FUTURESECOLOGY

Crest Nicholson

Pit Lane, Wombwell

BIODIVERSITY IMPACT ASSESSMENT (BIA)

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REV	Issue Status	Notes	Author or Reviewer	Name & Qualifications	Position	Date
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-			Reviewer	K. Haymes BSc (Hons) MCIEEM	Senior Ecologist	20.03.2025
A	**Draft 2**	Changes to Red Line and Blue Line.	Author	J. Harries PGCert, BSc (Hons)	Assistant Ecologist	07.04.2025
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B	**Final**	Changes to Red Line and Blue Line.	Author	K. Haymes BSc (Hons) MCIEEM	Senior Ecologist	20.05.2025
			Reviewer	M. Baker ACIEEM, MSc, BSc (Hons)	Senior Ecologist	20.05.2025
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			Reviewer	M. Baker ACIEEM, MSc, BSc (Hons)	Senior Ecologist	03.10.2025

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1.0 INTRODUCTION

1.1 The following report has been prepared by Futures Ecology Ltd. on behalf of Crest Nicholson. This summary report presents the results of the Biodiversity Impact Assessment (BIA) calculations using the Statutory Biodiversity Metric Calculation Tool produced in respect of proposals for the development of land south of Pit Lane, Wombwell, Barnsley (grid reference: SE 38710 02811).

1.2 This report has been updated to take into account comments received by Barnsley Metropolitan Borough Council, dated 13/08/2025. The changes have been summarised below;

- Hedgerow H8 has been added into the Habitat Condition Assessment (HCA) sheet;
- Habitats within gardens / curtilages of proposed dwellings; hedgerow H4 and part of hedgerow H1 have been amended within the metric and are now shown as lost and recreated in Poor condition, and shown as being created 30 years in advance, as per the User Guide Habitat Retention Section. Tree T1 is now to be lost, due to the cut and fill required to level the Site.
- Justification for the creation of Other Neutral Grassland in Good condition is provided in paragraph 4.29-4.30.

1.3 This amended metric also takes into account the latest landscape plan[1].

SITE LOCATION AND CONTEXT

1.4 The Application Site is approximately 7.85ha in extent. The Application Site is made up of three distinct areas: the proposed residential development (c. 7.41ha), the additional access arrangement land in a land parcel to the north (c. 0.03ha), and the proposed SUDS pond area (c. 0.41ha) located in a land parcel to the west.

1.5 In addition, there will be an area of offsite additional land approximately 0.49ha in extent used for biodiversity offsetting. This offsite land surrounds the SUDS pond in a land parcel to the west of the proposed residential development, which will be fenced off to maximise biodiversity value of habitats created.

1.6 The proposed residential development parcel is separated from the additional offsite land (which contains the SUDS parcel) in the west by a footpath that forms part of the Green Way. The residential development is also separated from the additional access arrangement land in the north by Pit Lane.

1.7 The proposed residential development parcel comprises three parcels of largely arable land with smaller areas of bramble scrub, poor semi-improved grassland, tall ruderal vegetation, native hedgerows and a treeline also present around the field boundaries.

1.8 The additional access arrangement land comprises a hedgerow with associated grassland and adjacent poor semi-improved grassland and hardstanding associated with a storage area and carpark.

[1] Golby + Luck, Illustrative Landscape Masterplan, GLY0065 MP01D, 26/02/2024

1.9 The offsite additional land comprises a parcel of arable land with smaller areas of semi-natural broadleaved woodland present along the western and northern boundaries and hedgerows present along the westerner and southern field boundaries.

1.10 The proposed SUDS pond area is located within the offsite additional land and comprises arable land with a small slither of semi-natural broadleaved woodland.

1.11 The northern Site boundary of the residential development is adjacent to Pit Lane, with further parcels of arable land and woodland beyond that. To the east and south lies the residential area of Wombwell, with Wombwell Football and Cricket Club adjacent to the southern boundary. Broadleaved woodland and further arable field parcels are present to the west, with a railway line running southeast/southwest.

DEVELOPMENT PROPOSALS

1.12 Proposals are for a residential development with associated drainage, landscaping and access, as per the Development Framework (Sten Architecture, March 2025, Rev A).

2.0 METHODOLOGY

PERSONNEL

2.1 The habitat condition assessment was conducted by M. Baker BSc (Hons), MSc, ACIEEM. M. Baker has over 5 years' experience in ecological consultancy, including habitat surveys and site assessments for protected species. M. Baker is appropriately qualified for the surveys based on the CIEEM competencies for species surveys and is registered to use a GCN *Triturus cristatus* licence (2020-49701-CLS-CLS). M. Baker was certified in May 2021 to conduct River Condition Assessments (RCA).

HABITAT APPRAISAL

2.2 A Habitat Survey of the on-site habitats was completed on 5th July 2023 and updated on 20th January 2025.

2.3 Survey methodology followed guidance from Joint Nature Conservation Committee (JNCC) 2016[2] comprising a walkover of the survey area mapping (using JNCC standard habitat codes) and broadly describing and classifying the principal habitat types and identifying the dominant plant species present within each habitat type, noting any features of interest. The frequencies at which plant species occurred were noted using the DAFOR[3] method[4]. Whilst the plant species lists obtained should not be regarded as exhaustive, sufficient information was obtained to determine broad habitat types.

2.4 The Statutory Biodiversity Metric works best where habitat types are classified using the UK Habitats Classification methodology (UKHab Ltd., 2023)[5]. Therefore, habitats were also described and evaluated in accordance with the UK Habitats Classification methods aligning the assessed habitats with the Biodiversity Metric habitat types.

2.5 The surveys used were sufficient to determine the Statutory Biodiversity Metric habitat types present onsite and to fully inform the Biodiversity Impact Assessment (BIA) using the Statutory Biodiversity Metric. This information was used to adequately map the onsite habitats to inform the BIA.

Habitat Condition Assessment (HCA)

2.6 Habitat condition was assessed and assigned during the habitat appraisal following the guidance from the 'The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology' excel document (Natural England, February 2024) which accompanies the Statutory Biodiversity Metric. Assessment criteria were followed for each broad habitat type, to determine the condition of each habitat.

[2] JNCC (2016) Handbook for Phase1 Habitat Survey – a technique for environmental audit. ISBN 0 86139 636 7
3 DAFOR: D=dominant, A=abundant, F=frequent, O=occasional, R=Rare, L=Locally
4 WJ Sutherland (August 2006) Ecological Census Techniques. A Handbook, 2nd Edition. ISBN: 9780521606363
5 UKHab Ltd. (July 2023) UK Habitat Classification Version 2.0 https://ukhab.org/

Strategic Significance

2.7 The Statutory Biodiversity Metric assigns strategic significance based on the Local Nature Recovery Strategy (LNRS) and descriptions set out in Table 7 of the Statutory Metric User Guide[6].

2.8 South Yorkshire Mayoral Combined Authority (SYMCA) has been appointed by DEFRA to be the Responsible Authority[7] to lead on the development of the LNRS for South Yorkshire. However, SYMCA has not produced a LNRS and does not expect to publish a LNRS until late 2025[8].

2.9 In the absence of an LNRS, the relevant planning authority should specify alternative documents for assigning strategic significance whilst an LNRS is put in place. The strategic significance is then based on the alternative documents and the descriptions set out in Table 8 of the Statutory Metric User Guide[9]. If no alternative documents are specified by the relevant planning authority medium strategic significance can be assigned when the criteria in Table 8 are met.

2.10 SYMCA has not specified any alternative documents. However, Barnsley Metropolitan Borough Council (BMBC) has released a SPD on Biodiversity and Geodiversity (also covering BNG)[10] though this does not provide detail on the application of strategic significance. Consultation on the SPD[11] revealed this and these comments were addressed and noted. The consultation highlighted the Dearne Valley Green Heart NIA as part of the strategic strategy and noted that the SPD will be updated once the LNRS for South Yorkshire is produced.

