

Biodiversity Net Gain Assessment

Survey site:

Penistone Church FC, Church View Road, Penistone, Sheffield S36 6AT

Client:

Penistone Church Football Club

Assessment Date:

7th April 2026

Project:

This report is prepared to inform a planning application with the Barnsley Metropolitan Borough Council. Installation of a synthetic turf stadia football pitch at Penistone Church FC with associated fencing, storage areas and improved parking.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025**.

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Final	1.0	Rhiannon Jensen O'Brien BSc (Hons) MSc, Consultant Ecologist	07/04/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is located at National Grid Reference SE 24981 03066 and has an area of approximately 1.5ha. The site is characterised by areas of grassland and sealed surfaces as part of the football club. The site is surrounded by residential areas within Penistone. The wider landscape comprises other suburban areas interspersed with arable fields and pasture.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric - Penistone Church FC S36 6AT - v1 - 46395813 - 070426 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (Labosport Ltd, 2025)
- ❖ Location Plan (Labosport, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Penistone Church FC_S366AT_v1_46395813_190326 (Arbtech Consulting Ltd., 2026)

Executive Summary

- ❖ The current landscaping proposal generates a net loss of area-based habitat units (-69.94%) and no change of linear-based habitat units (0%).
- ❖ In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 2.56 will need to be achieved. At present, there is a unit deficit of **1.86** units. Similarly, to achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.07 will need to be achieved. At present, there is a unit deficit of **0.01** units.
- ❖ As the site is managed as sports pitches the provision of landscaping to achieve the required gains is considered unfeasible. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units.
- ❖ A summary as to what off-site units will be required is detailed in the table within the results section.

BNG Informative	
Habitat Degradation Statement	<div>Date reflected by BNG calculations17th March 2026</div> <div>The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 15th May 2019 and 3rd April 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.</div>
	<div></div>
	<div></div>
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.

BNG Target Uplift	+10%
National Character Area (NCA)	37 - Yorkshire Southern Pennine Fringe
Strategic Significance	<p>South Yorkshire the responsible authority for drafting the Local Nature Recovery Strategy (LNRS), has yet to adopt a comprehensive LNRS. The following documents from its adopted Local Plan (including Supplementary Planning Documents, SPDs), were used to determine strategic significance:</p> <ul style="list-style-type: none"> ❖ Policies Map ❖ Biodiversity Action Plan <p>All habitat has been set to low.</p>
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	0.055	One building onsite	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Developed land; sealed surface	0.5422	Areas of hardstanding including parking, a 3G sports pitch and pathways.		
Modified grassland	0.2251	Areas of grassland around the wider field. These areas appeared to contain >6 species per m2.	<p>Moderate: passes 4 of 7 criteria excluding essential criterion A.</p> <p>Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.</p>	

Penistone Church Football Club
Penistone Church FC, S36 6AT

Modified grassland	0.7148	The bulk of the pitch was mown short and consisted of little but grass and very heavily compacted bare ground. There was less than 6 species per m2 in these areas.	<i>Poor: passes 3 of 7 criteria excluding essential criterion A.</i> Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
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Baseline Biodiversity Value: On-Site
Linear-Based Habitats (B-1)

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Non-native and ornamental hedgerow	0.0646	Hedgerow present on the car park boundary.	Condition fixed at poor	Low Strategic Significance

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Developed land; sealed surface	0.055	Building retained	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Developed land; sealed surface	0.5422	Existing car park and pathways retained. The 3G sports pitch will be converted for additional car parking however will still be a sealed surface		
	Modified grassland	0.1751	Areas of modified grassland retained around the sites boundaries.	Anticipated to retain moderate condition.	
Created (A-2)	Developed land; sealed surface	0.05001	Areas of hardstanding created for equipment storage.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
	Artificial unvegetated, unsealed surface	0.7148	New artificial sports pitch created from existing sport pitch.		

Post-Development Biodiversity Value: On-Site

Linear-Based Habitats

	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (B-1)	Non-native and ornamental hedgerow	0.0646	Hedgerow retained in full.	Condition fixed at poor	Low Strategic Significance

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	2.33 ❖ 0 units artificial surfaces ❖ 0.90 units from moderate condition modified grassland ❖ 1.43 units from poor condition modified grassland	0.06 ❖ 0.06 units from non-native hedgerow	N/A
	Post-Development	0.70 ❖ 0 units artificial surfaces ❖ 0.70 units retained moderate condition modified grassland	0.06 ❖ 0.06 units retained non-native hedgerow	
	Overall Net Change	-1.63 -69.94%	0.00 0.00%	

BNG Informative														
Results	<p>The current landscaping proposal generates a net loss of area-based habitat units (-69.94%) and no change of linear-based habitat units (0%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of modified grassland. With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024).</p> <p>In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 2.56 will need to be achieved. At present, there is a unit deficit of 1.86 units.</p> <p>Similarly, to achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.07 will need to be achieved. At present, there is a unit deficit of 0.01 units.</p>													
Recommendations and Next Steps	<p>In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary.</p> <p>There is limited scope on site and this provision may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) as the site is managed as sports pitches the provision of landscaping to achieve the required gains is not feasible. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.</p> <p>A summary as to what off-site units will be required is detailed in the table below.</p> <table><tr><th></th><th>Distinctiveness</th><th>Broad Habitat Group</th><th>Habitat</th><th>Units Required</th></tr><tr><td></td><td>Low</td><td>Grassland</td><td>Modified grassland</td><td>1.63</td></tr></table>					Distinctiveness	Broad Habitat Group	Habitat	Units Required		Low	Grassland	Modified grassland	1.63
	Distinctiveness	Broad Habitat Group	Habitat	Units Required										
	Low	Grassland	Modified grassland	1.63										

