Wood Walk, Hoyland – Biodiversity Net Gain Assessment

Bellway Homes Limited (Yorkshire)

Date: 27/05/2026

Prepared by: Cura Terrae Land and Nature

Ref: 25552-BNGA-V8.0

Report to: Bellway Homes Limited (Yorkshire)
Report Title: Wood Walk, Hoyland – Biodiversity Net Gain Assessment

Version: *V8.0*
Issue Date: May 2026
Report Ref: 25552-BNGA-V8.0

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Version	Author	Description	Date
V1.0	TL	Final Version for Issue (V1.0)	22.12.2023
V2.0	TL	Final Version for Issue (V2.0)	26.03.2024
V3.0	TL	Final Version for Issue (V3.0)	11.04.2024
V4.0	TH	Final Version for Issue (V4.0)	18.11.2025
V5.0	LS	Final Version for Issue (V5.0)	25.02.2026
V6.0	JS	Final Version for Issue (V6.0)	21.05.2026
V7.0-8.0	JS	Minor Amendments & Issue (V7.0-8.0)	26.05.2026

Contents

Executive Summary

Cura Terrae Land and Nature (Cura Terrae), formerly Ecus Limited (Ecus), was commissioned in October 2025 by Bellway Homes Limited (Yorkshire) to undertake an update Biodiversity Net Gain Assessment (BNGA) for a circa 3.69-hectare (ha) area of land north of Wood Walk, Hoyland, Barnsley (central Ordnance Survey National Grid Reference (OS NGR) SE 37360 01717), hereafter referred to as 'the Site' and as annotated in Figure 1.

This BNGA has been carried out to determine the anticipated change in biodiversity value of the Site based upon the proposed development and associated post-development habitats, using the Department for Environment, Food and Rural Affairs (DEFRA) *'Statutory Biodiversity Metric User Guide'* (SBM) (DEFRA, 2025).

Site proposals have been taken from the FDA Landscape 'Landscape Masterplan' (Drawing No: (R/2880/1F, Rev F, dated May 2026), as well as the Cura Terrae 'Tree Impacts Plan' (Drawing No: 21805-ARB-02, dated October 2025) hereby referred to as the '*Proposed Site Plan'*. Proposals include the construction of 83 residential properties and associated hard and soft landscaping.

Following discussions with the client it is understood that H4-5 (Figure 1) are being removed to facilitate the development. This BNGA has been updated to reflect this alteration to the proposals.

Based on the current proposals for the Site, the SBM calculated there to be a total habitat unit gain of +0.48 Habitat Units (HU) and +0.53 Hedgerow Units (HeU), representing a +4.89% and +15.84% net gain in HU and HeU respectively. Therefore, proposals for the Site exceed the statutory requirement for 10% net gain in HeU, but not for HU. It is understood that, as part of the outline planning permission granted by the Local Planning Authority (LPA), the proposals are required to provide a biodiversity net gain post-development, but are not required to exceed the statutory 10% net gain threshold.

The production of a Biodiversity Gains Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) is required to ensure the Site habitats deliver the habitat scores listed within this BNGA, to be agreed with the LPA. This includes management of post-development habitats to the type and condition required to deliver the BNG score specified in accordance with the condition assessment methodology.

Any further changes to the Proposed Site Plan may require an update Design Stage BNGA to assess whether the proposals can continue to deliver an overall net gain in biodiversity value post-development.

1. Introduction

1.1 Background

1.1.1 Cura Terrae Land and Nature (Cura Terrae), formerly Ecus Limited (Ecus), was commissioned in October 2025 by Bellway Homes Limited (Yorkshire) to undertake an update Biodiversity Net Gain Assessment (BNGA) for a circa 3.69-hectare (ha) area of land north of Wood Walk, Hoyland, Barnsley (central Ordnance Survey National Grid Reference (OSNGR) SE 37360 01717), hereafter referred to as 'the Site' and as annotated in Figure 1.