2.11 Therefore, strategic significance of the on-site habitats were determined as:

- High Strategic Significance:
  - Within the Dearne Valley Green Heart NIA.
- Medium Strategic Significance:
  - any national or local designated sites with nature conservation designations (e.g. SPA, SAC, SSSI, RAMSAR, NNR, LNR, LWS) as identified using the Multi Agency

[6] DEFRA (July 2024) The Statutory Biodiversity Metric. User Guide.
[7] DEFRA (March 2024) Local nature recovery strategies: areas and responsible authorities. Map. Available at: https://www.gov.uk/government/publications/local-nature-recovery-strategies-areas-and-responsible-authorities#full-publication-update-history Accessed: March 2025.
[8] SYMCA [WEBSITE] Local Nature Recovery Strategy. Available at: https://www.southyorkshire-ca.gov.uk/explore_local-nature-recovery-strategy Accessed: March 2025.
[9] DEFRA (July 2024) The Statutory Biodiversity Metric. User Guide.
[10] BMBC (March 2024) Supplementary Planning Document. Biodiversity and Geodiversity. Adopted March 2024. Available at: https://www.barnsley.gov.uk/services/planning-and-buildings/supplementary-planning-documents/ Accessed: March 2025. PDF direct link: https://www.barnsley.gov.uk/media/uqcn3wiv/biodiversity-and-geodiversity-spd-2024.pdf Accessed: March 2025.
[11] BMBC (March 2024) Supplementary Planning Documents. Biodiversity and Geodiversity. Consultation Statement. Adopted March 2024. Available at: https://www.barnsley.gov.uk/services/planning-and-buildings/supplementary-planning-documents/ Accessed: March 2025. PDF direct link: https://www.barnsley.gov.uk/media/m5qokjgg/biodiversity-and-geodiversity-consultation-statement-2024.pdf Accessed: March 2025.

Geographic Information for the Countryside (MAGIC)[12] and the Barnsley Local Plan Policies Map[13] (See also interactive map[14]);

- any National Habitat Networks (as identified using MAGIC); or
- any local green infrastructure corridors as identified using and the Barnsley Local Plan Policies Map (See also interactive map).

- Low Strategic Significance:
    - Any other habitats not identified as high or medium strategic significance.

Biodiversity Impact Assessment (BIA)

2.12 To quantify deliverable net gain for the application, the baseline value of the habitats within the application Site have been calculated utilising the Statutory Biodiversity Metric.

Survey Limitations

2.13 The updated Site visit was undertaken in January, which is outside the optimal period for surveys (April – September). However, the Site was also assessed on 5th July 2023. The habitat classifications and condition assessments were based on both visits and therefore no constraint to the results is anticipated.

[12] Multi Agency Geographic Information for the Countryside (MAGIC). Available at: www.magic.defra.gov.uk Accessed: March 2025.
[13] BMBC (January 2019) Barnsley Local Plan. Policies Map. Adopted January 2019. Available at: https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/barnsleys-local-plan/ Accessed: March 2025. PDF direct link: https://www.barnsley.gov.uk/media/17579/local-plan-adopted-policies-map.pdf Accessed: March 2025.
[14] BMBC [WEB] Local Plan Map. Available at: https://www.barnsley.gov.uk/barnsley-maps/local-plan-map/ Accessed: March 2025.

3.0 BASELINE ECOLOGY

3.1 The baseline habitats are shown on Figure 1.

3.2 A summary of the onsite habitats present is provided in Table 1 and a summary of the offsite habitats present is provided in Table 2. This includes the Biodiversity Metric Habitat Type and the equivalent Phase 1 habitats, as well as a brief description of the habitats and the condition assessments for the purpose of the BIA.

3.3 The habitat condition assessment sheets are provided in Appendix B.

Table 1: Summary of Onsite Baseline Habitats

Phase 1 Habitat	Biodiversity Metric Habitat Type	Brief Description and Habitat Condition Assessment (HCA)
Area Habitats		
Arable	Cropland: cereal crops	**Proposed residential development area** AF1-AF3: Arable fields. AF1 in the north, AF2 in the centre, and AF3 in the south. Condition: **N/A** Fixed condition.
Poor semi-improved grassland	Grassland: Modified grassland	**Proposed residential development area** G1: Areas of grassland on arable field boundaries. Condition: **Good** Passes: A, B, C, D, E, F, G.
Tall ruderal vegetation	Sparsely vegetated land: tall forbs	**Proposed residential development area** TR1: Areas of tall ruderal vegetation on arable field boundaries. Condition: **Moderate** Passes: B, C; Fails: A.
Bramble scrub	Heathland and shrub: Bramble scrub	**Proposed residential development area** SC1: Areas of bramble scrub on arable field boundaries. Condition: **N/A** Fixed condition.
Broadleaved trees	Individual trees: Rural tree (Small: DBH >7.5cm and ≤30cm)	**Proposed residential development area** 1 small tree. T1: Small self-set sycamore tree. Condition: **Moderate** Passes: B, D, F; Fails: A, C, E.
Hardstanding	Urban: Developed land; sealed surface	**Additional access arrangement land area** HS1: Hardstanding. Condition: **N/A** Fixed condition.
Poor semi-improved grassland	Grassland: Modified grassland	**Additional access arrangement land area** G2: Areas of grassland associated with Hedge H9. Condition: **Poor** Passes: B, F, G; Fails: A*, C, D, E. *Fails Essential criteria A which is required to achieve moderate or good condition.

Phase 1 Habitat	Biodiversity Metric Habitat Type	Brief Description and Habitat Condition Assessment (HCA)
Poor semi-improved grassland	Grassland: Modified grassland	**Additional access arrangement land area** G3: Area of grassland adjacent Hedge H9. Condition: **Poor** Passes: C, E, F, G; Fails: A*, B, D. *Fails Essential criteria A which is required to achieve moderate or good condition.
Arable	Cropland: cereal crops	**Proposed SUDS Pond Area** AF4: Arable field making up majority of the land parcel. Condition: **N/A** Fixed condition.
Hedgerow Habitats		
Species-poor native hedgerow (H1)	Native hedgerow	**Proposed residential development area** H1: Hedge along northern boundary of arable field (AF1). Condition: **Moderate** Passes: A1, A2, B1, B2, D1, D2; Fails: C1, C2.
Species-poor native hedgerow with ditch (H2)	Native hedgerow associated with bank or ditch	**Proposed residential development area** H2: Hedge between two arable field fields (AF1 and AF2). Condition: **Moderate** Passes: A1, A2, B1, D1, D2; Fails: B2, C1, C2.
Species-poor native hedgerow (H3)	Native hedgerow	**Proposed residential development area** H3: Hedge between two arable field fields (AF2 and AF3). Condition: **Moderate** Passes: A1, A2, B1, B2, D1, D2; Fails: C1, C2.
Species rich native hedgerow with trees (H4)	Species-rich native hedgerow with trees	**Proposed residential development area** H4: Hedge along eastern boundary of arable field (AF1). Condition: **Moderate** Passes: A1, A2, B1, B2, D1, D2, E1, E2; Fails: C1, C2.
Defunct hedgerow (H5)	N/A	**Proposed residential development area** H5: Defunct hedge along western boundary of arable (AF3). Given the defunct nature of H5 and the very limited sections remaining, it has been included as part of adjacent habitats.
Defunct hedgerow (H6)	N/A	**Proposed residential development area** H6: Defunct hedge along eastern boundary of two arable fields (AF1 and AF2). N/A - Given defunct nature of H6 and the very limited sections remaining, it has been included as part of adjacent habitats.
Treeline (TL1)	Line of trees associated with bank or ditch	**Proposed residential development area** TL1: Treeline along northwest boundary of arable field (AF2). Condition: **Moderate** Passes: A, B, C, E; Fails: D.

