



**LAND ADJACENT TO 113 HOYLAND
ROAD.**

OS MAP REF: SE 35998 00375.

BIODIVERSITY NET GAIN REPORT.

Ref No: 260361.

Date: 28th April 2026.

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1. INTRODUCTION.

1.1. A planning application is to be submitted for the creation of a detached residential property on an area of land off Hoyland Road, adjacent to No. 113. A proposed development plan can be found in Appendix II.

1.2. The Local Authority will require a biodiversity net gain report in support of that planning application.

1.3. Whitcher Wildlife Ltd was therefore commissioned to undertake a biodiversity net gain assessment of the site to satisfy the above request. This has been undertaken using the Statutory Metric calculation tool.

1.4. A site visit was carried out on 20th April 2026 to gather all relevant baseline information.

2. SURVEY METHODOLOGY.

2.1. All surveys were carried out in line with the Chartered Institute of Ecological and Environmental Management (CIEEM) survey standards and advice.

2.2. A baseline survey was carried out of the site to establish the baseline biodiversity value of the area. Prior to visiting the site, the survey area was cross referenced to maps and aerial photographs to give a general idea of the habitats and potential issues within the area and to identify potential access and walking routes.

2.3. The survey area was walked where access was agreed. All habitats within and immediately around the survey area were documented and the dominant species within that habitat listed in line with the UK Habitat Classification methodology to identify the primary habitat types throughout the survey area. All primary habitats are accompanied by secondary codes which are used to add further specific details where necessary. Each primary habitat and unique set off secondary codes will be shown individually in the appended annotated map.

2.4. The survey was carried out by Alexandra White BSc (Hons) MSc ACIEEM MIEnvSc CEnv. Alex has worked as a consultant since 2013 carrying out array of different habitat and species surveys. Alex holds Natural England Survey Licences for Great Crested Newts, Bats, Hazel Dormice, White Clawed Crayfish and Barn Owls. She also holds Scottish Natural Heritage Licences for bats and great crested newts and Natural Resources Wales Licence for Great Crested Newts, Bats and Hazel Dormice. She holds an undergraduate honours degree in Zoology and a Masters degree in Environmental Management (Landscape and Wildlife Conservation). Alex is an Associate member of CIEEM, a full member of IES and a Chartered Environmentalist.

3. SURVEY RESULTS.

3.1. The Survey Area.

3.1.1. The survey area included an area of land adjacent to Hoyland Road. The aerial photograph below shows the location of the survey area in red.



3.1.2. The survey area was predominantly surrounded by residential properties. The aerial photograph below highlights the survey area within the wider landscape.



3.2. Survey Limitations.

Small areas to the rear of the garage could not be viewed or fully assessed during the survey. Aerial imagery was used to help assess this habitat and it is not thought to be a significant limitation.

3.3. Description of Habitats.

3.3.1. Appendix I of this report contains an annotated map marked up with the varying baseline habitats of the site. These habitats are: -

- u1b – Developed land, sealed surface.
- u1b5 – Buildings.
- g4 – Modified grassland.
- u1 – Built up areas and gardens.
- u1e – Built linear features.

3.3.2. u1b – Developed land, sealed surface.

3.3.2.1. There were small areas of concrete in front of the garages to allow for access.



3.3.2.2. There is no condition assessment for this habitat.

3.3.3. u1b5 – Buildings.

3.3.3.1. There were five concrete and timber garages within the southeastern extent of the survey area.



3.3.3.2. There is no condition assessment for this habitat.

3.3.4. g4 – Modified grassland.

3.3.4.1. The majority of the grassland was amenity grassland which was well maintained. The species present included perennial ryegrass *Lolium perenne*, annual meadowgrass *Poa annua*, Yorkshire fog *Holcus lanatus*, common nettle *Urtica dioica*, dandelion *Taraxacum officinale*, herb Robert *Geranium robertianum*, common daisy *Bellis perennis*, hairy bittercress *Cardamine hirsuta*, germander speedwell *Veronica chamaedrys*, greater plantain *Plantago major*, cleavers *Galium aparine* and creeping buttercup *Ranunculus repens*.



