

**Whitcher Wildlife Ltd.
Ecological Consultants.**



CHURCH STREET, MAPPLEWELL.

MAP REF: SE 33091 10109.

BIODIVERSITY NET GAIN REPORT.

Ref No: 251029.

Date: 17th October 2025.

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1. INTRODUCTION.

1.1. A planning application is to be submitted for the construction of a block of shops on vacant land on Church Street, Mapplewell.

1.2. A Biodiversity Net Gain Report will be required in support of the planning application.

1.3. Whitcher Wildlife Ltd was therefore commissioned to undertake a Biodiversity Net Gain assessment of the site to satisfy the above request. This has been undertaken using the Statutory Metric Calculation Tool.

1.4. A site visit was carried out on 15th October 2025 to gather all relevant baseline information.

3. SURVEY RESULTS.

3.1. The Survey Area.

3.1.1. The proposed new shops are to be built on land adjacent to number 1 Church Street, Mapplewell, land shown on the aerial photograph below marked by the white arrow. The site is located within a busy residential and commercial area surrounded by other properties.



3.1.2. The aerial map below shows the location of the proposed new shops with the site outlined in red.



3.2. Description of Habitats.

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

- u1b – Developed land, sealed surface.
- u1c – Artificial, unvegetated, unsealed land.
- u1e – Built linear feature.

3.2.2. *u1b – Developed land, sealed surface.*

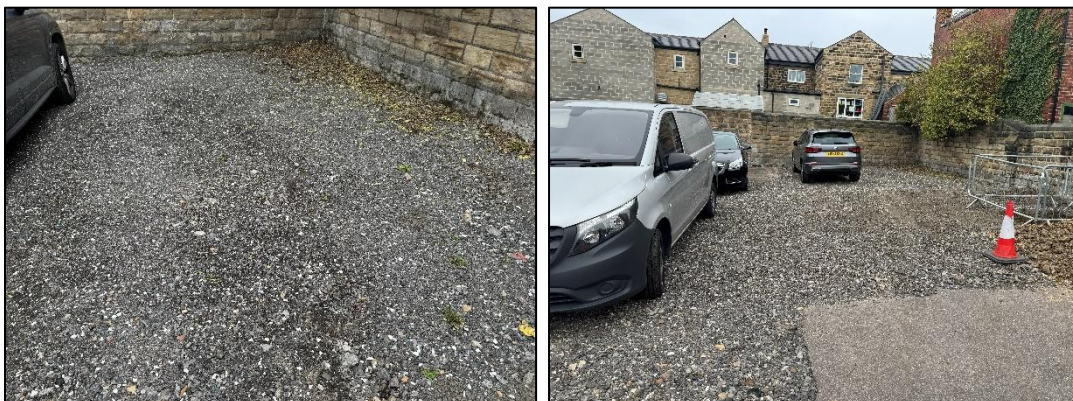
3.2.2.1. The eastern side of the site is a sealed tarmac surface.



3.2.2.2. There is no condition assessment for this habitat.

3.2.3. *u1c – Artificial, unvegetated, unsealed surface.*

3.2.3.1. The western side of the site comprises a crushed hardcore surface categorised as above.



3.2.3.2. During the site visit there had been a hole dug with the arisings piled adjacent. This was not related to this survey and has therefore been ignored.



3.2.3.3. There is no condition assessment for this habitat.

3.2.4. u1e – Built linear feature.

Secondary code 853 – Mortared wall.

3.2.4.1. There is a mortared stone wall around three sides of the site.



3.2.4.2. There is no condition assessment for this habitat.

4. BIODIVERSITY NET GAIN ASSESSMENT.

4.1. Baseline Biodiversity Value.

4.1.1. The below table demonstrates the baseline area biodiversity units of the red line development area using the Statutory Metric Calculation Tool.

Area habitats:

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Developed land, sealed surface - path.	0.011	V.Low	N/A	0
Artificial, unvegetated, unsealed land	0.020	V.Low	N/A	0
Total	0.031			0

4.1.2. This shows that there is no Biodiversity value present on the site pre-development.

4.2. Post Development Habitat Creation.

4.2.1. The post development habitat on site will be the new shops and surfaced parking areas.

Area Habitats.

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Dev land, sealed surface -building and parking	0.031	V.Low	N/A	0
Total	0.031			0

4.2.2. This shows there to be no Biodiversity value on site post development.

4.3. Biodiversity Net Gain Outcome.

This development will be exempt from Biodiversity Net Gain because it does not impact on a priority habitat and impacts less than 25 sqm of on site habitat. The following is the appropriate extract from the Gov.uk website.

<p>Developments below the threshold</p> <p>A development that does not impact a priority habitat and impacts less than:</p> <ul style="list-style-type: none">• 25 square metres (5m by 5m) of on-site habitat• 5 metres of on-site linear habitats such as hedgerows <p>A development 'impacts' a habitat if it decreases the biodiversity value.</p>
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Appendix I. ANNOTATED MAP OF THE SURVEY AREA PRE DEVELOPMENT.



Appendix II. ANNOTATED MAP OF THE SURVEY AREA POST DEVELOPMENT.

