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[redacted]

BIODIVERSITY GAIN PLAN

At

Hollin Royd Farm
Lane Head Road
Cawthorne
Barnsley
S75 4AJ

NGR: SE 26538 07299

Prepared for:	Elliot Pemberton, Five Seventy-Three Ltd
Written by:	Duncan Morrison, UES Sub-contractor
Approved by:	Ysobella Cox, UES Senior Ecologist
	[redacted]
Date:	22nd May 2026
UES reference:	UES04605/06

CONTENTS

1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by Duncan Morrison BSc MSc, UES Sub-contractor. Duncan holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake phase 1 habitat surveys, UKHab and national vegetation classification (NVC) surveys.

It has been verified by Ysobella Cox BSc MBiol, UES Senior Ecologist. Ysobella holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies her as competent to undertake phase 1 habitat surveys, UKHab and national vegetation classification (NVC) surveys.

1.2 Proposed development

Planning permission has been granted with conditions by Barnsley Metropolitan Borough Council on the 13th of June 2025 (reference number 2024/0600) for:

"Demolition of existing lean to agricultural shed and erection of replacement agricultural building to form livestock, machinery and feed store."

1.3 Document objectives

This Biodiversity Gain Plan (BGP) has been prepared in order to discharge both the Statutory Biodiversity Net Gain Condition and Condition 3 of the planning permission decision notice. The Statutory Biodiversity Net Gain Condition reads as follows:

"Statutory Biodiversity Condition (Single Phase Development):

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 Planning Practice Guidance 015 "Biodiversity Net Gain" - Reference ID: 74-015-20240214 [February 2024]

Development hereby approved may not be begun unless:

(a) a biodiversity gain plan has been submitted to the planning authority; and

(b) The planning authority has approved the plan.

1.2 Key requirements to be submitted:

1.2.1 The biodiversity gain plan must include:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(b) the pre-development biodiversity value of the onsite habitat;

(c) the post-development biodiversity value of the onsite habitat;

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(e) any biodiversity credits purchased for the development; and

(f) any such other matters as the Secretary of State may by regulations specify.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

g) name and address of the person completing the Plan, and (if different) the person submitting the Plan;

h) a description of the development and planning permission reference number (to which the plan relates);

i) the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;

j) the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;

k) a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);

l) (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;

m) pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;

n) a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and

o) if habitat degradation has taken place:
- *i. a statement to this effect,*
- *ii. the date immediately before the degradation activity,*
- *iii. the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and*
- *iv. any available supporting evidence for the value."*

Condition 3 of the planning permission decision notice reads as follows:

"The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application [The Statutory Biodiversity Metric] by [Kathryn James, UES Senior Project Manager] reference [Hollin Royd Farm, Cawthorne, Version 2] and dated [3rd February 2025].

REASON: In the interests of clarification and to help deliver a biodiversity net gain on- site in accordance with Schedule 7a of the Town and Country Planning Act 1990."

This document sets out how the project will comply with the biodiversity net gain (BNG) requirements established under the Environment Act 2021 and associated secondary legislation. The objectives of this BGP are to:

- Demonstrate how the development will achieve a minimum 10% net gain in biodiversity units, in accordance with statutory requirements.
- Summarise the baseline ecological conditions and quantify the biodiversity losses and gains using the Statutory Biodiversity Metric.
- Explain the approach to on-site habitat creation and enhancement, including how long-term management has been secured,
- Set out the governance, monitoring, and legal mechanisms that will secure BNG delivery for a minimum of 30 years.

2 PLANNING POLICY

Paragraphs 180 of the National Planning Policy Framework (NPPF, 2023) set out requirements for the delivery of BNG. In England, BNG is mandatory under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Under the statutory framework, subject to some exceptions, every grant of planning permission is granted subject to the condition that the biodiversity gain objective is met (Biodiversity Gain Condition). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitats.

Mandatory BNG only applies for planning permission applications made on or after 12th February 2024. Permissions granted for applications made before this date are not subject to BNG. A temporary exclusion applies for non-major developments whereby mandatory BNG only applies for planning permission applications made on or after 2nd April 2024.

The Environment Act 2021 sets out the following key components to mandatory BNG:

- Minimum 10% gain required calculated using DEFRA Statutory Biodiversity Metric & approval of net gain plan
- Habitat secured for at least 30 years via obligations / conservation covenant
- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There is a national register for net gain delivery sites
- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss
- Also applies to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine development
- Does not change existing legal environmental and wildlife protections

3 METHODOLOGY – ON-SITE HABITATS

3.1 Baseline assessment

3.1.1 Habitat & hedgerow units

A UK Habitat (UKHab) classification survey of the proposed development site was undertaken by UES Senior Ecologist Daniel Smith and UES Graduate Ecologist Bethany Dineley. This was undertaken as part of a Preliminary Ecological Appraisal (PEA), with site surveys conducted on the 13^{h} August 2024. The survey and habitat mapping followed the UKHab methodology, providing a standardised approach to habitat mapping suitable for use within the Statutory Biodiversity Metric.

A UKHab baseline plan showing all habitats recorded on-site is provided at Appendix 1.

As part of the survey, the condition of each habitat was assessed using the relevant habitat-specific condition sheets. The resulting UKHab mapping and condition assessments form the baseline dataset used in the Metric calculation.