Phase 1 Habitat	Biodiversity Metric Habitat Type	Brief Description and Habitat Condition Assessment (HCA)
Species-poor native hedgerow (H9)	Native hedgerow	**Additional access arrangement land area** H9: Hawthorn hedge adjacent Pit Lane. Condition: **Moderate** Passes: A1, A2, B1, B2, D1, D2; Fails: C1, C2.
Watercourse Habitats		
Dry ditch	N/A	**Proposed residential development area** D1: Dry ditch along field boundary adjacent treeline TL1 and hedge H2. N/A – included as part of adjacent habitats.

Table 2: Summary of Offsite Baseline Habitats

Phase 1 Habitat	Biodiversity Metric Habitat Type	Brief Description and Habitat Condition Assessment (HCA)
Area Habitats		
Arable	Cropland: cereal crops	**Offsite additional offsetting land** AF4: Arable field making up majority of the land parcel. Condition: **N/A** Fixed condition.
Semi-natural broadleaved woodland	Woodland and forest: Other woodland; broadleaved	**Offsite additional offsetting land** W1: Areas of woodland encroaching onto arable field along western and northern boundaries (AF4). Condition: **Moderate** Score: 28 A=1, B-3, C=3, D=3, E=3, F=3, G=2, H=3, I=1, J=1, K=1, L=2, M=2.
Hedgerow Habitats		
Species-poor native hedgerow (H7a)	Native hedgerow	**Offsite additional offsetting land** H7a: Hawthorn hedge along eastern boundary of arable field (AF4). Condition: **Moderate** Passes: A1, A2, B1, B2, D1, D2; Fails: C1, C2.
Species-poor native hedgerow (H7b)	Native hedgerow	**Offsite additional offsetting land** H7b: Hawthorn hedge along eastern boundary of arable field (AF4). Condition: **Moderate** Passes: A1, A2, B1, B2, D1, D2; Fails: C1, C2.
Species-poor native hedgerow (H8)	Native hedgerow	**Offsite additional offsetting land** H8: Privet hedge along southern boundary of arable field (AF4). Condition: **Moderate** Passes: A1, A2, B1, B2, D1, D2; Fails: C1, C2.

STRATEGIC SIGNIFICANCE – BASELINE HABITATS

3.4 Strategic significance has been applied to the baseline habitats as descried in the methodology.

3.5 Table 3 provides a summary of the strategic significance applied to the onsite baseline habitats. Table 4 provides a summary of the strategic significance applied to the offsite baseline habitats.

3.6 Note that the Application Site and the additional offsite land are both wholly within the Dearne Valley Green Heart (DVGH) Nature Improvement Area (NIA)[15]. The DVGH NIA aim is to "*help restore and enhance the ecological networks of the river, its floodplain, and its link to habitats on surrounding slopes and hills*". The majority of the existing onsite habitats are arable with various habitats in the field margins and so are not identified as locally ecologically important in the context of the NIA, though note proposed habitats may contribute towards the aims of the NIA strategy.

Table 3: Summary of Strategic Significance of Onsite Baseline Habitats

Strategic Significance	Applicable habitats	Justification for Statutory Significance applied
High	Woodland W1 [Other woodland; broadleaved]	The onsite woodland (within the proposed SUDS area) forms the woodland margin of a larger parcel of offsite semi-natural woodland which possibly represents a LBAP habitat[16]. This woodland parcel is located adjacent to other woodland habitats with some connectivity to Wombwell Wood LWS. Woodland forms part of the vision for the DVGH NIA. As such the woodland (W1) habitat is considered as locally ecologically important in the context of the NIA and has been determined as having high strategic significance. Note that should enhancement of this habitat occur (not in current proposals), the habitat can be recorded as low in the baseline and high in the post-development to demonstrate the delivery of the strategic objectives.
Medium	Hedge H1 [Native hedgerow] Hedge H4 [Species rich native hedgerow with trees] Treeline TL1 [Line of trees associated with bank or ditch]	Hedges H1 and H4 and Treeline TL1 provide an ecological corridor between existing woodland parcels to the north and to the west and therefore offer connectivity and additional habitats of benefit to wildlife and thus forms part of the vision for the DVGH NIA. Note that should enhancement of these habitats occur, the habitats can be recorded as low in the baseline and high in the post-development to demonstrate the delivery of the strategic objectives.
Low	All other habitats.	All other habitats that do not qualify as high or medium.

[15] http://www.barnsleybiodiversity.org.uk/nia.html accessed 24.02.2025
[16] http://www.barnsleybiodiversity.org.uk/deciduouswoodland.html accessed 13.02.2025

Table 4: Summary of Strategic Significance of Offsite Baseline Habitats

Strategic Significance	Applicable habitats	Justification for Statutory Significance applied
High	Woodland W1 [Other woodland; broadleaved]	The offsite woodland (within the offsite additional offsetting land) forms the woodland margin of a larger parcel of offsite semi-natural woodland which possibly represents a LBAP habitat[17]. This woodland parcel is located adjacent to other woodland habitats with some connectivity to Wombwell Wood LWS. Woodland forms part of the vision for the DVGH NIA. As such the woodland (W1) habitat is considered as locally ecologically important in the context of the NIA and has been determined as having high strategic significance. Note that should enhancement of this habitat occur, the habitat can be recorded as low in the baseline and high in the post-development to demonstrate the delivery of the strategic objectives.
Medium	Hedges (H7a and H7b) [Native hedgerow]	Hedges H7a and H7b are located along an existing Green Infrastructure corridor (Greenway - From Hough Lane Wombwell to aspirational route on Smithley Lane Smithley). Note that should enhancement of these habitats occur, the habitats can be recorded as low in the baseline and medium in the post-development to demonstrate the delivery of the strategic objectives.
Low	All other habitats.	All other habitats that do not qualify as high or medium.

BASELINE SUMMARY

3.7 From the completed Statutory Biodiversity Metric, the value of the existing onsite habitats is **16.55 Area Habitat Units** and **5.09 Hedgerow Units** (see Appendix A). There are no watercourse units applicable to the onsite baseline.

3.8 The value of the existing offsite habitats is **1.34 Area Habitat Units** and **0.61 Hedgerow Units** (see Appendix A). There are no watercourse units applicable to the offsite baseline.

[17] http://www.barnsleybiodiversity.org.uk/deciduouswoodland.html accessed 13.02.2025

4.0 PROPOSED HABITATS

APPLICATION SITE

4.1 Figure 2 outlines the onsite habitat areas post development across the Application Site.

4.2 The layout is based on the '*Development Framework – March 2025, Rev A*' produced by Sten Architecture.

4.3 Habitats within the residential development are based on the '*Illustrative Landscape Masterplan – GLY0065_MP01D – 26.02.2024*' produced by Golby + Luck.

4.4 Note that there is some variation from these plans.

Lost & Retained Habitats

4.5 Given the extent of the development, it is anticipated that no habitats will be retained with a few exceptions.

4.6 Treeline TL1 will be retained in full. A short c. 4m section of H4 will be lost, and a large c. 100m section of H1 will be lost. H2, H3 and T1 will be completely lost.

4.7 All habitats within the additional access arrangement land in the north are assumed to be lost.

Created Habitats

4.8 The proposals for the Application Site are for a residential development. As the residential development is still in the outline / illustrative phase the residential development parcels (BD1) have used a default 70:30 ratio of built-up areas of residential development [Urban: Developed land; sealed surface] to gardens [Urban: Vegetated gardens] as per the SBM user guide (See page 51). As per the guidance, these areas do not include access roads and public open spaces.

