

Biodiversity Net Gain Report

For:	JR Planning
Site:	Slate Pitts Farm, Chain Road, Huddersfield, HD7 5TY
Report Date:	9 th October 2026

Surveying Ecologist:

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Client:	JR Planning
Site Name:	Slate Pitts Farm, Chain Road, Huddersfield, HD7 5TY
Report:	Biodiversity Net Gain Assessment
Survey Dates:	10 th April 2026
Surveyed by:	Marie McAvan BSc (Hons), MSc

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
-	-	Draft	09/10/2026	Aimee McManus BSc (Hons) – Estrada Ecology Ltd	Jack Towler BSc (Hons) – Estrada Ecology Ltd
-	V1	Final	09/10/2026	Aimee McManus BSc (Hons) – Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM – Estrada Ecology Ltd



1 Executive Summary

- 1.1 The baseline assessment results in a total of 1.84 area habitat units and 0.38 linear units. Under the proposed development scheme, the site would result in a -76.97% net loss in area habitat units and a net loss of -86.16% in linear units.
- 1.2 Consequently, the statutory requirement to achieve at least a 10% biodiversity net gain would not be met for either area or linear habitats under the current proposals. Off-site biodiversity unit provision would therefore be required unless the scheme design is amended.
- 1.3 The proposed dwellings and associated private gardens limit the extent to which meaningful habitat enhancements can be incorporated within the site, and landscaping and tree planting alone would not generate the required uplift. In addition, the retrospective assessment of habitats affected by prior site clearance contributes to the biodiversity losses identified by the Metric. The required 10% biodiversity net gain therefore cannot be achieved within the site boundary under the current development proposals.

2 Introduction

- 2.1 Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021), most developments are required to achieve a minimum 10% biodiversity net gain.
- 2.2 Biodiversity metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for the proposed development plan for the site.
- 2.3 Biodiversity metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the Statutory Biodiversity Metric Calculation Tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity value within the development site.

3 Baseline and Post-Development Scheme Designs

- 3.1 Figure 1 presents the revised UKHab baseline habitat plan informed by the original habitat survey undertaken in April 2026.
- 3.2 Figure 2 presents the UKHab habitat classification map for the site under the current post-development scheme.
- 3.3 Figure 3 presents the summary of the DEFRA Statutory Biodiversity Metric calculations.



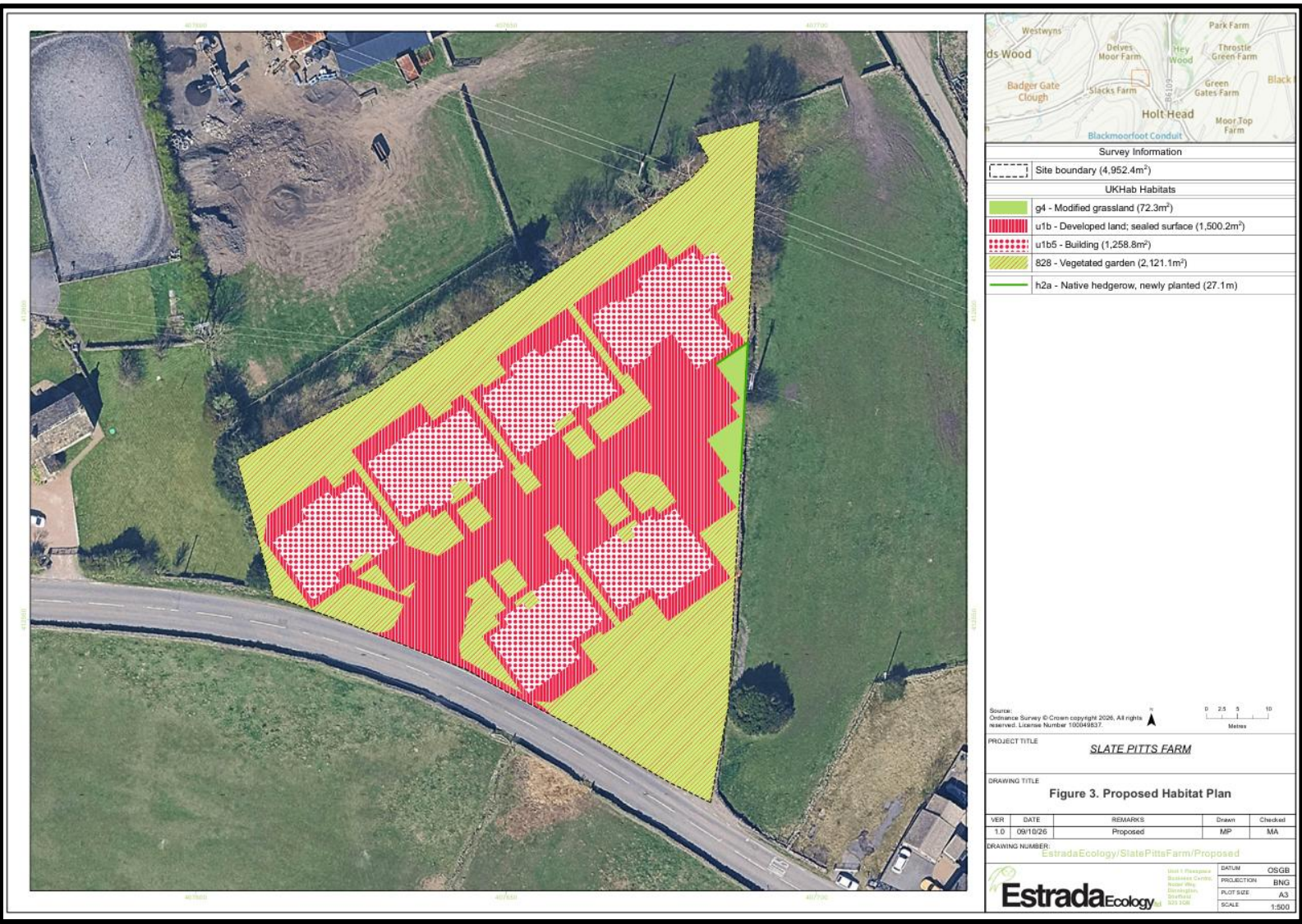
3.4 Appendix One presents the current proposed development scheme used within the Metric calculations.