1.1.2 This BNGA has been carried out to determine the anticipated change in biodiversity value of the Site based upon the proposed development and associated post-development habitats, using the Department for Environment, Food and Rural Affairs (DEFRA) *'Statutory Biodiversity Metric User Guide'* (SBM) (DEFRA, 2025).

1.1.3 Site proposals have been taken from the FDA Landscape 'Landscape Masterplan' (Drawing No: (R/2880/1F, Rev F, dated May 2026), as well as the Cura Terrae '*Tree Impacts Plan'* (Drawing No: 21805-ARB-02, dated October 2025) hereby referred to as the '*Proposed Site Plan'*. Proposals include the construction of 83 residential properties and associated hard and soft landscaping.

1.1.4 Following discussions with the client it is understood that H4-5 (Figure 1) are to be removed to facilitate the development. This BNGA has been updated to reflect this alteration to the proposals.

1.1.5 Habitats at the Site were recorded and mapped as part of the Ecus Preliminary Ecological Appraisal (PEA) for the Site in December 2023 (Ecus, 2024), with a previous PEA having been undertaken at the Site by Delta Simons in August 2021 (Delta Simons, 2021). Habitats in the centre of the Site had been partially cleared at the time of the 2023 PEA, therefore, baseline habitats recorded within the cleared area during the 2021 Delta Simons PEA have been used to inform this report, in accordance with SBM guidance on accounting for degraded habitats.

1.1.6 This report details the results of the BNGA using biodiversity metric calculations which have been completed based on the Ecus (2023) and Delta Simons (2021) PEAs and area calculations of the post-development habitats taken from the Proposed Site Plan with reasonable estimates and assumptions. The methodologies employed and all survey findings are described. Any recommendations regarding ensuring BNG are also detailed where considered feasible.

1.2 Biodiversity Net Gain Assessment

1.2.1 Under the Environmental Act 2021, developments are required to achieve a minimum of 10% Biodiversity Net Gain (BNG) to ensure that biodiversity of the Site post-development is greater than that present at baseline (pre-development) value. BNG calculations are conducted through

assessing the type and condition of habitats on a site and then comparing the anticipated changes in habitat types and condition based on the development proposals. A BNGA follows the mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly minimise and thirdly restore/rehabilitate losses of biodiversity on Site. Only as a last resort are residual losses compensated for through biodiversity offsetting, whereby the loss of biodiversity is compensated for via new habitat creation off Site or by paying a financial sum to an offset provider. BNGA reports should adhere to the BNG good practice principles (Appendix 1).

1.3 Relevant Legislation and Policy

1.3.1 This BNGA has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:

- UK Government's 25 Year Environment Plan (Defra, 2018);
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (Defra, 2011);
- National Planning Policy Framework (NPPF) (DLUHC, 2024);
- The Natural Environment and Rural Communities (NERC) Act (HMSO, 2006);
- The Environment Act (Defra, 2021);
- Barnsley Local Plan (Barnsley Metropolitan Borough Council, 2019); and,
- Barnsley Biodiversity Action Plan (no date) (Barnsley Biodiversity Trust).

2. Methodology

2.1 Background

2.1.1 This BNGA uses the industry recognised best practice methodology within the '*Statutory Biodiversity Metric User Guide'* (SBM) (DEFRA, 2025).

2.1.2 The SBM uses habitat features as a measure for the value and importance to nature. The following information on each habitat are required for the metric inputs:

- Type;
- Area/length;
- Distinctiveness (automatically calculated);
- Irreplaceable Habitat;
- Condition; and,
- Strategic significance.

2.2 Biodiversity Metric Inputs

Habitat Type and Area/Length

Baseline

2.2.1 The Site was surveyed on 1st December 2023 by Assistant Ecologist Tom Lyons BSc (Hons) MRes.

2.2.2 The Site visit included an ecological walkover survey using the UK Habitat Classification System (UK Hab 2.0) (UKHab Ltd., 2023) and was conducted as part of the PEA survey. The habitats present within the Site were identified and classified according to the UK Habitat Classification system which closely aligns with the SBM.

