

**Whitcher Wildlife Ltd.  
Ecological Consultants.**



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**LAND OFF CLAYCLIFFE ROAD,  
BARNSELY.**

**MAP REF: SE 31893 08119.**

**BIODIVERSITY NET GAIN REPORT.**

**Ref No: 260609.**

**Date: 5<sup>th</sup> June 2026.**

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## **1. INTRODUCTION.**

1.1. A planning application, is to be submitted for the construction of an office block and store on an area of vacant land off Claycliffe Road, Barnsley.

1.2. Whitcher Wildlife Ltd has been commissioned to undertake a Biodiversity Net Gain assessment of the site in support of that planning application. This has been undertaken using the Statutory Metric Calculation Tool.

1.3. A site visit was carried out on 2<sup>nd</sup> June 2026 to gather all relevant baseline information.

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### 3. SURVEY RESULTS.

#### 3.1. The Survey Area.

3.1.1. The proposed development site is shown by the yellow arrow below. The site is located in a busy commercial area of Barnsley.



3.1.2. The drawing below shows the proposed development site.



## 3.2. Description of Habitats.

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

- u1b5 - Building.
- u1b – Developed land, sealed surface.
- u1e – Built linear features.

### 3.2.2. u1b5 – *Building*.

3.2.2.1. There is one storage unit in the corner of the site.



3.2.2.2. There is no condition assessment for this habitat.

### 3.2.3. u1b – *Developed land, sealed surface*.

3.2.3.1. The entire site area comprises developed land with a sealed surface. This habitat code allows for a maximum of 10% vegetation cover and the vegetation cover on site is well below this figure.



3.2.3.2. There is no condition assessment for this habitat.

**3.2.4. *u1e – Built Linear Feature.***

**Secondary code 612 – Fence.**

3.2.4.1. There are metal security fences on all sides of the site.



3.2.4.2. There is no condition assessment for this habitat.

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## 4. BIODIVERSITY NET GAIN ASSESSMENT.

### 4.1. Baseline Biodiversity Value.

4.1.1. The below table demonstrates the baseline area biodiversity units of 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 - Building	0.0045	V.Low	N/A	0
Developed land, sealed surface - Yard	0.0672	V.Low	N/A	0
<b>Total</b>	<b>0.0717</b>			<b>0</b>

4.1.2. There are no area or linear biodiversity units present on the site and therefore, this is a development subject to the de minimis exemption.

4.1.3. A site complies with the de minimis exemption if it is a development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, and 5 metres of linear habitats such as hedgerows.

### 4.2. Post Development Habitat Creation.

There is a small area at the entrance to the site that will be planted with a lawn, modified grassland. The remainder of the site will be a sealed surface or building.

*Area Habitats.*

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Developed land, sealed surface building	0.015	V.Low	N/A	0
Developed land, sealed surface yard	0.0535	V.Low	N/A	0
Modified grassland.	0.0032	Low	Poor	0.01
<b>Total</b>	<b>0.0717</b>			<b>0.01</b>

**4.3. Biodiversity Net Gain Outcome.**

Based on the above strategy, the following are the area habitat BNG results showing an immeasurable net gain and satisfying the trading rules.

FINAL RESULTS				
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Area habitat units			0.01
	Hedgerow units			0.00
	Watercourse units			0.00
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Area habitat units			N/A
	Hedgerow units			0.00%
	Watercourse units			0.00%
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.00	0.00	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

0 baseline units - % cannot be calculated

No additional area habitat units required to meet target ✓  
No additional hedgerow units required to meet target ✓  
No additional watercourse units required to meet target ✓

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# Appendix I. ANNOTATED MAP OF THE SURVEY AREA PRE DEVELOPMENT.



Site: Land Off CLaycliffe Road

Date: 05.06.2026

Reference: 260609

Produced by: Samuel Bentley



# Appendix II. ANNOTATED MAP OF THE SURVEY AREA POST DEVELOPMENT.



Site: Land Off CLaycliffe Road

Date: 05.06.2026

Reference: 260609

Produced by: Samuel Bentley



# Appendix III.DEVELOPMENT PLAN.