3.3.4.2. This habitat has been assessed as having a ‘poor’ condition as it did not meet the essential criteria for moderate or good condition.

3.3.4.3. There was a metal container within this habitat although this areas has still been mapped as grassland as it appears to have been placed on site recently from a review of aerial imagery.

3.3.5. u1 – Built up areas and gardens.

3.3.5.1. There is a small area behind the garages which was inaccessible from the site and public land as it backed on the adjacent gardens. This area was becoming overgrown on site and from aerials it appears as though it is shrubs from the adjacent garden. There is also evidence on site to support this as two of the garages supported bearberry cotoneaster *Cotoneaster dammeri*.



3.3.5.2. There is no condition assessment for this habitat.

3.3.6. u1e – Built linear features.

Secondary code - 853 Mortared Wall and - 621 Fence.

3.3.6.1. There is a mortared wall around the site boundary with the road. The was featured wall rue *Asplenium ruta-muraria*, hairy bittercress *Cardamine hirsuta*, maidenhair spleenwort *Asplenium trichomanes* and hart’s tongue fern *Asplenium scolopendrium*.



3.3.6.2. There is a metal fence between the survey area and the adjacent back garden to No. 113 Hoyland Road.



3.3.6.3. There is no condition assessment for this habitat.

4. BIODIVERSITY NET GAIN ASSESSMENT.

4.1. Baseline Biodiversity Value.

The below tables demonstrate the baseline area units within the red line development area using the Statutory Metric calculation tool.

Area habitats:

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Developed Land; Sealed Surface	0.0115	V. Low	N/A	0
Modified Grassland	0.0185	Low	Poor	0.04
Introduced Shrubs	0.0018	Low	N/A	0
Total	0.03			0.04

4.2. Post Development Habitat Creation.

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

Area habitats:

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Developed Land; Sealed Surface	0.0258	V. Low	N/A	0
Vegetated Garden	0.0061	Low	N/A	0.01
Total	0.03			0.01

4.3. Overall Biodiversity Net Gain.

4.3.1. There are 0.03BU of area habitat present on the site pre-development. Post development there are 0.01BU of area habitat and no hedgerow habitat. This represents a loss of 71.00% of on-site area biodiversity.

FINAL RESULTS				
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>		<i>Area habitat units</i>	-0.03	
		<i>Hedgerow units</i>	0.00	
		<i>Watercourse units</i>	0.00	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>		<i>Area habitat units</i>	-71.00%	Total net gain achieved is less than target set ▲
		<i>Hedgerow units</i>	0.00%	
		<i>Watercourse units</i>	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	0.04	0.04	0.03
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓

4.3.2. This will necessitate an area of off-site area biodiversity to achieve the required 10% BNG as there is a 0.03BU deficit.

5. CONCLUSIONS AND RECOMMENDATIONS.

5.1. The overall biodiversity net gain figure is showing a loss of 71%. With the proposals the scheme will not achieve the 10% net gain or meet the trading rules, which is a statutory requirement. The deficit will need to be addressed off site in order to achieve the net gain.

5.1.1. Once it has been decided what approach will be taken to achieve this, this report will need to be updated before it is issued to the LPA.

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

5.3. To achieve this, two bat roosting opportunities should be provided in the form of integrated bat bricks, which should be provided in the gable ends of the houses.

