

**Whitcher Wildlife Ltd.
Ecological Consultants.**



**WEMBLEY WORKS, HEMINGFIELD ROAD,
WOMBWELL.**

OS REF: SE 38974 02207.

BIODIVERSITY NET GAIN ASSESSMENT.

Ref No: 240520/BNG.

Date: 18th July 2024.

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1. INTRODUCTION.

1.1. The owners of the old Wembley Works factory, located on Hemingfield Road, Wombwell, have plans to demolish the factory and erect a number of residential dwellings.

1.2. Whitcher Wildlife Ltd were therefore commissioned to undertake a Biodiversity Net Gain (BNG) assessment of the site, to determine the baseline and post-development calculations of the survey area.

1.3. An initial site visit was carried out on 9th May 2024, when a Preliminary Roost Assessment (PRA) was also carried out. This survey obtained data on both habitats and their conditions and those findings are used within this report.

1.4. This report will be accompanied by a Statutory Metric and Condition Assessment sheet which details how condition scores have been calculated.

2. SURVEY METHODOLOGY.

2.1. All surveys were carried out in line with the Chartered Institute of Ecological and Environmental Management (CIEEM) survey standards and advice.

2.2. A baseline survey was carried out of the site to establish the baseline biodiversity value of the area. Prior to visiting the site, the survey area was cross referenced to maps and aerial photographs to give a general idea of the habitats and potential issues within the area and to identify potential access and walking routes.

2.3. The survey area was walked where access was agreed. All habitats within and immediately around the survey area were documented and the dominant species within that habitat listed in line with the UK Habitat Classification methodology to identify the primary habitat types throughout the survey area. All primary habitats are accompanied by secondary codes which are used to add further specific details where necessary. Each primary habitat and unique set off secondary codes will be shown individually in the appended annotated map.

2.4. This survey was undertaken by Mitchel Greenhalgh, Managing Director of Whitcher Wildlife, and an Ecological Consultant with an array of experience in conducting surveys on a variety of flora and fauna in a professional capacity. Mitchel holds a level two Natural England survey licence in respect of both bats and great crested newts, a NatureScot licence in respect of bats and Natural England class licences for various invertebrates. He is also working towards gaining further survey licences. He has attended courses run by CIEEM, the Species Recovery Trust and the FSC and also holds a BSc in environmental science attained from the University of Leeds. He is an Associate member of CIEEM and he is therefore committed to continuous professional development.

3. SITE DESCRIPTION.

3.1. The Survey Area.

3.1.1. The survey area comprises the Old Wembley Works Factory, located just off Hemingfield Road in Wombwell. This is shown on the aerial imagery below.

3.1.2. The aerial map below shows the approximate location of the entire survey area, marked by the red shape.



3.1.3. The further surrounding area comprises the western outskirts of Wombwell with the ancient woodland of Wombwell Woods located to the further west and Hillies Golf Course with its associated woodlands to the northeast. The Sheffield to Barnsley railway line runs adjacent to the east of the site.

3.2. Description of Habitats.

3.2.1. Appendix I of this report contains an annotated map marked up with the varying habitats within the site. The habitats on the site are: -

- u1b – Developed land; sealed surface

- h3h – Mixed scrub
- g4 – Modified grassland.

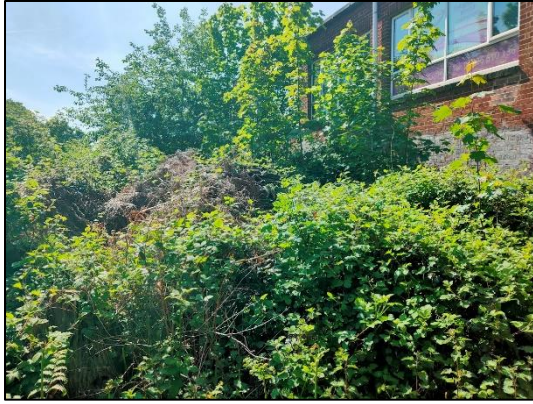
3.2.2. u1b – Developed land; sealed surface.

The majority of the survey area is covered via either the Wembley Works factory, or its associated parking and access roads. This habitat does have some ephemeral species emerging from the cracks beneath the walls and very thin soils, but not enough to be considered sparsely vegetated urban land.



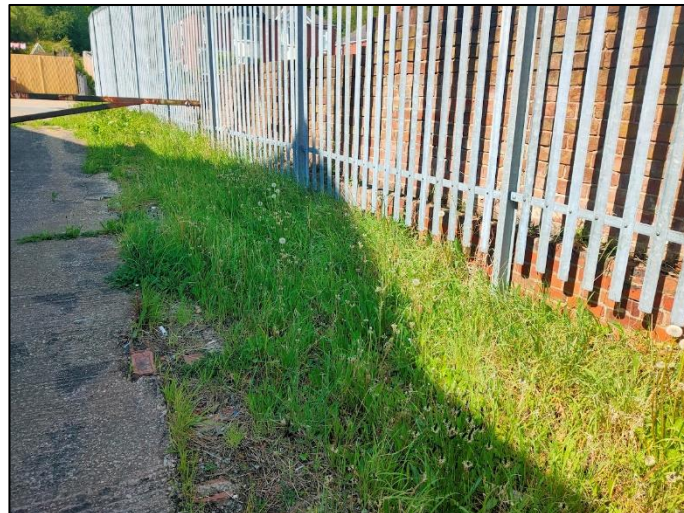
3.2.3. h3h – Mixed scrub.