Figure 1: UKHab Habitat Classification Map Baseline



Figure 2: Current UKHab Post-development Habitat Classification Map



4 Methodology

- 4.1 Biodiversity Net Gain has been mandatory for most major developments submitted under the Town and Country Planning Act 1990 since February 2024, and for most small sites since April 2024, through the Environment Act 2021 and associated secondary legislation. Biodiversity value has been assessed using the Statutory Biodiversity Metric published by DEFRA.
- 4.2 Biodiversity units were calculated using the Statutory Biodiversity Metric (DEFRA, 2024), which assesses habitat distinctiveness, condition, strategic significance, size and connectivity to calculate biodiversity units before and after development.
- Individual habitat areas and lengths were rounded to four decimal places, with the minimum mappable unit being 0.0001 hectares. The canopy areas of individual trees were calculated using the Urban Tree Helper tool included within the Metric calculator. Linear habitat features such as hedgerows and ditches are measured in kilometres, where present.
 - Habitat condition indicates the quality of the habitat, either existing or to be achieved, based on the habitat condition assessments using the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.
 - Habitats were assessed for their strategic significance at a landscape scale, using information from sources such as Local Plans, Biodiversity Action Plans, and Nature Recovery Areas to determine their significance within a specific landscape. Where habitats were not included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.
- 4.3 Biodiversity unit calculations are based on the retention and/or enhancement of existing habitats within the proposed scheme design, as well as the creation of new habitats. Biodiversity units for hedgerow and watercourse habitats are calculated separately from area habitats within the Metric.
- 4.4 As part of the statutory requirements for calculating a site's baseline habitat value, any habitats believed to have been removed, degraded, or otherwise reduced in value may be required to be assessed retrospectively, as they were prior to the degradation. Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021) requires any significant losses or degradation of baseline habitat carried out after January 2020 and before the baseline survey to be accounted for, unless the degradation of the site was



carried out lawfully under a separate planning application for which all post-development works have been completed.