5.4. In addition, two pairs of integrated swift nest boxes should be provided in the eaves of the new dwellings.

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

Prepared by:	
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Checked by:	
Ruth Georgiou BSc MCIEEM	Date: 4 th May 2026

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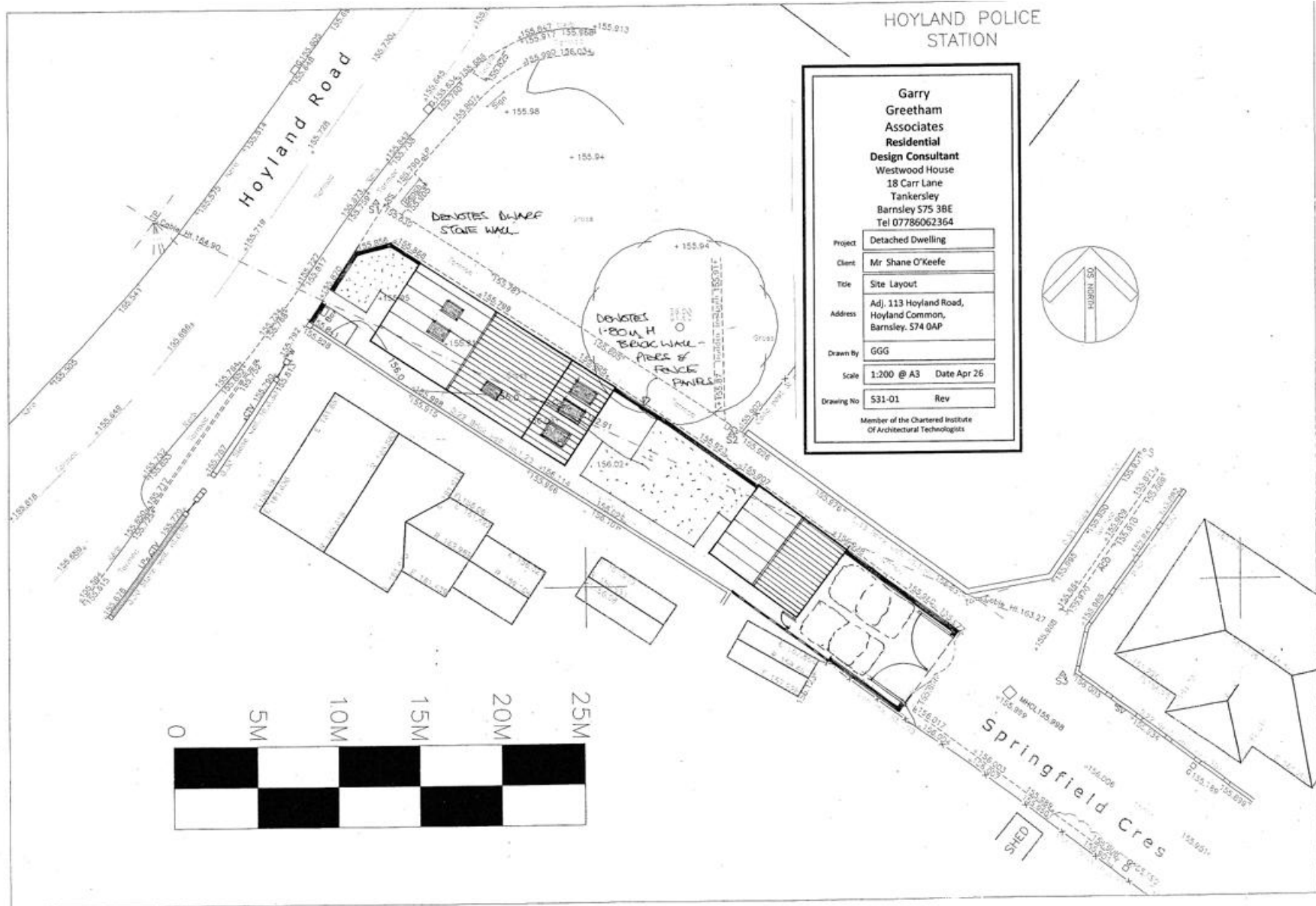