At the southern end of the survey area, to the both the east and west of the building, a dense and largely impenetrable covering of scrub has established. This comprises mostly bramble (*Rubus* sp.), especially to the east adjacent to the railway line, but also other species such as buddleia (*Buddleja davidii*), tutsan (*Hypericum androsaemum*), willowherbs (*Epilobium* spp.), nettle (*Urtica dioica*), oak (*Quercus robur*) saplings, wild cherry (*Prunus avium*) saplings, silver birch (*Betula pendula*) saplings, sycamore (*Acer pseudoplatanus*) saplings, male fern (*Dryopteris filix-mas*), cleavers (*Galium aparine*), smooth sow thistle (*Sonchus oleraceus*), false oat grass (*Arrhenatherum elatius*), creeping thistle (*Cirsium arvense*), spear thistle (*Cirsium vulgare*), smooth hawksbeard (*Crepis capillaris*), common figwort (*Scrophularia nodosa*), groundsel (*Senecio vulgaris*), ribwort plantain (*Plantago lanceolata*) and cocksfoot (*Dactylis glomerata*).



3.2.4. g4 – Modified grassland.

At the very northern end of the survey area, is a small and narrow strip of modified grassland, which includes perennial rye grass (*Lolium perenne*), red fescue (*Festuca rubra* agg.), cocksfoot (*Dactylis glomerata*), white clover (*Trifolium repens*), smooth sow thistle (*Sonchus oleraceus*), prickly sow thistle (*Sonchus asper*), perennial sow thistle (*Sonchus perennis*), dandelion (*Taraxacum* sp.), ribwort plantain (*Plantago lanceolata*), smooth hawksbeard (*Crepis capillaris*) and black medick (*Medicago lupulina*).



4. BIODIVERSITY NET GAIN ASSESSMENT.

4.1. Baseline Biodiversity Value.

The below tables demonstrate the baseline units of the site using the Statutory Metric.

Area habitats:

Habitat Type	Extent (Ha)	Distinctiveness	Condition	Biodiversity units
Developed land; sealed surface	0.4131	V.Low	N/A	0
Mixed scrub	0.1452	Medium	Poor	0.58
Modified grassland	0.031	Low	Poor	0.01
Total	0.56			0.59

4.2. Post Development Habitat Creation.

4.2.1. Due to the scale of the development and the number of proposed units, there is very little room for planting. Most of the site, included the only habitat of value on site, the scrub, is to be lost to facilitate the development

4.2.2. A small area of native scrub, outside of private ownership, is proposed to the west of the site, and within this, thirteen small trees are also to be planted. This contributes towards achieving a net gain.

4.2.3. However, the bulk of the post works score comes from splitting the remainder of the site 70:30 into developed land and vegetated gardens as per the Statutory Metric User Guide.

4.2.4. The table below show proposals for a how a net gain is expected to be achieved.

Habitat Type	Extent (Ha)	Distinctiveness	Condition	Biodiversity units
<i>Created Habitats</i>				
Developed land; sealed surface	0.3728	V.Low	N/A	0
Vegetated Garden	0.1598	Low	N/A	0.31
Mixed Scrub	0.027	Medium	Moderate	0.18
Urban Tree	0.0529*	Medium	Moderate	0.16
Total	0.56			0.65

*Not included in area calculations

4.3. Biodiversity Net Gain Results.

4.3.1. Based on the above, the development will achieve a net gain of 10.89%. However, due to the loss of medium distinctiveness habitats, the current proposals will not satisfy the trading rules. In order to achieve this, 0.4 more biodiversity units worth of scrub will need to be included into the development.

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.06
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	10.89%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

4.3.2. To ensure the above is achieved once agreed, a Habitat Management and Monitoring Plan (HMMP) will be required which details how the proposed habitats will be both implemented and managed for a minimum of a thirty-year period.

Prepared by:	
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Checked by:	
Ruth Georgiou. BSc, MCIEEM.	Date: 19 th July 2024.

5. REFERENCES.

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Appendix I. ANNOTATED MAP- BASELINE.



Site: Wembley Works

Date: 30.05.2024

Reference: 240520

Produced by: Whitcher hotdesk 2



Appendix II. ANNOTATED MAP - POST DEVELOPMENT.



Site: Wembley Works Post Development

Date: 18.07.2024

Reference: 240520/BNG-Post

Produced by: Whitcher hotdesk 2



Appendix III. PROPOSED DEVELOPMENT PLAN.



Site Plan
1 : 500

Site Location Plan
1 : 1250