2.2.3 The SBM uses a classification system based mainly on the UKHab, with input from other systems including the Water Framework Directive (WFD) Lakes Typology (UKTAG, 2003), the European Nature Information System (EUNIS) habitat type hierarchical view (EEA, 2019), Natura 2000 Annex I habitats (JNCC, 2019) and habitats specific to the SBM. The habitats classified were appropriately converted to BNG habitats as shown in Table 1 and are illustrated in Figure 1.

Table 1: Conversions from UKHab to SBM Habitat Classifications

UKHab	SBM Habitat
Cropland – Other cereal crops	Cereal crops
Grassland – Modified grassland	Modified grassland
Woodland and Forest – Other broadleaved woodland	Other woodland; broadleaved
Heathland and shrub – Bramble scrub	Bramble scrub
Heathland and shrub – Mixed scrub	Mixed scrub
Urban – Artificial unvegetated, unsealed surface	Artificial unvegetated, unsealed surface
Heathland and shrub – Other native hedgerow	Native hedgerow – associated with bank or ditch
Heathland and shrub – Other native hedgerow	Native hedgerow
Secondary code: [Scattered trees]	Urban tree

2.2.4 The area/length covered by each habitat type was mapped using the QGIS 3.40.12 Geographical Information System (GIS).

Post-Development

2.2.5 Proposals for the Site have been analysed and habitats present post-development have been based on the Proposed Site Plan and using best knowledge of the likely habitats to be retained, created and enhanced in accordance with the habitat classification system used by the SBM.

Habitat Distinctiveness

2.2.6 For all baseline and post-development habitats the distinctiveness of each habitat type is automatically calculated within the SBM.

Habitat Condition

2.2.7 The condition of a habitat is a measure of the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat. The condition

assessments were undertaken using the '*The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology*' spreadsheet (DEFRA, 2024) (Appendix 4).

Baseline

2.2.8 Following the UKHab ecological walkover survey at the Site the condition of each habitat type was assessed and categorised as either Good, Moderate or Poor.

2.2.9 If a habitat type varied in condition within the Site this was recorded and mapped.

Post-development

2.2.10 The condition of habitats post-development has been assigned based on assumptions of likely habitat condition in line with the condition assessment criteria.

Habitat Strategic Significance

2.2.11 The SBM accounts for whether the habitat is situated in an area locally identified as significant for nature.

2.2.12 Data on areas and habitats locally identified as significant for nature were obtained from the following sources:

- Multi-Agency Geographical Information for the Countryside (MAGIC) website for mapped statutory designated sites (https://magic.defra.gov.uk/magicmap.aspx);
- Barnsley Biological Records Centre (BBRC) for data relating to non-statutory designated sites for nature conservation within and adjacent the Site;
- Habitats listed within the Barnsley Local Biodiversity Action Plan (LBAP); and,
- Strategic plans identified within the Barnsley Local Plan (2019)

2.3 Biodiversity Metric Calculations

2.3.1 Biodiversity metric calculations provide a numerical score for the value of existing habitats on the Site and their likely value post-development in Habitat Units (HU), Hedgerow Units (HeU) and Watercourse Units (WU), in order for the impact of the proposed development to be quantitatively assessed.

2.3.2 Using the SBM, habitat values are calculated based on whether they occur commonly or whether they are rare, their area (ha) or length (km) for linear features such as hedgerows, condition and importance within the local area, usually identified from local relevant planning policies or documents. This gives individual baseline HU, HeU and WU.

2.3.3 Individual trees are classified as either Urban Tree or Rural Tree, depending on the extent of urbanisations around them. The size of a tree is either Small, Medium, Large or Very Large,

dependent on the diameter at breast height (centimetres). A biodiversity metric area equivalent (hectares) is automatically calculated within the SBM dependent on the tree size, however this area measurement is not included within the total habitat area (in ha) of the Site.

2.3.4 The post-development value can also be calculated for habitats where factors including time to target condition and difficulty of creation/enhancement are also taken into consideration. The values for area habitats and linear habitats are calculated separately. This provides an overall assessment of the biodiversity net gain or loss as a result of a development. To achieve biodiversity net gain, all three of HU, HeU and WU are treated separately, the individual gains cannot be combined to form an overall gain for the Site.

