

**Whitcher Wildlife Ltd.  
Ecological Consultants.**



---

**LAND BEHIND 8 CLIFF LANE, BRIERLEY.**

**MAP REF: SE 40760 11055.**

**BIODIVERSITY NET GAIN REPORT.**

**Ref No: 250669.**

**Date: 2<sup>nd</sup> July 2025.**

# **TABLE OF CONTENTS.**

---

	Page Number
<b>1. INTRODUCTION.</b>	<b>3</b>
<b>2. SURVEY METHODOLOGY.</b>	<b>4</b>
<b>3. SURVEY RESULTS.</b>	<b>5</b>
<b>4. BIODIVERSITY NET GAIN ASSESSMENT.</b>	<b>8</b>
<b>5. REFERENCES.</b>	<b>10</b>
<b>Appendix I. ANNOTATED MAP OF THE SURVEY AREA PRE DEVELOPMENT.</b>	<b>12</b>
<b>Appendix II. POST DEVELOPMENT PLAN.</b>	<b>13</b>

# **1. INTRODUCTION.**

1.1. A planning application, Ref 2025/0508, has been submitted for the erection of stables on land behind 8 Cliff Road, Brierley.

1.2. The Local Authority has asked for a Biodiversity Net Gain Report in support of that 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 30<sup>th</sup> June 2025 to gather all relevant baseline information.

\*\*\*\*\*

## **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. The baseline survey was carried out by Derek Whitcher who has over thirty years' experience of surveying for wildlife and has run his own wildlife consultancy since 1998. He has extensive experience of a wide variety of survey techniques for a variety of species of protected wildlife supplemented by attendance on a wide range of training courses through CIEEM, FSC and BCT. As a member of CIEEM he is committed to continuous professional development, a continual process of learning and career development, a condition of CIEEM membership. He holds current Natural England survey licences for bats and great crested newts.

Natural England Bat Survey Licence Number	2015-13205-CLS-CLS.
Natural England Great Crested Newt Licence Number	2015-06792-CLS-CLS.

\*\*\*\*\*

### 3. SURVEY RESULTS.

#### 3.1. The Survey Area.

3.1.1. The proposed new stables will be on land to the rear of 8 Cliff Lane, Brierley as shown by the white arrow below. The site is located at the southern edge of the Brierley residential area with open farmland to the south and west.



3.1.2. The aerial map below shows the location of the bungalow at 8 Cliff Lane and the location of the proposed stables 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: -

- g4 – Modified grassland.

### 3.2.2. g4 – Modified grassland.

3.2.2.1. The entire area of the site comprises closely mown, modified grassland. as shown below.



3.2.4.2. Species present include red fescue (*Festuca rubra*), perennial ryegrass (*Lolium perenne*), cocksfoot (*Dactylis glomerata*), dandelion (*Taraxacum officinale*), white clover (*Trifolium repens*), greater plantain (*Plantago major*), creeping buttercup (*Ranunculus repens*) and thistle (*Cirsium* sp(p)).

3.2.4.3. The condition assessment for this habitat is within the Statutory BNG Condition Assessment document that accompanies this report. The condition of the modified grassland is poor, failing the essential criteria and passing only four criteria.

3.2.4.4. There is an additional area on the same site but outside the red line that was a sloping area that has been levelled but is now bare ground. This is classed as a degraded site and for BNG must be classed as the modified grassland as above. This area provides potential for biodiversity enhancement to contribute to BNG.



3.2.5. There is a hedgerow behind where the stables are to be constructed but outside the red line boundary. The native hedgerow has been enhanced by planting additional native species in the gaps and in addition, a line of evergreen laurels has been planted in front. These are shown on the photograph in 3.2.2.1. above and will be unaffected by the proposed stables.

\*\*\*\*\*

## 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
Modified grassland	0.009	Low	Poor	0.02
<b>Total</b>	<b>0.009</b>			<b>0.02</b>

4.1.2. The below table demonstrates the baseline area biodiversity units of the off site area using the Statutory Metric Calculation Tool.

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Modified grassland	0.01	Low	Poor	0.02
<b>Total</b>	<b>0.01</b>			<b>0.02</b>

### 4.2. Post Development Habitat Creation.

4.2.1. The post development habitat on site will be developed land, the base for the stables.

*Area Habitats.*

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Developed land, sealed surface retained	0.009	V.Low	N/A	0
<b>Total</b>	<b>0.009</b>			<b>0</b>

4.2.2. The post development habitat in the off-site area will be modified grassland on the flat surface with wild flowers and other neutral grassland planted on the slopes. This will match the wild flower planting already done on other sloping banks on the overall site.

Habitat Type	Area in ha.	Distinctiveness	Condition	Biodiversity units
Modified grassland	0.0055	Low	Poor	0.01
Other neutral grassland	0.0045	Medium	Moderate	0.03
<b>Total</b>	<b>0.01</b>			<b>0.04</b>

### 4.3. Biodiversity Net Gain Outcome.

Based on the above strategy, the following are the area habitat BNG results showing a 15.23% net gain.