4.9 Note that a number (28) of trees are proposed within the residential development parcels. These trees have been excluded from the metric as per the user guidance as they are assumed to fall within gardens.

4.10 The outline / illustrative plans outlines the access road infrastructure as well as footpaths (HS2) [Urban: Developed land; sealed surface] throughout the development.

4.11 The roads will have grass verges (AG1) [Grassland: Modified grassland] and will also be planted with 37 small trees (IT1) [Individual trees: Urban tree]. A hedge with trees (NH3) [Species-rich native hedgerow with trees] will also be planted along a road verge in the centre of the site.

4.12 Hedge H1 will be extended westward with additional hedge planting (ExH1) [Species-rich native hedgerow]. A ransom strip of grassland (AG4) [Grassland: Modified grassland] will be provided in the southeast adjacent the playing field.

4.13 Throughout the residential development there will be four main areas of Public Open Space (POS). These areas are located to the north, west and centre of the development site.

4.14 The POS in the north will be an informal green and will include:

- Two amenity grassland lawns (AG2) [Grassland: Modified grassland];
- Two hedges with trees (NH1 and NH2) [Species-rich native hedgerow with trees]; and
- Twenty-five small trees (IT2) [Individual trees: Urban tree].

4.15 The POS in the west will provide a play area and landscape buffer and will include:

- A Locally Equipped Area for Play (LEAP) (HS3) [Urban: Developed land; sealed surface];
- A grassland lawn (AG2) [Grassland: Modified grassland] planted with five small trees (IT2) [Individual trees: Urban tree];
- Woodland landscape planting (W2) [Woodland and forest: Other woodland; broadleaved];
- Areas of native mixed scrub buffer planting (SC2) [Heathland and shrub: Mixed scrub] planted with 43 small trees (IT3) [Individual trees: Urban tree] that will be prominent within the scrub;
- Mown grass paths throughout the woodland (AG3) [Grassland: Modified grassland];
- Shade-tolerant grassland (AG5) adjacent woodland areas [Grassland: Modified grassland];
- A new hedge with trees (NH5) [Species-rich native hedgerow with trees] along the western boundary with breaks to allow footpaths [Urban: Developed land; sealed surface] from the development to join to the existing footpath.

4.16 The POS in the centre will provide a small pocket woodland park and will include:

- Woodland planting (W2) [Woodland and forest: Other woodland; broadleaved];
- Mown grass paths throughout the woodland (AG3) [Grassland: Modified grassland];
- Shade-tolerant grassland (AG6) adjacent woodland areas [Grassland: Modified grassland];
- A new hedge (NH4) [Species-rich native hedgerow] to buffer the park from the development.

4.17 It is assumed that the additional access arrangement land in the north will be hardstanding (HS4) [Urban: Developed land; sealed surface] as a means of widening the access from Pit Lane.

4.18 The proposed SUDS area in west will include:

- A SUDS pond (P1) [Lakes: Ponds (non-priority habitat)];
- The margins of the SUDS pond will be seeded with a wet meadow mix (ON1) [Grassland: Other neutral grassland] (e.g. Emorsgate EM8));
- Thirty-three small trees (IT4) [Individual trees: Urban tree] suitable for marshy conditions, such as willow or alder.

ADDITIONAL OFFSITE LAND

4.19 Figure 2 outlines the offsite habitat areas post development across the Application Site.

4.20 The layout is based on the '*Development Framework – March 2025, Rev A*' produced by Sten Architecture.

4.21 The habitats have been suggested in order to maximise biodiversity value.

Lost & Retained Habitats

4.22 The arable land will be lost in order to create new biodiverse habitats that will be of benefit to wildlife and meet strategic targets.

4.23 Hedges H7a, H7b and H8 will be retained in full.

Enhanced Habitats

4.24 Woodland W1 will be enhanced by targeting an increase, by one point each, for the following condition assessment criteria; A, G, I, J and L.

4.25 Hedge H7a, H7b and H8 will be enhanced. This will involve:

- Hedge H7a will be enhanced from a native hedge to a native species-rich hedge
  - This assumes that the existing condition is maintained.
- Hedge H7b will be enhanced from a native hedge to a native species-rich hedge.
  - This assumes that the existing condition is maintained.
- Hedge H8 will be enhanced from a native hedge to a native species-rich hedge.
  - This assumes that the existing condition is maintained.

Created Habitats

4.26 The offsite additional offsetting land will provide habitats of benefit to wildlife. There will be no public access to the land. Access will only be required for maintenance and access to the SUDS.

4.27 Habitats created will include:

- A species-rich meadow grassland (ON2) [Grassland: Other neutral grassland] seeded with a meadow mix;
- Areas of native mixed scrub planting (SC3) [Heathland and shrub: Mixed scrub];
- The planting of 17 small trees (IT4) [Individual trees: Urban tree] throughout the land parcel, concentrated within the areas of scrub to allow easier management of the grassland.

PROPOSED HABITAT TARGET CONDITIONS

4.28 The target conditions for the proposed onsite habitats are provided in Table 5 and the target conditions for the proposed offsite habitats are provided in Table 6.

Table 5: Summary of Proposed Onsite Habitat Target Conditions

Feature	Habitat ref.	Retained, Created, Enhanced	Current Condition	Target Condition
Area Habitats				
Access roads and footpaths [Developed land; sealed surface]	HS2	Created	N/A	N/A
Built-up areas of residential development (70% of development parcel) [Developed land; sealed surface]	BD1	Created	N/A	N/A
Gardens (30% of development parcels) [Urban: Vegetated garden]	BD1	Created	N/A	N/A
Locally Equipped Area for Play (LEAP) [Developed land; sealed surface]	HS3	Created	N/A	N/A
Road verges [Modified Grassland]	AG1	Created	N/A	Moderate
Amenity grassland lawns [Modified Grassland]	AG2	Created	N/A	Moderate
Mown grass paths [Modified Grassland]	AG3	Created	N/A	Moderate
Ransom grassland strip [Modified Grassland]	AG4	Created	N/A	Moderate
Shade tolerant grassland adjacent woodland and scrub [Modified Grassland]	AG5	Created	N/A	Moderate
Shade tolerant grassland adjacent pocket woodland [Modified Grassland]	AG6	Created	N/A	Moderate
Native mixed scrub buffer planting [Mixed scrub]	SC2	Created	N/A	Moderate
Woodland landscape buffer [Other Woodland: Broadleaved]	W2	Created	N/A	Moderate
Pocket woodland [Other Woodland: Broadleaved]	W3	Created	N/A	Moderate
Road verge trees x37 [Individual trees]	IT1	Created	N/A	Poor
Amenity trees x39 [Individual trees]	IT2	Created	N/A	Moderate
Trees planted within scrub buffer x43 [Individual trees]	IT3	Created	N/A	Moderate
Access road (additional access arrangement land) [Developed land; sealed surface]	IT3	Created	N/A	N/A
SUDs Pond [Ponds (non-priority habitat)]	P1	Created	N/A	Moderate
Wet meadow grassland [Other neutral grassland]	ON1	Created	N/A	Moderate
Trees planted within marshy grassland x33 [Individual trees]	IT4	Created	N/A	Moderate
Hedgerow Habitats				

Feature	Habitat ref.	Retained, Created, Enhanced	Current Condition	Target Condition
Native hedgerow (H1)	H1	Retained in private garden (lost and recreated in metric)	Moderate	Poor
Species-rich native Hedgerow (ExH1)	ExH1	Created	N/A	Moderate
Species-rich native hedgerow (H4)	H4	Retained in private garden (lost and recreated in metric)	Moderate	Poor
Line of trees - associated with bank or ditch (TL1)	TL1	Retained	Moderate	Moderate
Species-rich native hedgerow with trees (NH1, NH2, NH3, and NH5)	NH1, NH2, NH3, NH5	Created	N/A	Moderate
Species-rich native hedgerow (NH4)	NH4	Created	N/A	Moderate