2.4 Trading Rules

2.4.1 The trading rules establish minimum requirements for creating and enhancing habitats to offset specific habitat losses, ensuring no net loss. The SBM considers distinctiveness, as described in section 2.2.6, and using this data the SBM applies trading rules that require any habitat loss to be replaced on a 'like for like' or 'like for better' basis. The trading rules are detailed below in Table 2.

Table 2: Trading Rules within the SBM

Distinctiveness Group	Trading Rules
Very High	Bespoke compensation likely to be required
High	Same habitat required
Medium	Same broad habitat or a higher distinctiveness habitat required
Low	Same distinctiveness or better habitat required
Very Low	Compensation not required

2.5 Assumptions and Limitations

2.5.1 For strategic significance, all vegetated habitats on the Site have been assigned '*High strategic significance'*, given that the entire Site is located within the Dearne Valley Green Heart Nature Improvement Area, which states it is "A nature conservation designation aimed at improving biodiversity at a landscape scale" (Barnsley Local Plan, 2019).

2.5.2 Post-development habitats have been assigned a condition of Moderate (where applicable), which is considered to be achievable.

2.5.3 Planting in front and rear gardens of properties has been classified as Vegetated garden in the SBM calculations as these will be subject to management by residents upon completion of the development and their long-term management and presence cannot be guaranteed.

2.5.4 All proposed individual trees on Site have been designated as a small size class (as per the SBM User Guide) at a Moderate condition, as Cura Terrae cannot confirm whether any trees will reach a stem diameter of 30 cm within 30 years. In conjunction with consultation with an arboriculturist, this assumption is based on taking into consideration multiple factors that have been identified to affect tree growth, primarily quality of the soil, access to sunlight, available room for growth and exposure to wind and weather, with other various environmental factors also affecting tree growth rate. In general, it has also been outlined that trees planted at a larger size have a greater rate of failure (pers. comm).

2.5.5 The quantification of biodiversity is one of a number of factors to be considered when assessing the impact of the proposed development on biodiversity. This BNGA does not cover potential impacts of the proposed development on protected species and designated sites of nature conservation value.

2.5.6 Baseline habitats within the cleared area of the Site have been inferred by the Delta Simons PEA (Delta Simons, 2021) in accordance with SBM guidance.

2.5.7 In line with SBM guidance the 'delay in starting habitat creation or enhancement' function for habitats to be created post-development at the Site has been set at 3 years. This is based on the assumption that the time (years) between the beginning of habitat clearance works at the Site and reinstatement/creation of post-development habitats does not exceed 3 years.

2.5.8 The extent of the Other broadleaved woodland to the east of the Site differs slightly to the extent displayed in the Proposed Site Plan. For consistency, the habitat area measured by Cura Terrae, using QGIS mapping, has been used for the BNG calculations.

2.5.9 The ash *Fraxinus excelsior* Urban tree located within the centre of the Site and Other woodland; broadleaved to the east of the Site are included within the Barnsley Local Plan (2019) as habitats expected to be retained within the development. A small area of woodland to the east of the Site is due to be lost to facilitate the construction of a retaining wall.

2.5.10 The ditch associated with Hedgerow H1 has not been recorded as a separate feature, as it does not meet the SBM user guide definition of a 'watercourse ditch', which requires evidence that it is "likely to retain water for more than four months of the year." Consequently, this ditch does not contribute to the Watercourse Units (WU) for the Site.

3. Findings and Evaluation

3.1 Baseline Habitats

3.1.1 Baseline habitats recorded at the Site include Cropland – Cereal crops, Grassland – Modified grassland, Woodland and forest – Other woodland; broadleaved, Heathland and shrub – Bramble scrub, Heathland and shrub – Mixed scrub, Individual trees – Urban tree and Urban – Artificial unvegetated, unsealed surface. Hedgerow habitats at the Site include Native hedgerow and Native hedgerow – associated with bank or ditch as illustrated in Figure 1.