FINAL RESULTS				
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units			0.00
	Hedgerow units			0.00
	Watercourse units			0.00
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units			15.23%
	Hedgerow units			0.00%
	Watercourse units			0.00%
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.02	0.02	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 ✓

\*\*\*\*\*

Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCM	Date: 2 <sup>nd</sup> July 2025

Checked by:	
Ruth Georgiou BSc, MCIEEM.	Date: 4 <sup>th</sup> July 2025

## 5. REFERENCES.

- Amphibian and Reptile Groups of the United Kingdom (2010) *ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index*. ARGUK.
- Baker, J., Beebee T., Buckley, J., Gent, A. and Orchard, D. (2011). *Amphibian Habitat Management Handbook*. Amphibian and Reptile Conservation, Bournemouth.
- Bat Tree Habitat Key (2018) *Bat Roosts in Trees: a guide for identification and assessment for tree-care and ecology professionals*. Pelagic Publishing, Exeter
- Bird Survey & Assessment Steering Group (2023). *Bird Survey Guidelines for assessing ecological impacts, v.1.1.1*. Available at <https://birdsurveyguidelines.org> (Accessed 15/04/2024)
- Bright, P., Morris, P. & Mitchell-Jones, T. (2006) *The Dormouse Conservation Handbook*. English Nature, Peterborough.
- Chanin, P. (2003) *Ecology of the European Otter*. Conserving Natura 2000 Rivers Ecology Series No.10. English Nature, Peterborough.
- Chanin, P. (2003) *Monitoring the Otter Lutra lutra*. Conserving Natura 2000 Rivers Monitoring Series No.10. English Nature, Peterborough.
- CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal, 2nd edition*. Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.
- Cresswell, P., Cresswell, W.J., and Woods, M. (1993) *The Country Life Guide to Artificial Badger Setts*. Country Life, London.
- Collins J. (ed.) 2023. *Bat Surveys for Professional Ecologist: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.
- Dean, M., Strachan, R., Gow, D. and Andrews, R. (2016) *The Water Vole Mitigation Handbook* (Mammal Society Mitigation Guidance Series). Eds Fiona Mathews and Paul Chanin. Mammal Society, London.
- Department for Environment, Food & Rural Affairs (2024) *Biodiversity Net Gain*. Available at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> (Accessed: 15/04/2024).
- Department for Environment, Food & Rural Affairs (2024) *Statutory Net Biodiversity Metric User Guide*. Available at <https://www.gov.uk/government/collections/biodiversity-net-gain> (Accessed: 15/04/2024).
- Department for Levelling Up, Housing and Communities (2023) *National Planning Policy Framework (NPPF)*. Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2> (Accessed: 15/04/2024).
- Edgar, P., Foster, J. and Baker, J. (2010) *Reptile Habitat Management Handbook*. Amphibian and Reptile Conservation, Bournemouth.
- English Nature (2001) *Great Crested Newt Mitigation Guidelines*. English Nature, Peterborough.
- Froglife (1999) *Froglife Advice Sheet 10: reptile survey*. Froglife, London.
- Gurnell, J., & Lurz, P. (2012) *Red Squirrel*. In: Cresswell, W.J., Birks, J.D.S., Dean, M., Pacheco, M., Trehwella, W.J., Wells, D. and Wray, S. (2012). *UK BAP Mammals: Interim Guidance for Survey Methodologies, Impact Assessment and Mitigation*. The Mammal Society, Southampton.
- Harris, S., Cresswell, P. and Jefferies D. (1989) *Surveying Badgers*. Occasional Publication No 9, The Mammal Society, London.
- Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), *Great Crested Newt Conservation Handbook*, Froglife, Halesworth.
- Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.
- Natural England (2022) *Hazel Dormice: Advice for making planning decisions*. Available at <https://www.gov.uk/guidance/hazel-dormice-advice-for-making-planning-decisions> (Accessed: 15/04/2024)
- Natural England (2014) *Protected species and development: advice for local planning authorities*. (updated 2021) Available at: <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications> (Accessed: 05/03/2021).
- Natural Environment and Rural Communities Act 2006* Available at <https://www.legislation.gov.uk/ukxi/2019/579/contents/made> (Accessed: 15/04/2024). 29
- Peay, S. (2003) *Monitoring the White-clawed Crayfish Austropotamobius pallipes*. Conserving Natura 2000 Rivers Monitoring Series No. 1. English Nature, Peterborough.

Stanbury, A. et al (2021) The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. *British Birds* 114: 723-747. Available at <https://britishbirds.co.uk/content/status-our-bird-populations> (Accessed 15/04/2024)

Joint Nature Conservation Committee (2004). *Common Standards Monitoring Guidance for Birds*. 2004 ed. JNCC, Peterborough.

