

**Whitcher Wildlife Ltd.
Ecological Consultants.**



LAND BEHIND 8 CLIFF LANE, BRIERLEY.

MAP REF: SE 40760 11055.

BIODIVERSITY NET GAIN REPORT.

Ref No: 250669/1.

Date: 6th March 2026.

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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 30th June 2025 to gather all relevant baseline information.

1.5. This document has been revised as a result of receiving the Barnsley MBC ecologist consultation document.

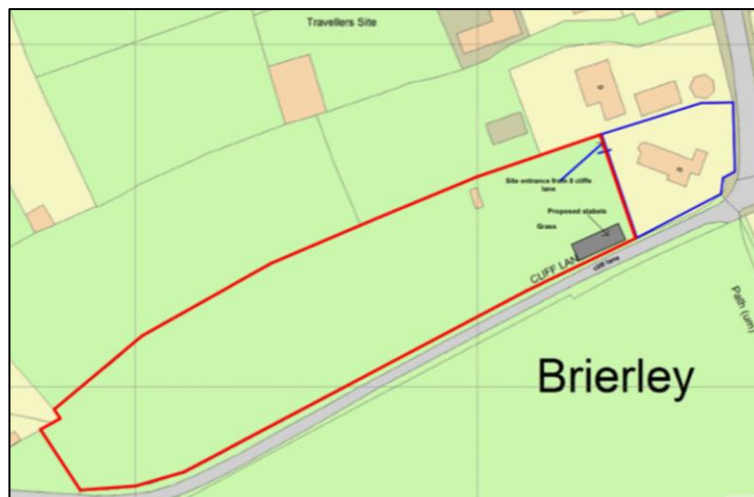
3. SURVEY RESULTS.

3.1. The Survey Area.

3.1.1. The proposed conversion new stables are to be constructed on land at 8 Cliff Lane, Brierley, as shown by the white arrow below. The site is located at the edge of the Brierley residential area with open countryside to the southwest.



3.1.2. The map below shows the location of the bungalow at 8 Cliff Lane and the location of the proposed stables. The map shows the red line boundary for the planning application.



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. The area where the stables are planned is shown in the photographs 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.



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 | 0.75 | Low | Poor | 1.5 |
| Total | 0.75 | | | 1.5 |

4.2. Post Development Habitat Creation.

4.2.1. The post development habitat on site will be developed land, the base for the stables. The remainder will be maintained as modified grassland suitable for grazing horses.

4.2.2. In addition, fifteen small, medium condition trees will be planted within the grassland to contribute to BNG.

Area Habitats.

| Habitat Type | Area in ha | Distinctiveness | Condition | Biodiversity units |
|---|--------------|-----------------|-----------|--------------------|
| Developed land, sealed surface retained | 0.009 | V.Low | N/A | 0 |
| Modified grassland - retained | 0.741 | Low | Poor | 1.48 |
| 15 new Rural trees. | 0.0611 | Medium | Moderate | 0.19 |
| Total | 0.009 | | | 1.67 |

4.3. Biodiversity Net Gain Outcome.

Based on the above strategy, the following are the area habitat BNG results showing a 11.25% net gain.

| FINAL RESULTS | | |
|--|-------------------|--------|
| Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small> | Habitat units | 0.17 |
| | Hedgerow units | 0.00 |
| | Watercourse units | 0.00 |
| Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small> | Habitat units | 11.25% |
| | 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% | 1.50 | 1.65 | 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: 6 th March 2026 |

| | |
|----------------------------|-----------------------------------|
| Checked by: | |
| Ruth Georgiou BSc, MCIEEM. | Date: 10 th March 2026 |

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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: 12.03.2026

Reference: 250669

Produced by: Samuel Bentley