3.1.2 The total area of the Site has been calculated at 3.69 ha excluding trees and 3.72 ha including trees. The habitat type, distinctiveness, condition, area/length and HU/HeU of the area/hedgerow habitats are provided in Table 3 and Table 4 respectively. Baseline area-based habitats produced a biodiversity value of 9.75 HU and hedgerow habitats produced a biodiversity value of 3.34 HeU, as shown in Appendix 3.

Table 3: Baseline Area-based Habitats, Distinctiveness, Condition and Habitat Units (HU)

Habitat Type	Distinctiveness	Condition	Area (ha)	HU
Cereal crops	Low	Condition Assessment – N/A	3.03	6.97
Modified grassland	Low	Poor	0.34	0.78
Other woodland; broadleaved	Medium	Poor	0.17	0.78
Bramble scrub	Medium	Condition Assessment – N/A	0.02	0.09
Mixed scrub	Medium	Moderate	0.09	0.83
Artificial unvegetated unsealed surface	Very Low	Condition Assessment – N/A	0.04	0.00

Habitat Type	Distinctiveness	Condition	Area (ha)	HU
Urban tree	Medium	Moderate	0.03	0.30
Total Habitat Units (HU)				**9.75**

Table 4: Baseline linear-based Habitats, Distinctiveness, Condition and Hedgerow Units (HeU)

Habitat Type	Distinctiveness	Condition	Area (ha)	HeU
H1 - Native hedgerow – associated with bank or ditch	Medium	Moderate	0.24	2.21
H2 - Native hedgerow	Low	Good	0.05	0.35
H3 - Native hedgerow	Low	Moderate	0.04	0.18
H4 - Native hedgerow	Low	Moderate	0.05	0.23
H5 - Native hedgerow	Low	Moderate	0.02	0.09
H6 - Native hedgerow	Low	Moderate	0.06	0.28
Total Hedgerow Units (HeU)				**3.34**

3.1.3 No watercourses were recorded on the Site; therefore, no Watercourse Units (WU) have been recorded for the baseline.

3.2 Post-development Biodiversity

3.2.1 The following calculations present a version of the completed biodiversity metric calculations based on the post-development proposals shown in the '*Proposed Site Plan',* and reasonable estimates and assumptions. Predicted post-development habitats are mapped in Figure 2.

3.2.2 It is anticipated that the total loss of cereal crops, bramble scrub and artificial unvegetated; unsealed surface and the partial loss of mixed scrub, modified grassland and native hedgerow habitats will be required to facilitate the development. The remaining modified grassland will be enhanced from Poor to Moderate condition post-development as well as the other woodland; broadleaved. All baseline urban trees will be retained.

3.2.3 Habitats created at the Site post-development (as shown in Figure 2) will include Urban – Developed land; sealed surface, Urban – Vegetated garden, Urban – Sustainable drainage system, Urban - Introduced shrub, Grassland – Modified grassland, Grassland – Other neutral grassland, Heathland and shrub – Mixed scrub and Urban trees. Hedgerow habitats at the Site created post-development will include Species-rich native hedgerow, Native hedgerow and Non-native and ornamental hedgerow, as described in the SBM.

3.2.4 The predicted habitat type, distinctiveness, condition, area and HU of the post-development habitats are provided within Table 5. The post-development area-based habitats are estimated to have a biodiversity value of 10.23 HU, as shown in Appendix 3.

3.2.5 The predicted hedgerow type, distinctiveness, condition, length and of the post-development hedgerow habitats are provided within Table 6. The post-development hedgerow habitats are estimated to have a biodiversity value of 3.86 HeU, as shown in Appendix 3.