5 Assumptions and Limitations

- 5.1 Individual habitat areas and lengths are recorded to four decimal places, with a minimum mappable unit of 0.0001 hectares. The total site habitat area and biodiversity units presented by the Statutory Biodiversity Metric are reported to two decimal places.
- 5.2 Habitat areas used in the calculations are based on two-dimensional plans and so will not necessarily consider an increase in overall surface area as a result of slopes and banks.
- 5.3 The site was assessed within the recognised growing season, April to September inclusive; therefore, the habitats were condition assessed as outlined in the Statutory Biodiversity Metric guidance.
- 5.4 Due to prior site clearance, the baseline condition of the grassland habitat could not be surveyed directly and was therefore assessed retrospectively. In accordance with the statutory requirements, a precautionary approach was adopted, and the grassland was assigned a baseline condition of 'Good' to avoid understating its biodiversity value.
- 5.5 Where the long-term maintenance or management of a retained habitat's baseline condition cannot be secured, the Statutory Biodiversity Metric user guidance does not allow that habitat to be recorded as 'Retained'. Baseline habitats within areas proposed as private gardens have therefore been recorded as 'Lost'. Proposed green landscaping within those plots has been recorded separately as 'Vegetated garden', in accordance with the Metric's treatment of residential curtilages.

6 Biodiversity Net Gain

- 6.1 The baseline biodiversity value of the site is 1.84 area habitat units and 0.38 linear habitat units. No watercourse units or irreplaceable habitats are present at baseline.
- 6.2 Following development, the site is expected to provide 0.42 area habitat units and 0.05 linear habitat units. No watercourse units are proposed.
- 6.3 This represents a net loss of 76.97% in area habitat units and 86.16% in linear habitat units.



Figure 3: Summary of DEFRA Metric Calculations Results.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-1.41		
	Hedgerow units	-0.33		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-76.97%		
	Hedgerow units	-86.16%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	1.84	2.02	1.60
Hedgerow units	10.00%	0.38	0.42	0.36
Watercourse units	10.00%	0.00	0.00	0.00

7 Overall Development

- 7.1 To achieve the statutory 10% biodiversity net gain, the development must provide a minimum of 2.02 area habitat units and 0.42 linear habitat units.
- 7.2 The proposed development therefore has a shortfall of 1.60 area habitat units and 0.36 linear habitat units against the statutory targets.
- 7.3 The six-dwelling scheme cannot achieve the required 10% biodiversity net gain within the site boundary under the current layout. Unless the proposals are amended, the identified shortfalls will need to be met through registered off-site biodiversity gains or, where appropriate, statutory biodiversity credits.

8 Summary and Recommendations

- 8.1 The biodiversity assessment demonstrates that the current development proposals are unable to achieve the statutory minimum 10% biodiversity net gain for either area or linear habitats within the site boundary. This reflects the retrospective assessment of previously removed grassland habitat, the limited space available for habitat creation within the proposed development and the treatment of habitats within private gardens. Habitats within private gardens cannot be recorded as retained because their long-term retention and management cannot be guaranteed.

- 8.2 The remaining areas of the site provide insufficient scope for additional habitat creation and enhancement to compensate for the losses identified by the Biodiversity Metric. Even where areas could be allocated for additional BNG planting, the level of habitat creation that can realistically be accommodated within the site would not be sufficient to offset the identified losses and achieve the required 10% net gain.
- 8.3 Consequently, if the six-dwelling development layout remains unchanged, the residual shortfall of 1.60 area habitat units and 0.36 linear habitat units will need to be addressed through registered off-site biodiversity gains or, where appropriate, statutory biodiversity credits, secured in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 8.4 The calculations in this report are based on the proposed target habitat conditions following development and management, taking the future land use, access and practical constraints of the site into consideration. The calculations therefore reflect the level of biodiversity enhancement considered realistically achievable within the current development layout.
- 8.5 Should the development or landscaping proposals change, it is recommended that the Biodiversity Net Gain assessment is reviewed and updated accordingly. Any revised assessment should consider the final masterplan, changes in habitat areas and condition, proposed habitat creation and enhancement, and whether any changes provide additional opportunities to reduce the residual biodiversity unit deficit.



References

DEFRA (2026) *The Statutory Biodiversity Metric - User Guide - June 2026*. Department for Environment, Food and Rural Affairs.

DEFRA (2024) *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology*. Department for Environment, Food and Rural Affairs.

DEFRA (2025) *Statutory Biodiversity Metric Calculation Tool (Version 1.0.4)*. Department for Environment, Food and Rural Affairs.

Environment Act 2021 (c. 30). London: The Stationery Office.

Town and Country Planning Act 1990 (c. 8), *Schedule 7A*. London: The Stationery Office.

UKHab Ltd (2024) *UK Habitat Classification Version 2.1*.



Appendix One: Proposed Scheme – Northern Design Partnership

