Biodiversity Net Gain Plan Report	
For:	Building Link Designs
Site:	Pear Tree Farm, Church Street, Brierly, Barnsley, S72 9HT
Report Date:	31st of October 2025
Report Reference:	SQ-1997

Surveying Ecologist:

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Client:	Building Link Designs
Site Name:	Pear Tree Farm, Church Street, Brierly, Barnsley, S72 9HT
Report:	Biodiversity Net Gain Report
Date of Survey:	10th July 2024
Surveying Ecologist:	John Davies BSc (Hons)

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Contents:

Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc having the potential to affect survey results, no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.

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1 Executive Summary

1.1 For the current development scheme for the site, a net gain of 13.19% for area habitat units is calculated and a net gain of 905.83% for linear habitat units is calculated. Furthermore, the Trading Summaries are satisfied by the proposed development scheme.

2 Introduction

2.1 In line with National Policy, developments (with some exceptions) are expected to achieve a minimum of 10% net gain in site biodiversity value.

2.2 Biodiversity metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for 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 UK HABS habitat classification map for the development site and the wider site as identified via ground survey conducted in July 2024.

3.2 Figure 2 presents the UK HABS habitat classification map for the current development scheme design for the site post-development.

3.3 Figure 3 presents a summary of Statutory Metric results for the current development proposal.

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

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Figure 1: UK HABS Baseline Habitat Classification Map for the Development Site.

Figure 2: Current UK HABS Post-development Habitat Classification Map

4 Methodology

4.1 The Environment Bill (2020) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Bill which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2) and 15.

4.2 Development proposals submitted after 12th of February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

4.3 The Statutory Biodiversity Metric Tool was used to calculate biodiversity units for baseline and post-development units for the development site, to determine if the proposed development will be likely to achieve net loss, no net loss, or net gain of biodiversity units.

- Individual habitat areas / 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. If habitats weren't included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.

4.4 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 (linear) are calculated separately from area habitat within the metric.

5 Limitations

5.1 Habitat areas are rounded up or down to the nearest whole value, with a minimal mappable unit of 0.0001 hectares. However, the overall total of site habitat area and biodiversity units within the Statutory Metric are calculated and accurate to two decimal places.

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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 In line with current guidelines, habitats unless forming significant biodievrsity assets proposed which are located within private gardens are incoperated into the 'Vegetated gardens' area habitat, rather than assessed seperately. For this assessment trees larger than small are assessed seperately on the baseline, and ornamental hedgerows, lawns, introduced shrubs, and small sized trees are assessed as part of the vegetated garden habitat.

5.4 Most of the habitats outside the development site (Blueline bounary) fall within the Green Belt; however, have not been assessed as Formally Identified as no specific local policy regards creation / protection / enhancement of biodiversity assets in these areas.

6 Biodiversity Net Gain

6.1 The site baseline consists of the following habitats at the following conditions.

Table 1: Site Baseline Habitats (Onsite)

Onsite Baseline Habitats	Condition
Buildings	N/A
Developed Land Sealed Surface	N/A
Artificial Unvegetated Unsealed Surface	N/A
Vegetated Gardens	N/A
Modified Grassland	Condition assessed as Poor; failing critical criteria A.
Ruderal / Ephemeral	Condition assessed as Poor; passing only criteria C.
Urban Trees	All trees condition assessed as Moderate: passing criteria A, B, C, and F.
Native Hedgrow	Condition assessed as Poor: passing criteria A1, B1, and D1 only.

6.2 The total onsite baseline for biodiversity units for the site were calculated to be 3.03 area habitat units and 0.09 linear habitat units. No watercourse units were calculated at the baseline.

6.3 To achieve the target 10% net gain above the onsite baseline site value, the post-development plan will need to demonstrate a total value of 3.63 area habitat units, minimum and 0.10 linear habitat units, minimum.