Table 5: Post-Development Area-based Habitats, Distinctiveness, Condition and Habitat Units (HU)

Habitat Type	Distinctiveness	Condition	Area (ha)	HU
Retained				
Mixed scrub	Medium	Moderate	0.03	0.28
Urban tree	Medium	Moderate	0.03	0.30
Created				
Developed land; sealed surface	Very Low	Condition Assessment – N/A	1.28	0.00
Vegetated garden	Low	N/A	0.86	1.72

Habitat Type	Distinctiveness	Condition	Area (ha)	HU
Sustainable drainage system	Low	Moderate	0.09	0.22
Introduced shrub	Low	Condition Assessment – N/A	0.16	0.32
Other neutral grassland	Medium	Moderate	0.22	1.52
Modified grassland	Low	Moderate	0.45	1.61
Modified grassland	Low	Moderate	0.04	0.14
Mixed scrub	Medium	Moderate	0.15	1.38
Urban tree	Medium	Moderate	0.24	0.78
Enhanced				
Other woodland; broadleaved	Medium	Moderate	0.16	1.20
Modified grassland	Low	Moderate	0.20	0.75
Total Habitat Units (HU)				**10.23**[1]

Table 6: The Site Post-Development Hedgerow Habitats, Condition and Hedgerow Units (HeU)

[1] Note the sum of columns may differ from the total units stated. This is due to rounding and is not considered statistically significant. The totals stated reflect those calculated within the Biodiversity Metric Calculator Tool.

Habitat Type	Distinctiveness	Condition	Length (km)	HeU
Retained				
H1 - Native Hedgerow – Associated with Bank or Ditch	Medium	Moderate	0.24	2.21
H2 - Native Hedgerow	Low	Good	0.05	0.35
H3 - Native Hedgerow	Low	Moderate	0.04	0.18
H6 - Native Hedgerow	Low	Moderate	0.06	0.28
Created				
H7 - Species-rich native hedgerow	Medium	Moderate	0.03	0.21
H8 - Species-rich native hedgerow	Medium	Moderate	0.03	0.21
H9 - Non-native and ornamental hedgerow	Low	Poor	0.02	0.02
H10 - Native Hedgerow	Low	Moderate	0.03	0.10
H11 - Native Hedgerow	Low	Moderate	0.09	0.31

Habitat Type	Distinctiveness	Condition	Length (km)	HeU
Total Hedgerow Units (HeU)				**3.86**[2]

3.3 Net Change in Biodiversity

3.3.1 Based on the Proposed Site Plan, the construction of the proposed development is predicted to result in a net unit change of +0.48 HU and +0.53 HeU, which equates to a net percentage change of +4.89% and +15.84% respectively, as detailed in Table 7.

Table 7: Summary of Biodiversity Net Gain Calculations

Habitat Type	Baseline Units	Post-development Units	Change in Units	% Change in Units
Habitat Units (HU)	9.75	10.23	0.48	4.89
Hedgerow Units (HeU)	3.34	3.86	0.53	15.84

3.3.2 For the Site to achieve a greater than 10% net gain in HU a total of 10.73 HU would need to be proposed. This leaves a deficit of 0.50 HU as detailed in Table 8.

Table 8: Summary of Habitat Units (HU) Required Post-Development

	Baseline Units	Post-Development Units	Units Required	Unit Deficit
Habitat Units (HU)	9.75	10.23	10.73	0.50

[2] Note the sum of columns may differ from the total units stated. This is due to rounding and is not considered statistically significant. The totals stated reflect those calculated within the Biodiversity Metric Calculator Tool.

4. Discussion and Recommendations

4.1 Summary of Biodiversity Net Gain Delivery

4.1.1 The post-development area-based habitats on Site are predicted to produce a biodiversity value of 10.23 HU, representing a gain of +0.48 HU which equates to a +4.89% net gain. Thus, Site proposals do not meet the statutory requirement for 10% net gain in HU. The post-development hedgerow habitats on Site are predicted to produce a biodiversity value of 3.86 HeU, representing a gain of +0.53 HeU which equates to a +15.84% net gain, exceeding the statutory requirement for 10% net gain in HeU. It is understood that, as part of the outline planning permission granted by the Local Planning Authority (LPA), the proposals are required to provide a biodiversity net gain post-development, but are not required to exceed the statutory 10% net gain threshold.