		Area-Based	Any	Any	Any	0.23		
			Total			1.86		
		Linear-Based	Any	Any	Any	0.01		
			Total			0.01		
Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.							
	These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.							
BNG Mitigation Hierarchy								
Avoidance	Only habitat required for the development is impacted.							
Minimisation	Some areas of modified grassland have been retained.							
Mitigation	The development will offset the remaining units offsite.							
Offset								

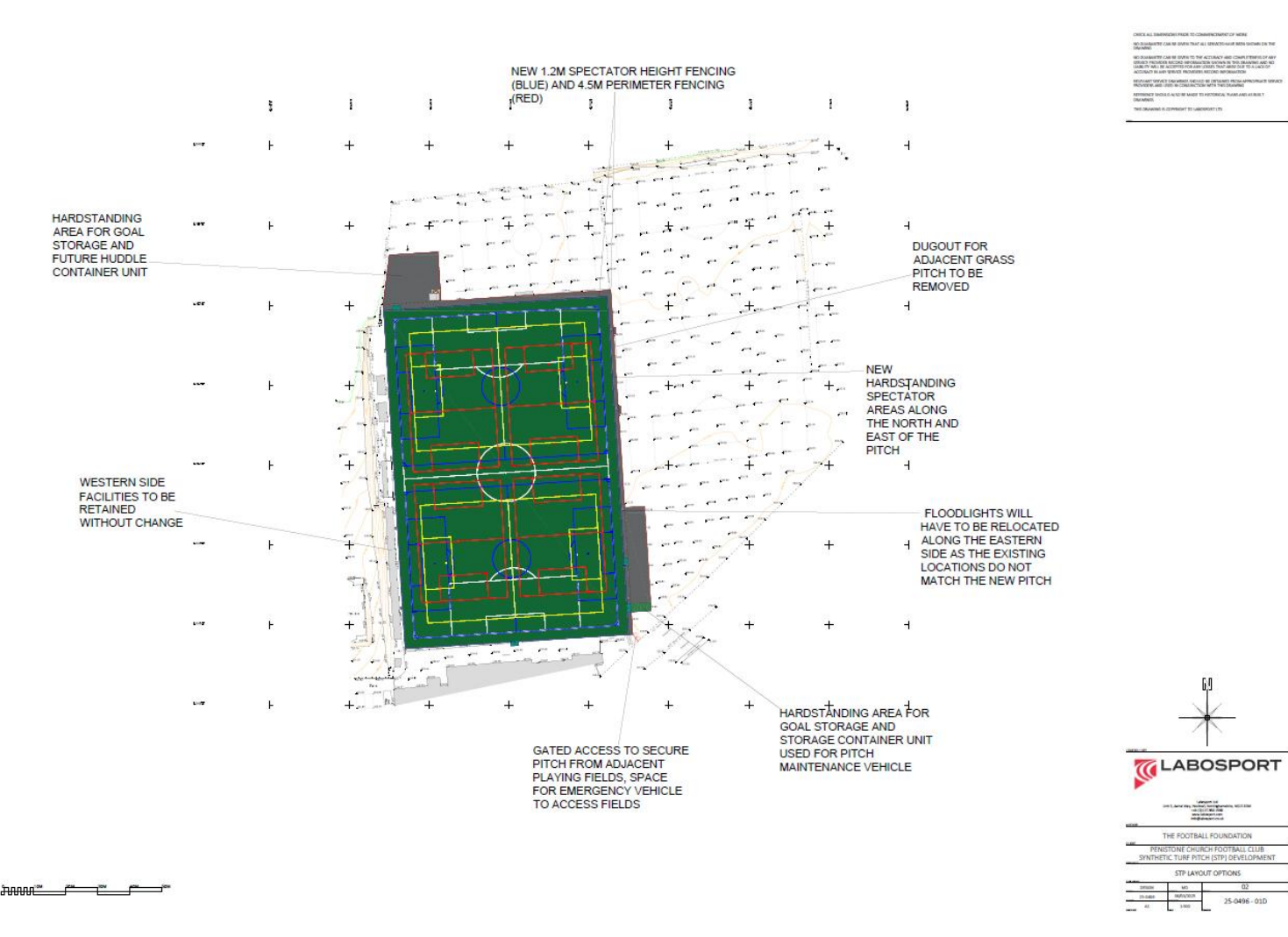
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



LOCATION PLAN

ONCE ALL DIMENSIONS HAVE BEEN COMMENCED TO WORK
NO GUARANTEE CAN BE GIVEN THAT ALL DIMENSIONS WILL BE SHOWN ON THE
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NO GUARANTEE CAN BE GIVEN TO THE ACCURACY AND COMPLETENESS OF ANY
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- APPLICATION SITE
AREA REQUIRED
- LAND AREA UNDER
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THE FOOTBALL FOUNDATION
PENISTONE CHURCH FOOTBALL CLUB
SYNTHETIC TURF PITCH (STP) DEVELOPMENT

LOCATION PLAN

PLAN NO.	01
DATE	25-04-2024
SCALE	1:1000

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Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-1.63
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-69.94%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?		No - Check Trading Summaries ▲

Total net gain achieved is less than target set ▲

Total net gain achieved is less than target set ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	2.33	2.56	1.86
Hedgerow units	10.00%	0.06	0.07	0.01
Watercourse units	10.00%	0.00	0.00	0.00

No additional watercourse units required to meet target ✓

Appendix 5: Habitat Condition Assessment Sheets

Table 6a: Modified grassland condition assessment.

	Criteria Description	Outside of sports pitch	Sports pitch
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	Y	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	N	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y	Y
		Total 4/7	3/7
	Outside sports pitch: Condition Moderate due to passing 4 of 7 criteria and all essential criteria. Sports pitch: Condition poor due to failing essential criteria		