

**Whitcher Wildlife Ltd.
Ecological Consultants.**



177 HIGH STREET, ROYSTON.

MAP REF: SE 35424 11502.

BIODIVERSITY NET GAIN REPORT.

Ref No: 260211.

Date: 16th February 2026.

TABLE OF CONTENTS.

	Page Number
1. INTRODUCTION.	3
2. SURVEY METHODOLOGY.	4
3. SURVEY RESULTS.	5
4. BIODIVERSITY NET GAIN ASSESSMENT.	10
5. CONCLUSIONS AND RECOMMENDATIONS.	12
6. REFERENCES.	14
Appendix I. ANNOTATED MAP OF THE SURVEY AREA PRE DEVELOPMENT.	16
Appendix II. ANNOTATED MAP OF THE SURVEY AREA POST DEVELOPMENT.	17

1. INTRODUCTION.

1.1. A planning application is to be submitted for the erection of six new dwellings on the site of 177 High Street, Royston.

1.2. The Local Authority will require 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 11th February 2026 to gather all relevant baseline information.

1.5. Reference to Google Pro historic mapping shows that the previous house on the site was demolished and the site cleared during 2025. Therefore, under the rules of the Statutory Biodiversity Net Gain Scheme, this must be treated as a degraded site and therefore this report is based on the site situation in January 2020.

3. SURVEY RESULTS.

3.1. The Survey Area.

3.1.1. The proposed development site will be on land previously occupied by 177 High Street, Royston, as shown by the red arrow below. The site is located in the residential area of Royston, Barnsley.



3.1.2. The aerial map below shows the location of the site and survey area, shaded in yellow.



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.
- u1b5 – Buildings.
- u1 – Built up areas and gardens.
- u1e – Built linear features.

3.2.2. u1b – Developed land, sealed surface.

3.2.2.1. The concrete drive leading onto the site is categorised as developed land, sealed surface.



3.2.2.2. There is no condition assessment for this habitat.

3.2.3. u1b5 – Buildings.

3.2.3.1. There was one dwelling on the site with a lean-to garage and extension to one side.

3.2.3.2. There is no condition assessment for this habitat.



3.2.4. u1 – Built up areas and gardens.

3.2.4.1. The entire site previously comprises a domestic garden with a large central lawn with shrubberies around the perimeter. Today the remains of the garden remain as below.



3.2.4.2. Species present include perennial ryegrass (*Lolium perenne*), cocksfoot (*Dactylis glomerata*), dandelion (*Taraxacum officinale*), white clover (*Trifolium repens*), ragwort (*Jacobaea vulgaris*), cleavers (*Galium aparine*) and nettles (*Urtica dioica*) in the lawn areas. The shrubberies contained laurel (*Prunus laurocerasus*), sycamore (*Acer pseudoplatanus*) and silver birch (*Betula pendula*) saplings.

3.2.4.3. There is no condition assessment for this habitat.

3.2.5. u1e – Built linear features.

Secondary code - 853 Mortared Wall and - 621 Fence.

3.2.5.1. There is a mortared wall around the site boundary with the road.



3.2.5.2. There is a fence between the survey area and the adjacent garden to the east.



3.2.5.3. There is no condition assessment for this habitat.

3.3. General Ecology Issues.

3.3.1. The survey area has been cleared of all but the remains of the lawn and an occasional laurel on the site boundary. The site is also land locked between roads and adjacent gardens. Therefore, there are no ecology issues associated with the site.

3.3.2. There are no alien, invasive plant species as listed on Schedule 9 of the Wildlife and Countryside Act present in the survey area.

4. BIODIVERSITY NET GAIN ASSESSMENT.

4.1. Baseline Biodiversity Value.

The below tables demonstrate the baseline area and linear biodiversity units within the red line development area using the Statutory Metric Calculation Tool.

Area habitats:

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Vegetated garden	0.116	Low	N/A	0.23
Developed land, sealed surface - buildings	0.016	V.Low	N/A	0
Developed land, sealed surface – drive.	0.013	V.Low	N/A	0
Total	0.145			0.23

4.2. Post Development Habitat Creation.

The below table demonstrates the post development area biodiversity units within the red line development area using the Statutory Metric Calculation Tool.

Area habitats:

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Vegetated garden	0.076	Low	N/A	0.15
Developed land, sealed surface – buildings	0.013	V.Low	N/A	0
Developed land, sealed surface - drives	0.012	V.Low	N/A	0
Total	0.046			0.15

4.3. Overall Biodiversity Net Gain.

4.3.1. There are 0.23BU of area habitat present on the site pre-development. Post development there are 0.15BU of area habitat and no linear habitat. This represents a loss of 36.78% of on-site area biodiversity.

FINAL RESULTS				
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units		-0.09	
	Hedgerow units		0.00	
	Watercourse units		0.00	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units		-36.78%	Total net gain achieved is less than target set ▲
	Hedgerow units		0.00%	
	Watercourse units		0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.23	0.26	0.11
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓

4.3.2. This will necessitate the purchase of 0.11BU of off-site area biodiversity to achieve the required 10% BNG.

5. CONCLUSIONS AND RECOMMENDATIONS.

5.1. This site comprises a domestic garden that has already been cleared, the old house demolished and the vegetation in the garden cut down. This is therefore dealt with as a degraded site.

5.2. The proposed development will be six new houses and drives along with small rear gardens.

5.3. The existing post development site plan will necessitate the purchase of 0.11BU of off-site area biodiversity units in order to achieve the required 10% Biodiversity Net Gain.

5.4. It is recommended that any further site clearance works are undertaken outside of the nesting bird season, which extends from March to August each year.

5.5. If any work commences between March and August, this should be immediately preceded by a thorough nesting bird survey carried out by a suitably experienced person. Any nests identified must remain undisturbed until the young have fledged from the nest.

5.6. It will be necessary to incorporate biodiversity enhancements in the new dwellings on the site in line with the NPPF.

5.7. To achieve this, three bat roosting opportunities will be provided in the form of integrated bat bricks, which should be provided in the gable ends of those houses.

5.8. In addition, four integrated swift nest boxes will be provided in the eaves of the new dwellings.

5.9. All fences between the gardens will be furnished with hedgehog access openings 130mm by 130mm and labelled as such to enable hedgehogs to move freely across the site.

Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCMI	Date: 16 th February 2026

Checked by:	
Ruth Georgiou BSc, MCIEEM.	Date: 20 th February 2026

6. 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.



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