4.2 Habitat Management and Monitoring

4.2.1 The production of a Biodiversity Gains Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) is required to ensure the Site habitats deliver the habitat scores listed within this BNGA, to be agreed with the LPA. This includes management of post-development habitats to the type and condition required to deliver the BNG score specified in accordance with the condition assessment methodology. Any further changes to the Proposed Site Plan may require an update Design Stage BNGA to assess whether the proposals can continue to deliver a net gain in HU and HeU post-development.

4.3 BNG Principles

4.3.1 Appendix 1 details the BNG good practice principles (CIEEM, CIRIA, IEMA, 2019) which should be adhered to when undertaking BNG assessments in association with proposed developments. The actions within Appendix 1 should be taken into account throughout the design stage of the development at this Site.

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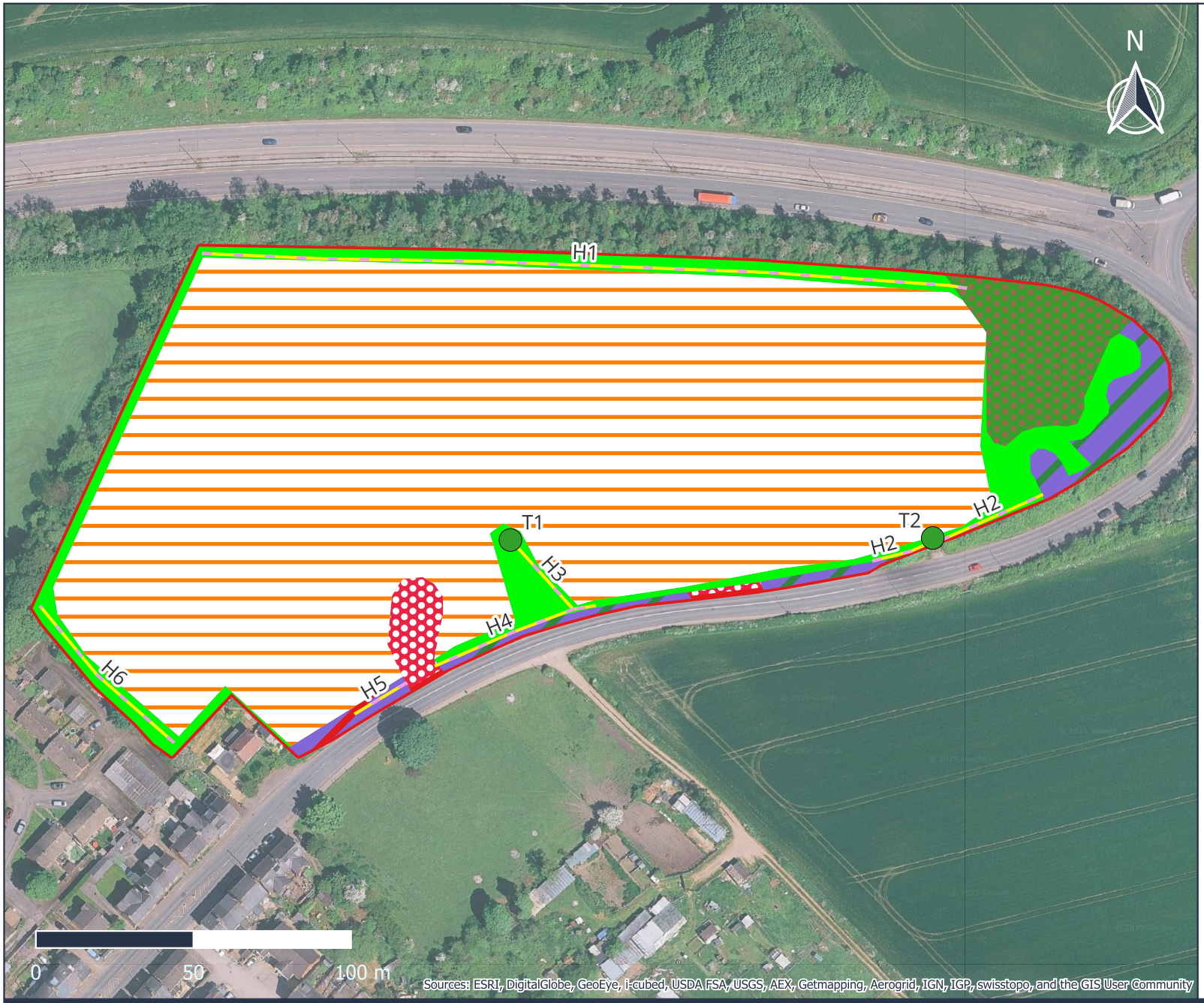
Figure 1: Baseline Habitat Map