6.4 The offsetting location baseline consists of the following habitats at the following conditions.

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Table 2: Site Baseline Habitats (Offsite)

Onsite Baseline Habitats	Condition
Cereal Cropland	N/A
Ruderal / Ephemeral	Condition assessed as Poor; passing only criteria C.

6.5 The total onsite baseline for biodiversity units for the site were calculated to be 0.26 area habitat units. No linear or watercourse units were calculated at the baseline.

6.6 The post-development site, including any retained / enhanced habitats, consists of the following created habitats at the following conditions.

Table 3: Created post-development Habitats (Onsite).

Post-development Habitats	Target Condition
Buildings	N/A
Developed Land Sealed Surface	N/A
Vegetated Gardens	N/A
Modified Grassland	Target condition of Poor; failing critical criteria A.
Mixed Scrub	Target condition of Poor: passing criteria A and C only.
Ruderal / Ephemeral (retained)	No change expected.
Urban Trees (retained)	No change expected.
Urban Trees (created)	Target condition of Moderate: passing criteria A, B, and F.
Native Hedgerow (retained)	No change expected.

6.7 The onsite post-development is calculated to have a total value of -0.42 area habitat units. No net change in onsite hedgerow units are anticipated.

6.8 The proposed offsite land, including any retained / enhanced habitats, consists of the following created habitats at the following conditions.

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Table 4: Created post-development Habitats (Onsite)

Post-development Habitats	Target Condition
Modified Grassland	Target condition of Good: passing criteria A, C, D, E, F, and G.
Ruderal / Ephemeral	No target condition, assessed as Poor.
Mixed Scrub	Target condition of Moderate: passing criteria A, C, and E only.
Individual Trees	Target condition of Moderate: passing criteria A, B, D, and F
Native Species-rich Hedgerow	Target condition of Moderate: passing criteria B1, B2, C1, C2, D1, and D2.

7 Overall Development

7.1 Overall, considering both onsite and offsite developments, the proposals for the current development scheme will result in a net gain of 0.44 habitat area units, representing a 13.19% net gain for this unit category, and a net gain of 0.83 linear habitat units representing a 905.83% net gain for this units category.

7.2 In addition, the Trading Summaries are satisfied for this development proposal. The Trading Summaries expect that there is no net-loss of any broad habitat group which is not compensated for by units of a higher distinctiveness.

Figure 3: Summary of the Metric Calculations

On-site baseline	*Area habitat units*	3.30	
	Hedgerow units	0.09	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	3.07	
	Hedgerow units	0.09	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	-0.24	-7.19%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	*Area habitat units*	0.26	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.93	
	Hedgerow units	0.83	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Area habitat units*	0.67	258.92%
	Hedgerow units	0.83	N/A
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.44	
	Hedgerow units	0.83	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

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FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.44
	Hedgerow units	0.83
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	13.19%
	Hedgerow units	905.83%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	3.30	3.63	0.00
Hedgerow units	10.00%	0.09	0.10	0.00
Watercourse units	10.00%	0.00	0.00	0.00

8 Summary and Recommendations

8.1 The site under the current proposed development scheme is predicted to achieve a net gain for area habitat units. The current post-development site proposal provides suitable planting and landscaping which is sufficient to compensate for the losses of baseline habitats. In addition, the Trading Summaries for area habitats are satisfied with the metric results.

8.2 The proposal includes both onsite and offsite provisions which should be secured via a habitat management and monitoring plan (HMMP) to ensure the proposed habitats achieve their target condition over the 30-year post-development period. A HMMP can be secured via condition.

8.3 The calculations in this report are based on target habitat conditions post-development and post-management, taking future land usage and public access into consideration. Condition assessments of proposed habitats are also assessed on viability, as well as with the feasibility of appropriate and successful management.

8.4 It is recommended that an updated Biodiversity Net Gain report with updated calculations is completed should current development and landscaping proposals change in any way. An updated report will review habitat condition scores of habitats and will consider any changes in a final masterplan.