Table 6: Summary of Proposed Offsite Habitat Target Conditions

Feature	Habitat ref.	Retained, Created, Enhanced	Current Condition	Target Condition
Area Habitats				
Meadow grassland [Other neutral grassland]	ON2	Created	N/A	Good
Native mixed scrub [Mixed scrub]	SC3	Created	N/A	Good
Woodland [Other Woodland: Broadleaved]	W1	Enhanced	Moderate	Good
Meadow and scrub trees x17 [Individual trees]	IT4	Created	N/A	Moderate
Hedgerow Habitats				
Native hedgerow → Species-rich native Hedgerow (H7a, H7b, and H8)	H7a, H7b, H8	Enhanced	Moderate	Moderate

4.29 In relation to the created 'Good' Other Neutral Grassland, the Local Planning Authority asked;

"Other neutral grassland of good condition is proposed within the off-site mitigation area. This may be difficult to achieve, and a condition of moderate may be more appropriate. Has a soil analysis test been undertaken on site to assess phosphate levels to determine the likelihood of a good condition being achieved?"

4.30 No sampling has been undertaken to date; however, the necessary measures would be undertaken to reduce soil nutrients once outline permission has been granted. This would be led by soil analysis results and may involve repeated cultivation to remove dominant grasses or else a full soil strip to start again from scratch in this area. It is recognised that

this will require careful management and monitoring, which will be set out in a Habitat Monitoring and Management Plan (HMMP) with a minimum 30-year legal agreement, with remediation measures undertaken during that time, if required. The intention is for the area to be fenced off so there will be no public access. This will reduce pressures from recreation / dog mess and as there is no amenity value for this space, it doesn't need to be aesthetically pleasing while it's getting established.

STRATEGIC SIGNIFICANCE – PROPOSED HABITATS

4.31 Strategic significance has been applied to the proposed habitats as descried in the methodology.

4.32 Table 7 provides a summary of the strategic significance applied to the onsite proposed habitats, and Table 8 provides a summary of the strategic significance applied to the offsite proposed habitats.

4.33 Note that the Application Site and the additional offsite land are wholly within Network Enhancement Zone 2 (NEZ2) which is part of the '*Network Enhancement & Expansion*' component of the National Habitat Network which identifies areas with the potential to improve and connect existing habitats. The NEZ2 identifies land connecting existing patches of primary (priority) and associated habitats which are less likely to be suitable for creation of the primary habitat but can be used to improve biodiversity through land management changes and/or green infrastructure provision.

4.34 The primary habitat associated with the NEZ2 which fall within the applicant site is Ancient Woodland (located in the Wombwell Wood LWS) and the associated Deciduous Woodland as identified in the Priority Habitat Inventory. The associated habitat that would contribute towards the NEZ2 aims are Deciduous Woodland, Wood-Pasture & Parkland, and Traditional Orchards.

Table 7: Summary of Strategic Significance of Onsite Proposed Habitats

Strategic Significance	Applicable habitats	Justification for Statutory Significance applied
High	Hedge ExH1 [Species rich native hedgerow]	The created hedge ExH1 will provide an ecological corridor between existing woodland parcels to the north and to the west and therefore offer connectivity and additional habitats of benefit to wildlife.

Strategic Significance	Applicable habitats	Justification for Statutory Significance applied
	Woodland W2 [Other woodland; broadleaved] Native mixed scrub buffer planting (SC2) [Mixed scrub] Shade tolerant grassland adjacent woodland and scrub (AG5) [Modified Grassland] Trees planted within scrub buffer (IT3) [Individual trees]	Woodland creation forms part of the vision for the DVGH NIA. The woodland creation as well as associated habitats (scrub and tree planting) would be located adjacent to other semi-natural habitats that provide connectivity to other adjacent habitats including Wombwell Wood LWS. As such the creation of woodland (W2) as well as the native scrub (SC2), understory grassland (AG5) and tree planting (IT3) is likely to be considered as locally ecologically important in the context of the NIA and has been determined as having high strategic significance. Note that Woodland W3 is not considered under the above approach due to its isolated nature within the development. The woodland creation would also contribute towards the aims of the Network Expansion Zone 2.
	Hedge NH5 [Species-rich native hedgerow with trees]	Hedge H5 is located along an existing Green Infrastructure corridor (Greenway - From Hough Lane Wombwell to aspirational route on Smithley Lane Smithley). This hedge will enhancing the green corridor as well as produce connectivity as outlined above.
	SUDS Pond (P1) [Ponds (non-priority habitat)] Wet meadow grassland (ON1) [Other neutral grassland]	Restoration of farmland habitats in low ecologically functioning areas and the creation of opportunities for biodiversity offsetting are aims of the DVGH NIA. The proposed SUDS area to the west has been set aside as part of the development for drainage management. The pond and marginal vegetation created on this land will therefore be of benefit to wildlife and will contribute towards the aims of the DVGH NIA and will be locally ecologically important in the context of the NIA and so are determined as having high strategic significance.
Medium	Hedge H4 [Species-rich native hedgerow with trees] Treeline TL1 [Line of trees associated with bank or ditch]	Hedge H4 and Treeline TL1 retained (Strategic significance applied to baseline habitat and is carried forward).
	Woodland W3 [Other woodland; broadleaved] Shade tolerant grassland adjacent pocket woodland (AG6) [Modified Grassland] Hedge NH4 [Species-rich native hedgerow with trees]	The woodland creation would contribute towards the aims of the Network Expansion Zone 2.
Low	All other habitats.	All other habitats that do not qualify as high or medium.

Table 8: Summary of Strategic Significance of Offsite Proposed Habitats

Strategic Significance	Applicable habitats	Justification for Statutory Significance applied
High	Woodland W1 [Other woodland; broadleaved]	Retained habitats (Strategic significance applied to baseline habitat and is carried forward).
	Native mixed scrub (SC3) [Mixed scrub] Meadow grassland (ON2) [Other neutral grassland] Meadow and scrub trees x17 (IT4) [Individual trees] Hedges (H8) [Species rich native hedgerow] Hedges (H7a and H7b) [Species rich native hedgerow]	Restoration of farmland habitats in low ecologically functioning areas and the creation of opportunities for biodiversity offsetting are aims of the DVGH NIA. The additional offsetting land to the west has been set aside as part of the development for biodiversity offsetting, drainage and as an area of POS. The habitats created on the additional offsetting land to the west will therefore be of benefit to wildlife and will contribute towards the aims of the DVGH NIA and will be locally ecologically important in the context of the NIA and so are determined as having high strategic significance. Hedges H7a and H7b are also located along an existing Green Infrastructure corridor (Greenway - From Hough Lane Wombwell to aspirational route on Smithley Lane Smithley). These hedges will be enhanced improving the species diversity and enhancing the green corridor.
Medium	N/A	N/A
Low	Woodland W1 [Other woodland; broadleaved] All other habitats.	Enhanced habitats (Strategic significance reduced to poor at baseline and high following enhancements to demonstrate the delivery of the strategic objectives). All other habitats that do not qualify as high or medium.

POST-DEVELOPMENT SUMMARY

4.35 From the completed Statutory Biodiversity Metric, the value of the proposed onsite habitats is **14.42 Area Habitat Units** and **6.86 Hedgerow Units** (see Appendix A). There are no watercourse units applicable to the onsite proposals.

4.36 The value of the proposed offsite habitats is **5.16 Area Habitat Units** and **1.30 Hedgerow Units** (see Appendix A). There are no watercourse units applicable to the offsite proposals.

