

**Whitcher Wildlife Ltd.  
Ecological Consultants.**



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**NAYLOR CONCRETE, WHALEY ROAD,  
BARNSELY.**

**OS REF: SE 32128 08130**

**BIODIVERSITY NET GAIN ASSESSMENT.**

**Ref No: 250784**

**Date: 18<sup>th</sup> September 2025.**

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# **1. INTRODUCTION.**

1.1. An application is being prepared for the construction of a new two-storey office building on an area of largely hardstanding within Whaley Road Industrial Estate.

1.2. Whitcher Wildlife Ltd were commissioned to undertake a Biodiversity Net Gain assessment of the proposed site of development. The visit to survey the site was carried out on 1<sup>st</sup> August 2025.

1.3. This report will be accompanied by the Statutory Biodiversity Metric and condition assessment sheets.

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## **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 site survey was completed by Mitchel Greenhalgh, Managing Director of Whitcher Wildlife, and an Ecological Consultant with an array of experience in conducting surveys on a variety of flora and fauna in a professional capacity. Mitchel holds a level two Natural England survey licence in respect of both bats and great crested newts, a NatureScot licence in respect of bats and Natural England class licences for various invertebrates. He is also working towards gaining further survey licences. He has attended courses run by CIEEM, the Species Recovery Trust and the FSC and also holds a BSc in environmental science attained from the University of Leeds. He is an Associate member of CIEEM and he is therefore committed to continuous professional development.

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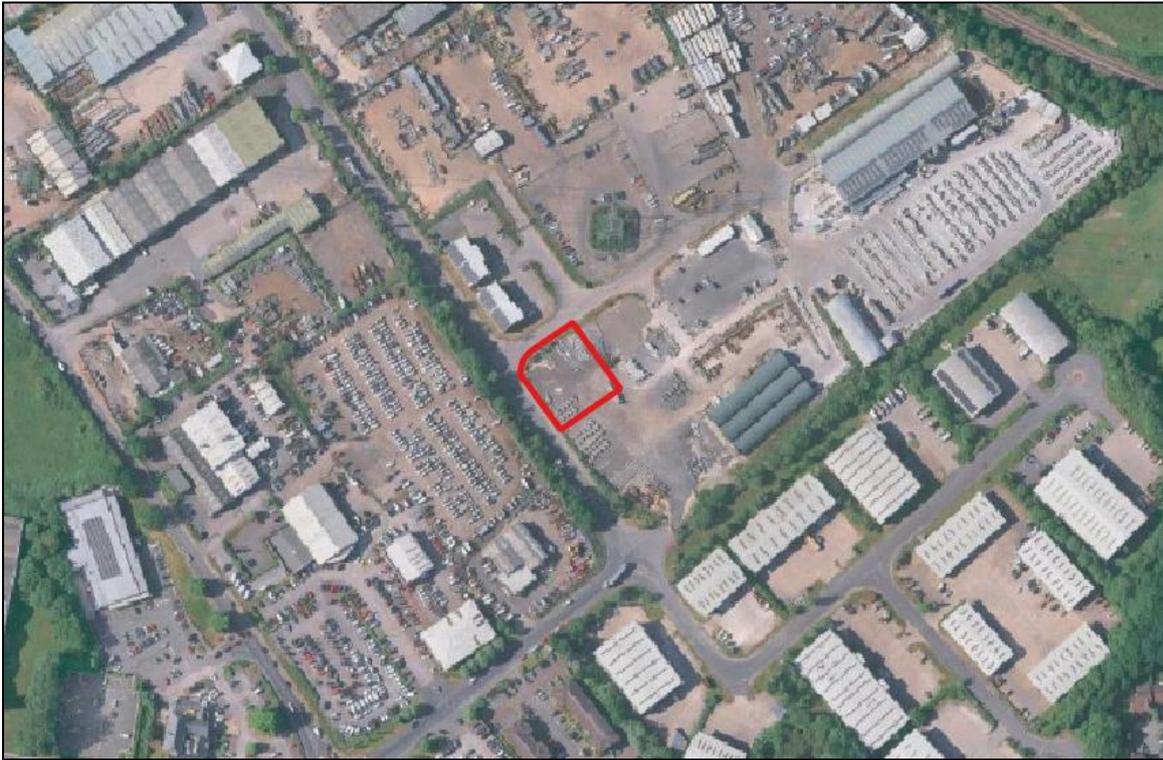
### **3. SITE DESCRIPTION.**

#### **3.1. The Survey Area.**

3.1.1. The survey area comprises an area of predominantly hardstanding immediately adjacent to Whaley Road, at the western end of Naylor Concrete Yard.



3.1.2. The wider surrounding area comprises further industrial estates and commercial properties, with only scattered green spaces.