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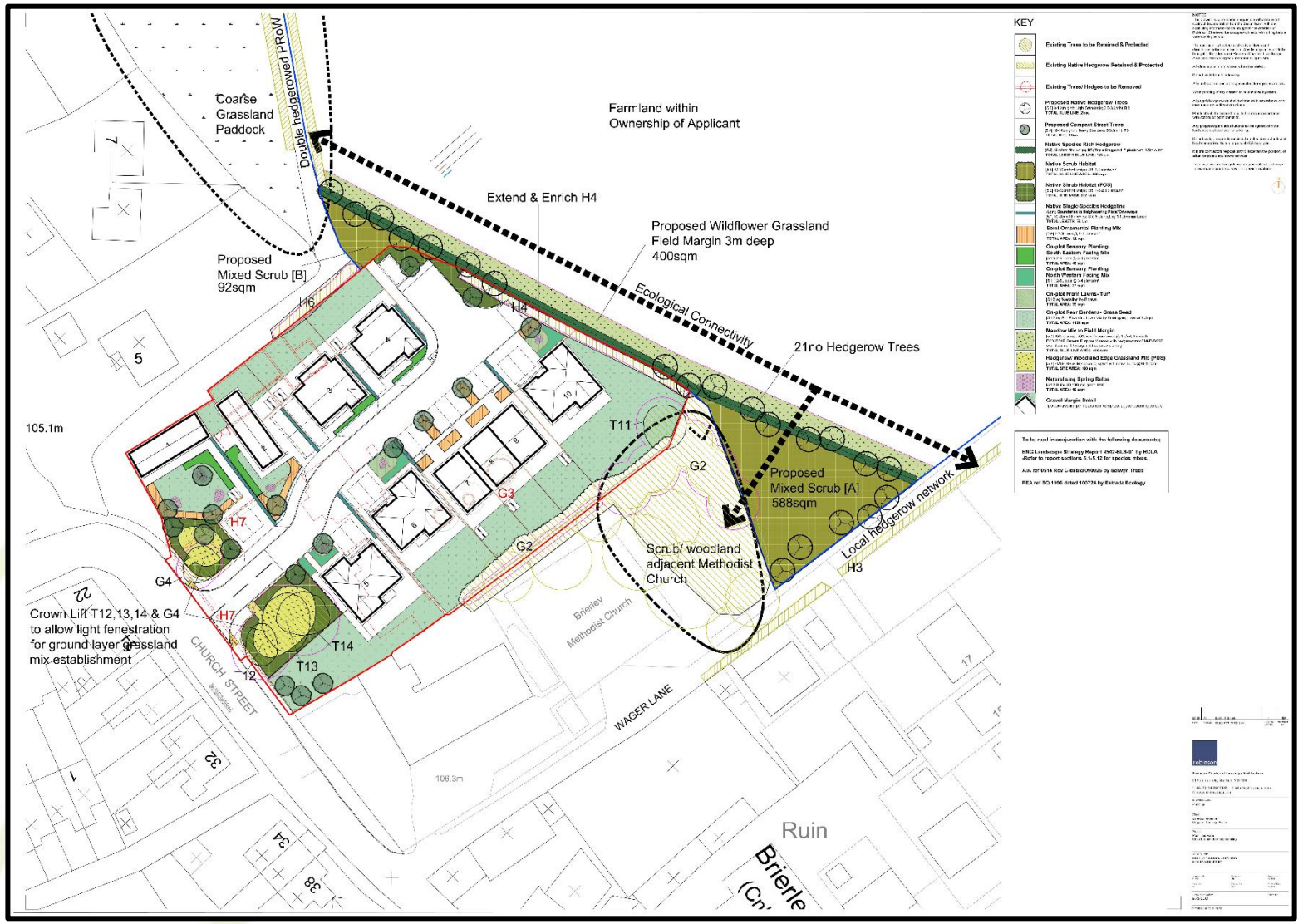
Appendix One: Provided Landscaping Plans used in Metric Calculations



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