 June 21 and 29 July 24 Anthony Nickson
Limitations (if applicable)		N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference		SE 24565 21971	Habitat parcel reference	N/A
Condition Assessment Criteria			Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).		No	Trees not native.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Yes	Canopies continuous.
C	The tree is mature (or more than 50% within the block are mature) ¹ .		No	Trees all early mature.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Yes	No obvious evidence of adverse impact on tree health from human activities and trees retained expected canopy.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No	Natural ecological niches not present.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		No	Less than 20% of the tree canopy oversailing vegetation.
Number of criteria passed			2	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/✓	
Passes 5 or 6 criteria		Good (3)		
Passes 3 or 4 criteria		Moderate (2)		
Passes 2 or fewer criteria		Poor (1)	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.				
Suggested enhancement interventions to improve condition score ²				
N/A				

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
The three trees are planted in a tree pit which is predominately bare ground surrounded by sealed surfaces.			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site Dewsbury Market	Survey date and Surveyor name	24 June 21 and 29 July 24 Anthony Nickson
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference	SE 24565 21971	Habitat parcel reference	N/A
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	Limited vegetation with negligible structure and value for invertebrates.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	Limited vegetation with negligible structure and value for invertebrates.
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	No INNS present.
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Yes

Number of criteria passed			1
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)		
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 3 core criteria.	Poor (1)	x	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)		
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 4 criteria.	Poor (1)		
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)		
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 2 or fewer of 5 criteria.	Poor (1)		
Suggested enhancement interventions to improve condition score			
N/A			
Footnotes			
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).			
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website: Home » NNSS (nonnativespecies.org)			
and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)			
For criterion C – For green roof habitat types only – buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.			
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website: Alternative plants » NNSS (nonnativespecies.org)			

Appendix C - On-Site Habitat Creation Plan



Legend

-  Introduced shrub
Area: 0.1096 ha
BNG Condition: N/A
-  Modified grassland
Area: 0.0559 ha
BNG Condition: Poor
-  Other developed land
Area: 0.7053 ha
BNG Condition: N/A
-  Buildings
Area: 0.2077 ha
BNG Condition: N/A
- Urban tree
 -  3 no. medium trees
Area: 0.0489 ha
Condition: Poor
 -  37 no. small trees
Area: 0.1506 ha
Condition: Poor

Project:
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Drawing Title:
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A-2 On-Site Habitat Creation

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