Legend

- Site boundary
- Urban tree
- Native hedgerow
- Cereal crops
- Other woodland; broadleaved
- Modified grassland
- Mixed scrub
- Bramble scrub
- Artificial unvegetated, unsealed surface

Revision	Date	Drawn by	Checked by
A	06/11/25	TH	JS

Drg. Ref.: 25552-BNGA-1-A Scale (A4): 1:1,800

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Wood Walk, Hoyland - Biodiversity Net Gain Assessment

Bellway Homes Limited (Yorkshire)

Figure 1. Baseline Habitat Map

Figure 2: Post-Development Habitat Map

Legend

- Site boundary
- Urban tree
- Non-native and ornamental hedgerow
- Species-rich native hedgerow
- Native Hedgerow
- Other neutral grassland
- Other woodland; broadleaved
- Mixed scrub
- Introduced shrub
- Modified grassland
- Vegetated garden
- Buildings (Developed land; sealed surface)
- Sustainable drainage system
- Other developed land (Developed land; sealed surface)

Revision	Date	Drawn by	Checked by
C	20/05/2026	LS	JS

Drg. Ref.: 25552-BNGA-2-C Scale (A4): 1:1,800

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Wood Walk, Hoyland - Biodiversity Net Gain Assessment

Bellway Homes Limited (Yorkshire)

Figure 2. Post-Development Habitat Map

Appendix 1: BNG Good Practice Principles

The BNG good practice principles are based upon issued joint guidance from the Chartered Institute for Ecology and Environmental Management (CIEEM), the Construction Industry Research and Information Association (CIRIA) and Institute for Environmental Management and Assessment (IEMA) (CIEEM, CIRIA & IEMA (2016 and CIEEM, CIRIA & IEMA 2019).

Principle	Description
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.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	Avoid negative impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve No Net Loss or Net Gain.
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.
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.
5. Make a measurable Net Gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
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;

Principle	Description
	• 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.
7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
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; • 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.
9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Appendix 2: BNG Policy and Legislation

Level	Policy / Legislation	Summary / Key Points	Relevance to BNG
Legal Duty for Public Bodies	Natural Environment and Rural Communities (NERC) Act (HMSO, 2006)	Section 40: public authorities must have regard to conserving biodiversity. Section 41: lists habitats/species of principal importance.	Supports conservation and enhancement of biodiversity; underpins BNG objectives.
Legal Implementation	Environment Act (HMSO, 2021) – Schedule 7a	Makes BNG mandatory in England; sets 10% gain target; defines calculation of onsite, offsite, and credits.	Operationalises BNG as a legal requirement; ensures measurable biodiversity gain.
Planning Guidance	National Planning Policy Framework (NPPF, DLUHC, 2024)	Encourages net environmental and biodiversity gains; protects habitats and species; outlines planning principles for avoiding, mitigating, or compensating harm.	Guides Local Authorities in integrating BNG into planning decisions; aligns with Environment Act.
Strategic National Policy	UK Government's 25 Year Environment Plan (DEFRA, 2018)	Sets the principle of "net environmental gain" for development. Plans consultation to make BNG mandatory.	Provides overarching strategic direction; foundation for mandatory BNG.
National Biodiversity Goals	Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2011)	Ambition to halt biodiversity loss; increase priority habitats by 200,000 ha; "Bigger, Better, More, Joined".	Provides ecological rationale for BNG; supports habitat creation and connectivity.

Appendix 3: The Statutory Biodiversity Metric Tool

Provided as a separate Microsoft Excel Spreadsheet

Appendix 4: Condition Assessment Results

Provided as a separate Microsoft Excel Spreadsheet