### 3.2. Description of Habitats.

3.2.1. Appendices I & II of this report contains annotated maps marked up with the varying habitats within the site. The habitats on the site are: -

- u1f – Sparsely vegetated urban land.
- g4 – Modified grassland.
- u1b6 – Other developed land.

#### 3.2.2. u1f – Sparsely vegetated urban land.

3.2.2.1. The periphery of the site comprises a fringe of ephemeral vegetation growing on ballast. Species are limited largely ephemerals including ragwort (*Senecio jacobaea*), Oxford ragwort (*Senecio squalidus*), narrow-leaved ragwort (*Senecio inaequidens*), ribbed melilot (*Melilotus officinalis*), common centaury (*Centaureum erythraea*), great mullein (*Verbascum thapsus*), white clover (*Trifolium repens*), black medick (*Medicago lupulina*), ribwort plantain (*Plantago lanceolata*), creeping buttercup (*Ranunculus repens*), purple toadflax (*Linaria purpurea*), common toadflax (*Linaria vulgaris*), self-heal (*Prunella vulgaris*), willowherbs (*Epilobium* spp.), teasel (*Dipsacus fullonum*), wood avens (*Geum urbanum*), bird's foot trefoil (*Lotus corniculatus*), garden lady's mantle (*Alchemilla mollis*), perforate St. John's wort (*Hypericum perforatum*), curled dock (*Rumex crispus*),

smooth hawkbeard (*Crepis capillaris*), creeping thistle (*Cirsium arvense*), red fescue (*Festuca rubra* agg.) and water bent (*Polypogon viridis*).



3.2.2.2. Within this habitat, occasional scrubby species are present. These are predominantly dog rose (*Rosa canina*) and goat willow (*Salix caprea*) with buddleia (*Buddleja davidii*) sparsely present. None of these willows have sufficient DBH (>7.5cm) to be considered trees, other than one, which is a multi-stemmed specimen to the northwest of the site. This is still very small with a DBH of c.10cm.



### 3.2.3. g4 – Modified Grassland.

There is a road verge adjacent to the entryway to the yard. This is closely mown and comprises predominantly perennial rye grass (*Lolium perenne*) and cocksfoot (*Dactylis glomerata*). Some other species are encroaching from the substrate within the yard, such as ox-eye daisy (*Leucanthemum vulgare*), bird's foot trefoil (*Lotus corniculatus*), common centaury (*Centaureum erythraea*), black medick (*Medicago lupulina*), red clover (*Trifolium*

*pratense*), common cat's ear (*Hypochaeris radicata*), smooth hawkbeard (*Crepis capillaris*), dandelion (*Taraxacum officinale* agg.), fairy flax (*Linum catharticum*), hawkweed (*Hieracium* sp.), common figwort (*Scrophularia nodosa*) and perforate St. John's wort (*Hypericum perforatum*).



**3.2.4. u1b6 – Other Developed Land.**

The majority of the site comprises an unvegetated sealed surface used for storage.



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## 4. BIODIVERSITY NET GAIN ASSESSMENT.

### 4.1. On-site Assessment.

4.1.1. The below tables demonstrate the baseline on-site habitat units using the Statutory Metric. There are no hedgerows or watercourses on site and therefore, no calculations are necessary for these categories.

*Area habitats:*

Habitat Type	Extent (Ha)	Distinctiveness	Condition	Biodiversity units
Modified Grassland	0.0108	Low	Poor	0.02
Ruderal / Ephemeral	0.0105	Low	Moderate	0.04
Developed Land; Sealed Surface	0.1494	V.Low	N/A	0
Individual Tree (Urban)	0.0041	Medium	Moderate	0.03
<b>Total</b>	<b>0.17</b>			<b>0.1*</b>

\*Higher than sum of listed units due to rounding.

4.1.2. The proposals are able to comfortably demonstrate above and beyond a 10% gain through the implementation of an increase in amenity grassland, additional ornamental shrub planting, and the inclusion of three small trees.

4.1.3. The below table demonstrates the proposed post-development on-site units using the Statutory Metric.

Habitat Type	Extent (Ha)	Distinctiveness	Condition	Biodiversity units
Modified Grassland	0.0495	Low	Poor	0.1
Introduced Shrub	0.0098	V.Low	N/A	0.02
Urban Tree	0.0112	Medium	Moderate	0.03
Developed Land; Sealed Surface	0.1114	V.Low	N/A- Other	0
<b>Total</b>	<b>0.017</b>			<b>0.15</b>

## 4.2. Biodiversity Net Gain Results.

FINAL RESULTS		
<b>Total net unit change</b> <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Area habitat units</i>	0.05
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
<b>Total net % change</b> <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Area habitat units</i>	54.24%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
<b>Trading rules satisfied?</b>	Yes ✓	