5.0 BIODIVERSITY IMPACT ASSESSMENT

5.1 In accordance with the National Planning Policy Framework (NPPF) (December 2024)[18], proposals should "*pursue opportunities for securing measurable net gains for biodiversity*".

5.2 The Local Plan for Barnsley[19] includes the Local Plan Objective 5 which aims to "*protect and enhance Barnsley's natural assets and achieve net gains in biodiversity*". This objective is supported by Policy BIO1 'Biodiversity and Geodiversity', Policy GI1 'Green Infrastructure', and Policy GS1 'Green Space' and Policy CC5 'Water Resource Management' as well as the Supplementary Planning Document for Biodiversity and Geodiversity[20].

5.3 The Environment Act 2021[21] became mandatory on 12th February 2024 and requires a minimum 10% net gain in biodiversity units.

5.4 The Biodiversity Gain Hierarchy[22] (which does not apply to irreplaceable habitats) sets out a list of priority actions:

- first, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

BIODIVERSITY NET GAIN ASSESSMENT

Onsite Habitats

5.5 Post development, the net unit change as a result of the onsite habitat retention, enhancement, and creation (Figure 2) with long-term management (for a minimum of 30 years) is provided below. A summary of the results is also provided in Table 9 below.

5.6 The onsite development proposal will achieve **14.42 Area Habitat Units** which is a **total net unit change of -2.13 Area Habitat Units.** This equates to a **-12.89 % net loss in Area Habitat Units.** In order to achieve a 10% net gain in onsite Area Habitat Units (AHU), the Application Site must have an AHU value of 18.21 (+1.66) post-development. As the

[18] Ministry of Housing, Communities and Local Government (December 2024). National Planning Policy Framework. Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2 Accessed: February 2025.
[19] BMBC (January 2019) Barnsley Local Plan. Adopted January 2019. Available at: https://www.barnsley.gov.uk/services/planning-and-buildings/local-planning-and-development/our-local-plan/barnsleys-local-plan/ Accessed: March 2025. PDF direct link: https://www.barnsley.gov.uk/media/17249/local-plan-adopted.pdf Accessed: March 2025.
[20] BMBC (March 2024) Supplementary Planning Document. Biodiversity and Geodiversity. Adopted March 2024. Available at: https://www.barnsley.gov.uk/services/planning-and-buildings/supplementary-planning-documents/ Accessed: March 2025. PDF direct link: https://www.barnsley.gov.uk/media/uqcn3wiv/biodiversity-and-geodiversity-spd-2024.pdf Accessed: March 2025.
[21] The Environment Act 2021 https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted
[22] Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (May 2024) Biodiversity Net Gain Guidance. Biodiversity Gain Hierarchy (Paragraph: 008 Reference ID: 74-008-20240214). Available at: https://www.gov.uk/guidance/biodiversity-net-gain Accessed: March 2025.

onsite development proposals did not deliver a net gain in AHU, an offsite area has been used to secure further net gains – this is discussed below.

5.7 In terms of hedgerows, the onsite development proposal will achieve **6.86 Hedgerow Units** which is a **total net unit change of +1.78 Hedgerow Units.** This equates to a **+34.91 % net gain in Hedgerow Units.**

5.8 The onsite proposals for the Application Site do not satisfy the area habitat trading rules. This is the result insufficient habitat provision resulting in an overall net loss. As a result, the rule for low distinctiveness habitats has not been met. This rule requires habitats to be traded for habitats of the '*same distinctiveness or better*'.

5.9 The onsite proposals for the Application Site do satisfy the hedgerow trading rules.

Offsite Habitats

5.10 The Application Site, as proposed, currently has a deficit. Therefore, an offsite area of land has been used to secure further net gains.

5.11 Post development, the net unit change as a result of the offsite habitat retention, enhancement, and creation (Figure 2) with long-term management (for a minimum of 30 years) is provided below. A summary of the results is also provided in Table 9 below.

5.12 The offsite development proposal will achieve **5.16 Area Habitat Units** which is a **total net unit change of +3.81 Area Habitat Units.**

5.13 In terms of hedgerows, the offsite development proposal will achieve **1.30 Hedgerow Units** which is a **total net unit change of +0.68 Hedgerow Units.**

5.14 The offsite proposals for the offsite land satisfy the area habitat trading rules.

5.15 The offsite proposals for the offsite land satisfy the hedgerow trading rules.

Combined net unit changes

5.16 The combined onsite and offsite proposals result in a **total net unit change of +1.68 Area Habitat Units.** This equates to a **+10.16 % net gain in Area Habitat Units.**

5.17 In terms of hedgerows, the combined onsite and offsite proposals result in a **total net unit change of +2.46 Hedgerow Units.** This equates to a **+48.34 % net gain in Hedgerow Units.**

5.18 All trading rules for area habitats and hedgerow habitats have been satisfied.

Table 9: Summary of Headline Results

	Baseline Units	Proposed Units	Net Unit Change	Net Percentage Change	Trading Rules Satisfied?
Onsite Habitats					
Habitat Units	16.55	14.42	-2.13	-12.89 %	No
Hedgerow Units	5.09	6.86	+1.78	+34.91 %	Yes
Watercourse Units	N/A	N/A	N/A	N/A	N/A
Offsite Habitats					
Habitat Units	1.34	5.16	+3.81	+284.13%	Yes
Hedgerow Units	0.61	1.30	+0.68	+111.24%	Yes
Watercourse Units	N/A	N/A	N/A	N/A	N/A
Combined Habitats (Onsite and Offsite)					
Habitat Units	-	-	+1.68	+10.16 %	Yes
Hedgerow Units	-	-	+2.46	+48.34 %	Yes
Watercourse Units	N/A	N/A	N/A	N/A	N/A

***Note that the overall baseline units only consider the baseline value of the onsite habitats – offsite habitats are not considered within the overall baseline units. Also note that the overall proposed units considers the proposed value of the of the proposed onsite habitats added to the gain in value (net unit change) of the offsite habitats. The overall net unit change is calculated from the combination of the onsite net unit change and the offsite unit change.**

6.0 COMPLIANCE

Legal Minimum National Information Requirements

6.1 Where an applicant believes the development would be subject to the biodiversity gain condition, the application must be accompanied by minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

6.2 The minimum requirements are set out in Table 10.

Table 10: Legal Minimum National Information Requirements

Requirement	Confirmation that requirement has been satisfied
Confirmation that the applicant believes that planning permission, if granted, for the development would be subject to the biodiversity gain condition.	It is anticipated that the Application Site would be subject to the biodiversity gain condition.
Baseline Conditions The pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate).	The pre-development (baseline) biodiversity values are detailed in Section 3 'Baseline Ecology' and Table 9 of this report. The pre-development (baseline) biodiversity values were calculated using the Statutory Biodiversity Metric v. 1.0.3 (July 2024) provided in Appendix A. The baseline value of the site is: • 16.55 Area Habitat Units. • 5.09 Hedgerow Units. There are no watercourse units applicable to the site.
Relevant Date where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date.	No earlier date has been used. The relevant date is the date of application.
Metric Calculations The completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value.	The completed metric is provided in Appendix A in the Excel format. Headline results are provided within this document. The pre-development (baseline) biodiversity values are detailed above.

Requirement	Confirmation that requirement has been satisfied
Degradation A statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('degradation'), and where they have: • a statement to the effect that these activities have been carried out; • the date immediately before these activities were carried out; • the pre-development biodiversity value of the onsite habitat on this date; • the completed metric calculation tool showing the calculations, and • any available supporting evidence of this.	No activities have been carried out prior to the application date, as such no degradation is considered to have taken place.
Irreplaceable Habitats a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date).	There are no irreplaceable habitats onsite.
Baseline Habitat Plan plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).	The baseline habitat plans are provided in Figure 1.