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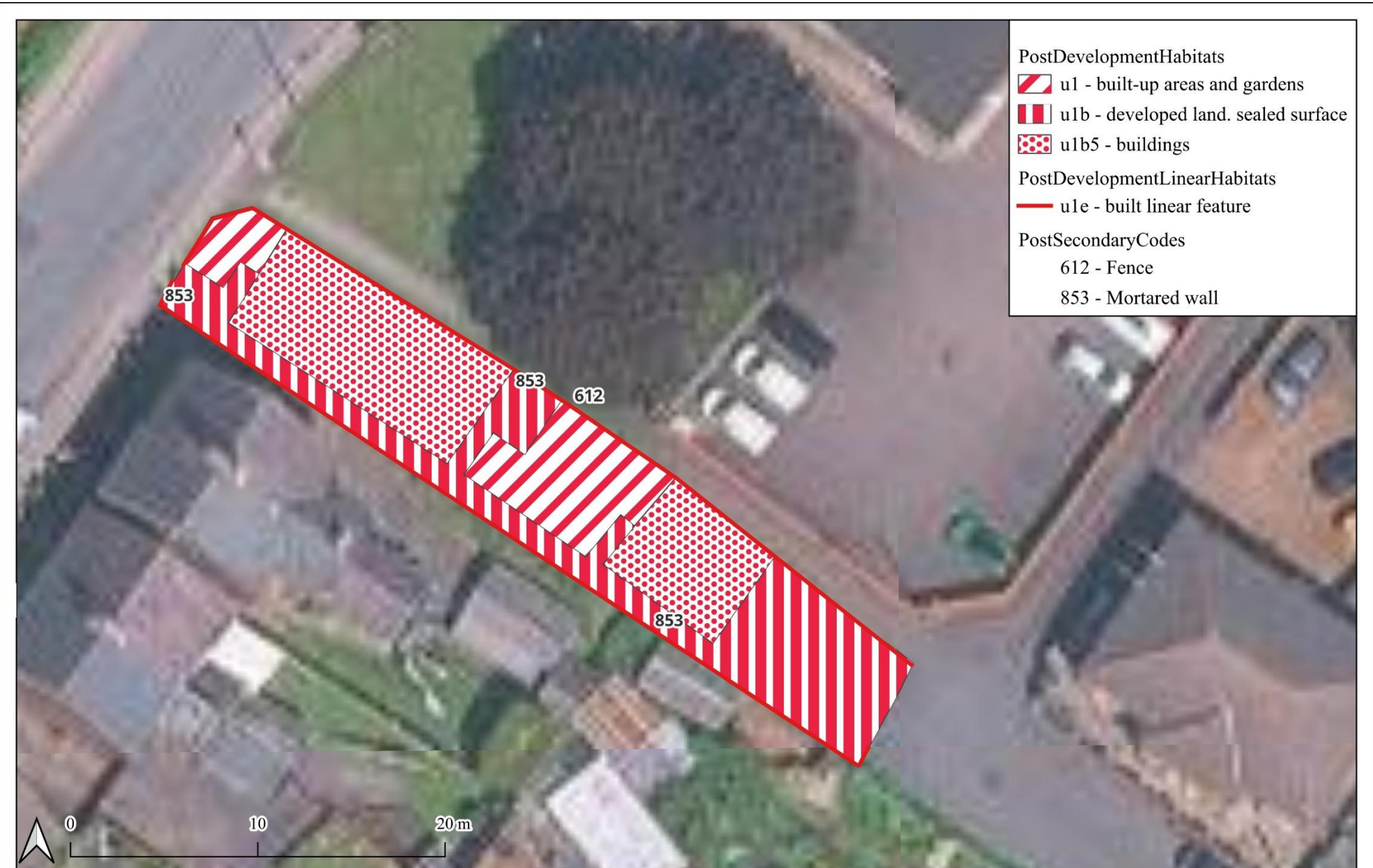
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Appendix II. PROPOSED DEVELOPMENT PLAN.



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



Site: Land Adjacent to 113 Hoyland Road

Date: 23.04.2026

Reference: 260361

Produced by: Samuel Bentley