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Prepared by:	
Mitchel Greenhalgh BSc ACIEEM	Date: 15 <sup>th</sup> September 2025

Checked by:	
Ruth Georgiou BSc MCIEEM	Date: 19 <sup>th</sup> September 2025

## 5. REFERENCES.

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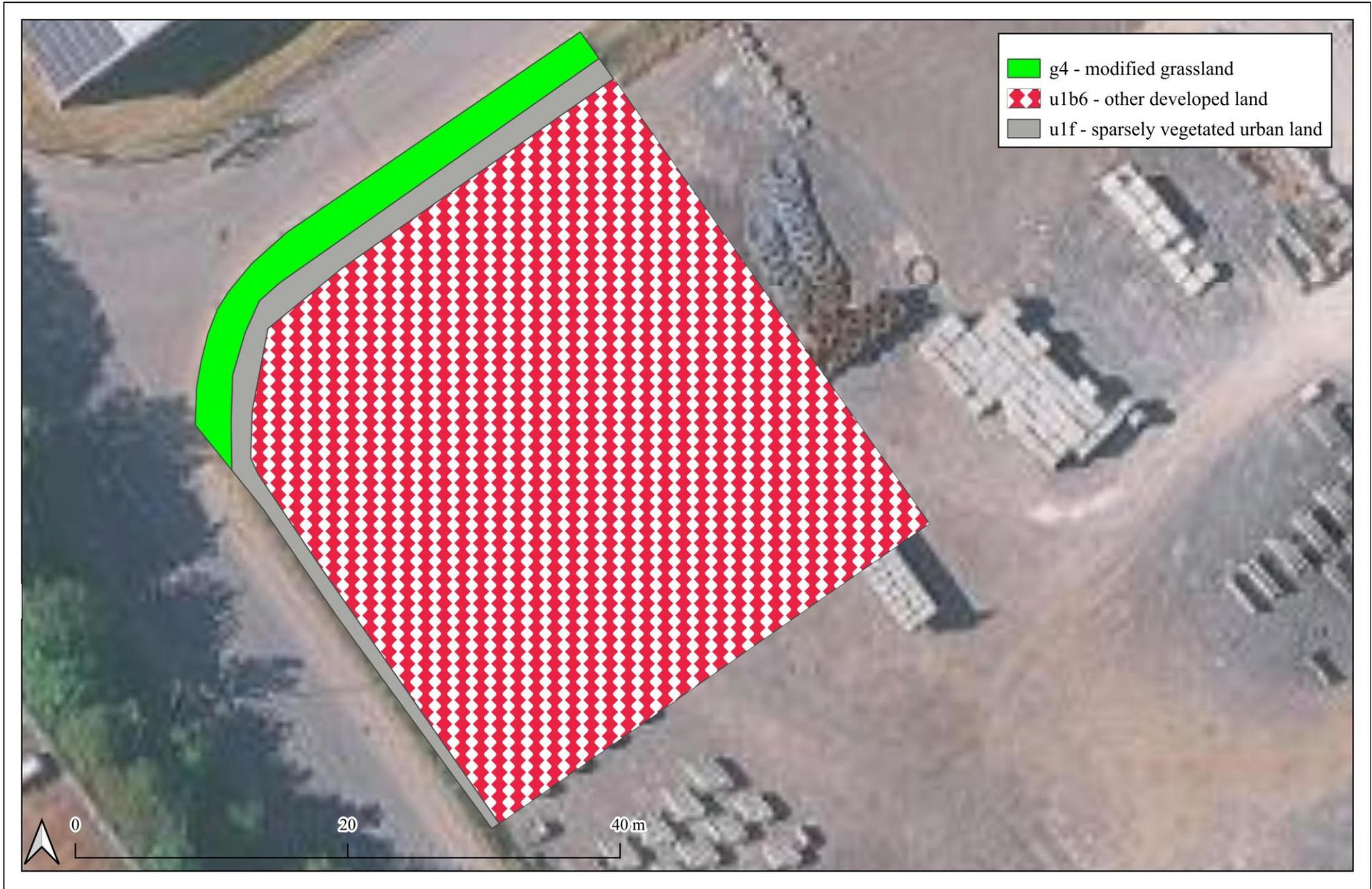
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# Appendix I. MAP – BASELINE MAP.



Site: Naylor Concrete

Date: 19.09.2025

Reference: 250784/Baseline

Produced by: Mitch Greenhalgh



## Appendix II. POST DEVELOPMENT MAP.



Site: Naylor Concrete

Date: 19.09.2025

Reference: 250784/Post

Produced by: Mitch Greenhalgh