Good Practice Principles for Development

6.3 The CIEEM Good Practice Principles for Development[23] provide an industry-standard to demonstrate that development projects have followed best practice. Table 11 below provides a summary of how these principles have been followed throughout this project.

Table 11: Biodiversity Net Gain Good Practice Principles for Development Summary

Principle	Justification of measures in place to achieve each Principle
Principle 1: Apply the Mitigation Hierarchy Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.	The habitats onsite are largely made up of arable field parcels with small areas of other habitat within the field margins which are generally of low ecological value. Woodland, hedgerows and treelines were present along the field boundaries. Three hedges will be lost including H2, H3, and H9, and a large section of hedge will be removed from H1. Compensation for the hedge loss will be provided and the existing onsite hedges enhanced with additional planting. The woodland in the additional offsetting land in the west will be enhanced.
Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.	There are no irreplaceable habitats onsite.
Principle 3: Be inclusive and equitable Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.	The design team were informed of the net gain requirements for the Site. Collaborative work with the client optimised the biodiversity outcomes for the Site.
Principle 4: Address risks Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.	The post-development habitats have been assumed to achieve either 'Poor' or 'Moderate' condition where habitats are publicly accessible, which removes a lot of the risk when calculating the resultant net gains. Only habitats that will be fenced off and optimised for biodiversity gains have been assumed to achieve 'Good' condition. Habitats will be managed for a minimum of 30 years to achieve their target condition, with remediation undertaken if required over that time.

[23] https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf

Principle	Justification of measures in place to achieve each Principle
Principle 5: Make a measurable Net Gain contribution Achieve a measurable, overall gain1 for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.	A net gain in excess of 10% has been achieved for Habitat and Hedgerow Habitats. The layout and landscaping are currently in the illustrative / outline phase. Therefore, there will be opportunities to improve biodiversity outcomes in subsequent revisions of the site layout and landscaping.
Principle 6: Achieve the best outcomes for biodiversity Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when: • Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses • Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation • Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels • Enhancing existing or creating new habitat • Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity	The habitat proposal within the Site boundary will have a benefit for biodiversity and will have benefits for local wildlife populations, such as bats, nesting birds and invertebrates. The habitat provision will also satisfy other nature conservation strategies such as the Nature Improvement Area.
Principle 7: Be additional Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).	The net gains Habitat and Hedgerow Units (woodland, pond, and scrub) would not occur in the absence of this exercise.
Principle 8: Create a Net Gain legacy Ensure Net Gain generates long-term benefits by: • Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity[24] • Planning for adaptive management and securing dedicated funding for long-term management • Designing Net Gain for biodiversity to be resilient to external factors, especially climate change • Mitigating risks from other land uses • Avoiding displacing harmful activities from one location to another • Supporting local-level management of Net Gain activities	Long-term management of the habitats created will be secured under a planning condition or legal agreement.

[24] Biodiversity compensation should be planned for a sustained Net Gain over the longest possible timeframe. For development in the UK, the expectation is that compensation sites will be secured for at least the lifetime of the development (e.g. often 25-30 years) with the objective of Net Gain management continuing in the future.

Principle	Justification of measures in place to achieve each Principle
Principle 9: Optimise sustainability Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy	The proposed development and habitat creation and enhancements within the redline boundary will be of benefit for local residents as it will enhance the Green Way, provide routes for active travel, create a new play area, as well as providing large areas of public open space of benefit to wildlife. There will also be SUDS provided which will help with drainage of the land.
Principle 10: Be transparent Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders	Net gain information has been communicated in a transparent and timely manner.

APPENDIX A: FE302 STATUTORY BIODIVERSITY METRIC CALULATION TOOL

The headline results are provided below. Please see the accompanying Excel document for further details.

Pit Lane, Wombwell

Headline Results

Scroll down for final results ⚠

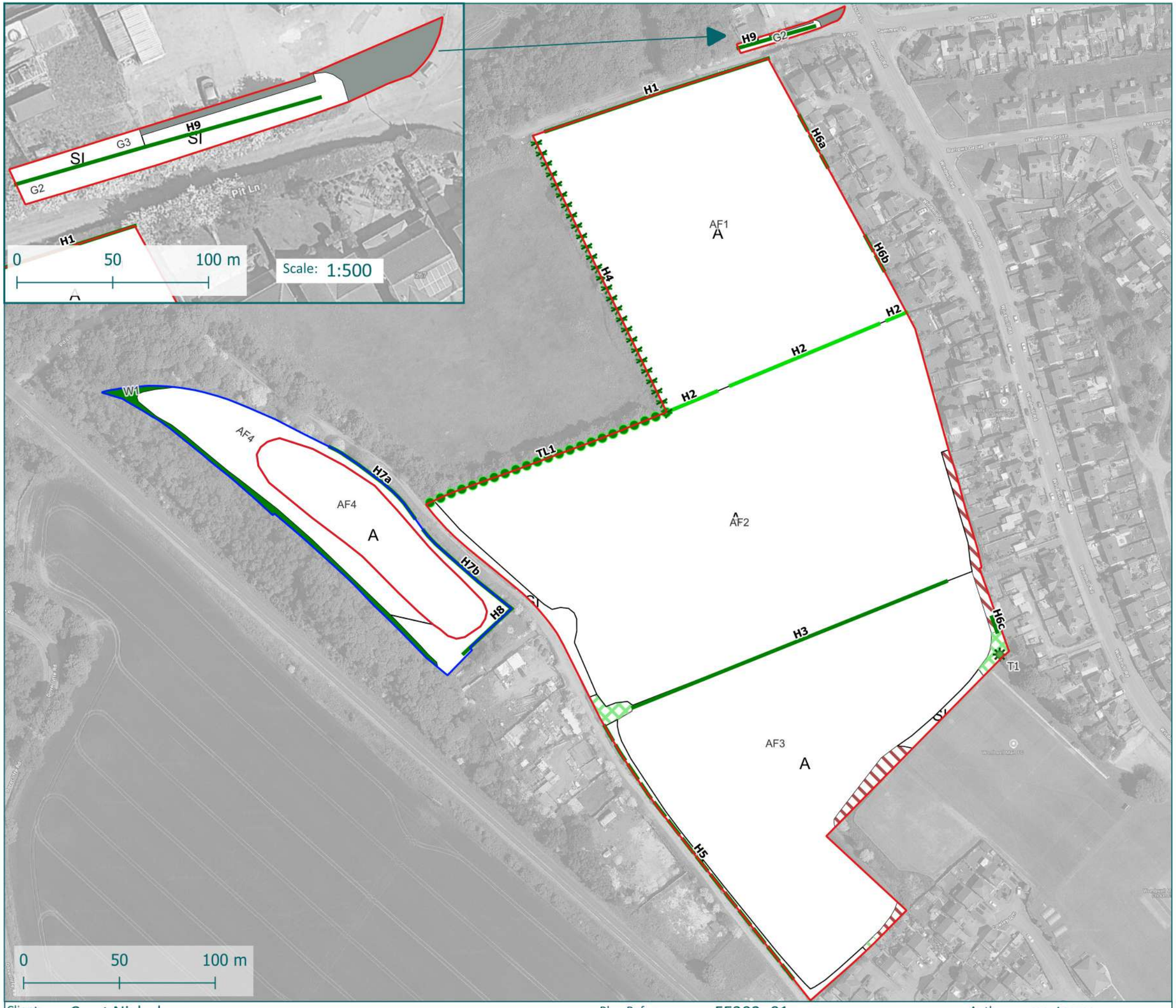
Return to results menu

On-site baseline	*Habitat units*	16.55		
	Hedgerow units	5.09		
	Watercourse units	0.00		
On-site post-intervention (including habitat retention, creation & enhancement)	*Habitat units*	14.42		
	Hedgerow units	6.86		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-2.13	-12.89%	On-site net gain is less than target set ⚠
	Hedgerow units	1.78	34.91%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Habitat units*	1.34		
	Hedgerow units	0.61		
	Watercourse units	0.00		
Off-site post-intervention (including habitat retention, creation & enhancement)	*Habitat units*	5.16		
	Hedgerow units	1.30		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Habitat units*	3.81	284.13%	
	Hedgerow units	0.68	111.24%	
	Watercourse units	0.00	0.00%	
Combined net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	1.68		
	Hedgerow units	3.46		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	1.68	
	Hedgerow units	3.46	
	Watercourse units	0.00	
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	10.16%	
	Hedgerow units	48.34%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes √		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	16.55	18.21	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	5.09	5.59	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓