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Available at <https://www.legislation.gov.uk/uksi/2019/579/contents/made> (Accessed: 15/04/2024).

The Protection of Badgers Act 1992 Available at <https://www.legislation.gov.uk/ukpga/1992/51/contents> (Accessed: 15/04/2024).

The Wildlife and Countryside Act 1981 (as amended). Available at <http://www.legislation.gov.uk/ukpga/1981/69> (Accessed: 15/04/2024).

UKHab Ltd (2023) UK Habitat classification Version 2.0 Available at <https://www.ukhab.org>. JNCC, Peterborough.

# Appendix I. ANNOTATED MAP OF THE SURVEY AREA PRE DEVELOPMENT.



Site: Land Behind 8 Cliff Lane

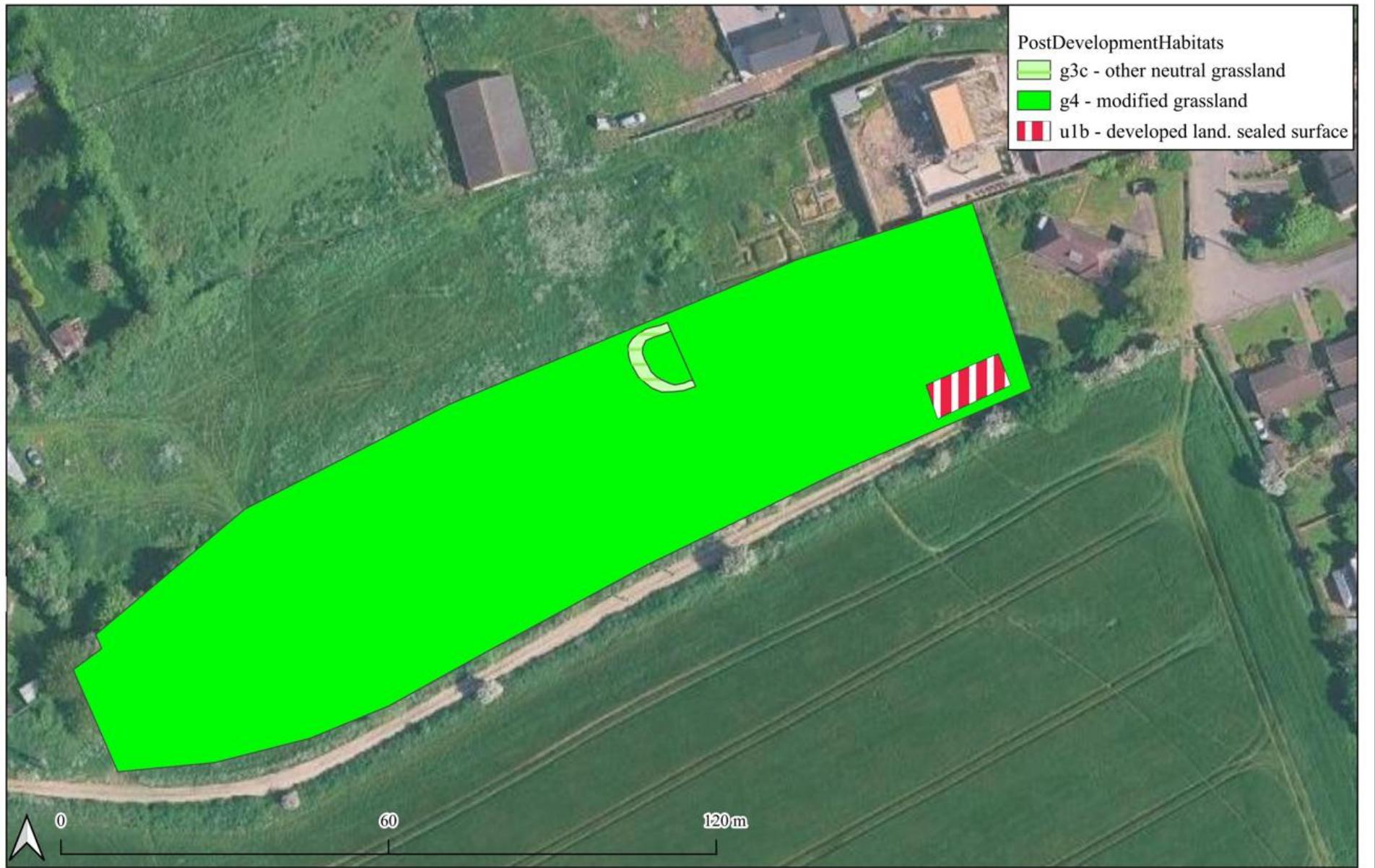
Date: 02.07.2025

Reference: 250669

Produced by: Samuel Bentley



# Appendix II. POST DEVELOPMENT PLAN.



Site: Land Behind 8 Cliff Lane

Date: 02.07.2025

Reference: 250669

Produced by: Samuel Bentley