FUTURES ECOLOGY

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Key

- Red Line Boundary
- Blue Line Boundary

Baseline Habitats

- Hardstanding
  [Urban: Developed land; sealed surface]
- A — Cultivated/disturbed land - Arable
  [Cropland: Cereal crops]
- SI — Poor semi-improved grassland
  [Grassland: Modified grassland]
- Other tall herb and fern - ruderal
  [Sparsley vegetated land: Ruderal/Ephemeral]
- Scrub - dense/continuous
  [Heathland and shrub: Bramble scrub]
- Broadleaved woodland
  [Woodland and forest: Other woodland; broadleaved]
- Small individual tree
  [Individual tree: Rural tree]
- Intact hedge - species-poor
  [Native Hedgerow]
- Intact hedge - species-poor
  [Native Hedgerow (Associated with ditch or bank)
- Defunct hedge - species-poor
  [Native Hedgerow]
- Hedge with trees - native species-rich
  [Native Species Rich Hedgerow with trees]
- Broadleaved trees (with ditch or bank)
  [Line of Trees (Associated with bank or ditch)]

Client:	Crest Nicholson	Plan Reference:	FE302_01	Author:	JH / KEH
Project:	Pit Lane, Wombwell	Project Reference:	FE302	Date:	19/5/2025
Title:	Figure 1 - Baseline Habitat Plan	Report Reference:	FE302/BIA01	Scale:	1:2,000

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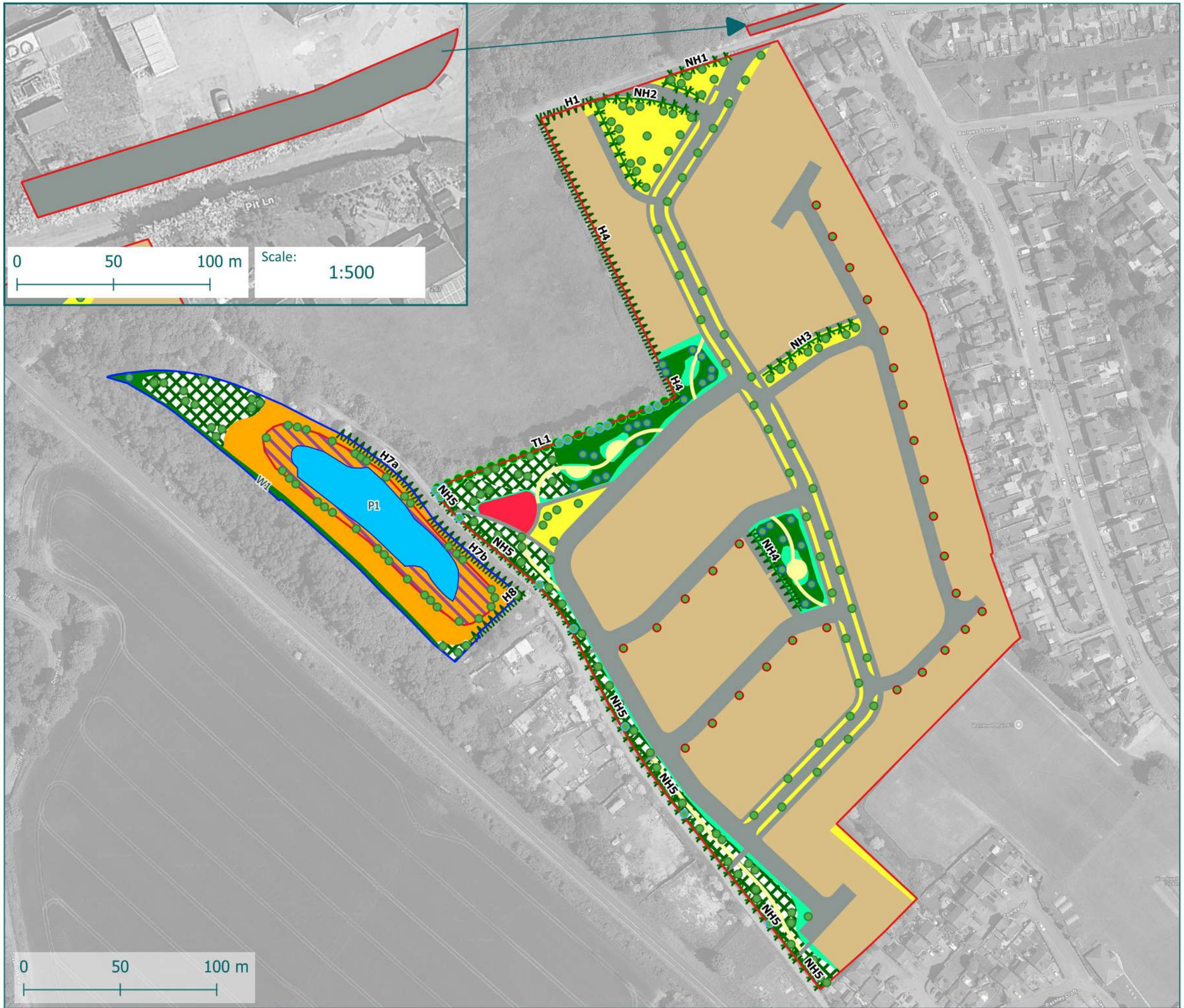

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Key

- Red Line Boundary
- Blue Line Boundary

Proposed Habitats

- Hardstanding
  [Urban: Developed land; sealed surface]
- Development Parcels (70% built development : 30% gardens
  [70% Urban: Developed land; sealed surface
  30% Urban: vegetated garden]
- LEAP
  [Urban: Developed land; sealed surface]
- Amenity grassland
  [Grassland: Modified grassland]
- Grass paths
  [Grassland: Modified grassland]
- Marsh/marshy grassland
  [Grassland: Other neutral grassland]
- Scrub - dense/continuous
  [Heathland and shrub: Mixed scrub]
- Broadleaved woodland
  [Woodland and forest: Other woodland; broadleaved]
- Shade-tolerant grass
  [Grassland: Modified grassland]
- Standing water
  [Lakes: Ponds (Non- Priority Habitat)]
- Neutral grassland - semi-improved
  [Grassland: Other neutral grassland]
- Small individual tree
  [Individual tree: Urban tree]
- Garden tree
  [Excluded from metric]
- Hedge / treeline tree
  [Excluded from metric]
- Woodland tree
  [Excluded from metric]
- Intact hedge - native species-rich
  [Native Species Rich Hedgerow]
- Hedge with trees - native species-rich
  [Native Species Rich Hedgerow with trees]
- Broadleaved trees (with ditch or bank)
  [Line of Trees (Associated with bank or ditch)]

Client:	Crest Nicholson	Plan Reference:	FE302_02	Author:	JH / KEH
Project:	Pit Lane, Wombwell	Project Reference:	FE302	Date:	3/10/2025
Title:	Figure 2 - Proposed Habitat Plan	Report Reference:	FE302/BIA01	Scale:	1:2,000

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