Details of baseline condition assessment data for on-site habitats is provided at Appendix 2.

Full descriptions of all habitats recorded on site are provided in the PEA report that has been prepared for the site (report reference UES04605/05).

3.2 Post-development assessment

The post-development habitat assessment for the on-site metric calculation was derived from the detailed landscape design provided to UES and prepared by A^{2} Studio (drawing number HRF - A2 - CON – 001; Rev A). This document sets out the proposed soft-landscaping scheme, including habitat types, planting mixes and species compositions.

Habitat areas were calculated by digitising the scaled landscaping drawings. Target condition scores were assigned using the Statutory Biodiversity Metric habitat condition criteria and the management intentions set out in the landscape specification. Only condition criteria that are realistically achievable within the required timeframes and supported by the proposed management regime were passed.

All post-development habitat parcels were entered into the Statutory Biodiversity Metric as either:

- Habitat creation - new habitats replacing existing habitats; or
- Habitat retention - where an existing habitat is to be retained in its current condition and distinctiveness.

A UKHab plan illustrating all proposed on-site post-development habitats is provided at Appendix 4.

3.3 Strategic significance

At the time of writing, the South Yorkshire Local Nature Recovery Strategy (LNRS) has not yet been published. In the interim, Barnsley Metropolitan Borough Council's Biodiversity Net Gain (BNG) Technical Guidance (Appendix 1) identifies Policy GI1: Green Infrastructure within the Barnsley Local Plan as the relevant policy framework for determining strategic significance. Under this guidance, habitat creation or enhancement of medium distinctiveness or above, located either within a corridor identified under Policy GI1 or within the Dearne Valley Green Heart NIA, should be assigned medium or higher strategic significance.

As the development site lies entirely outside of the Dearne Valley Green Heart NIA and all relevant habitat corridors identified under Policy GI1 of the Barnsley Local Plan, all baseline habitats and proposed on-site habitat creation have been assigned low strategic significance, i.e. "Area/compensation not in local strategy".

3.4 Limitations

The UKHab mapping and condition assessment of all on-site habitats was undertaken in August, at an appropriate point in the survey season when sufficient vegetative material was present to enable an accurate and reliable condition assessment.

As such, no significant limitations were identified that would affect the robustness of the Biodiversity Net Gain assessment or the surveys used to inform it.

4 BNG METRIC CALCULATION

The Statutory Biodiversity Metric has been used to assess the biodiversity losses and gains associated with the proposed development. Table 1 shows that the development will result in a significant net gain in all required unit types and all trading rules will be met.

Onsite habitat creation will comprise the establishment of 0.02ha of other neutral grassland in moderate condition, as well as the planting of three new trees in moderate condition. A species-rich native hedgerow in moderate condition with a total length of 0.002km will also be created. Full details regarding how these habitats will be established in the correct condition and maintained are set out in the accompanying Habitat Management and Monitoring plan (HMMP), a description of which is provided in section 5 of this report (see report ref. UES04605/06).

The table below summarises the baseline units, onsite post-intervention units, and the final post-development position:

Table 1 – On-site biodiversity metric outcomes

Unit type	Baseline units	On-site units post-development	Post development net change	Post development net change (percentage)	Trading rules satisfied?
Habitat	0.17	0.23	+0.05	+31.32%	Yes
Hedgerow	0.09	0.12	+0.03	+38.04%	Yes
Watercourse	0	0	N/A	N/A	N/A

All habitat creation measures included within this Biodiversity Gain Plan meet the eligibility requirements of the BNG Regulations and Statutory Biodiversity Metric. No habitats have been counted towards more than one statutory or non-statutory obligation, and none of the proposed measures are required solely for protected species licensing, nutrient neutrality, flood mitigation, or any other regulatory process. All biodiversity units generated are therefore eligible for inclusion within the Statutory Biodiversity Metric and compliant with the requirements for non-duplication and unit eligibility.

5 LONG-TERM MANAGEMENT & MONITORING

Long-term management and monitoring are essential components of delivering the biodiversity outcomes set out in this BGP. All retained and created and enhanced habitats will be actively managed for a minimum of 30 years to ensure they reach and maintain their target condition. This section summarises the overarching management and monitoring approach for the on-site habitats.

A Habitat Management and Monitoring Plan (HMMP) for the onsite habitats has been prepared to accompany this BGP (report reference UES04220/06). This HMMP sets out the management objectives, prescriptions, monitoring indicators, and success criteria for all on-site habitats that contribute to achieving the 10% BNG.

Monitoring of retained and created habitats will be undertaken at scheduled intervals to assess progress towards target condition. Monitoring will include:

- Condition assessments using the Statutory Biodiversity Metric criteria.
- Checks on establishment success (e.g., tree and shrub survival, grassland species composition).
- Review of management effectiveness.

Monitoring will be scheduled as follows:

- Early-stage establishment checks (Years 1–5).
- Periodic condition assessments (e.g every 3–5 years thereafter dependant on habitat type and as detailed in the HMMP).
- A final assessment at Year 30.

Monitoring results will be used to inform adaptive management, ensuring that interventions remain effective and habitats continue to develop towards their intended condition.

6 SECURING BNG

The information presented within this BGP, read in conjunction with the previously submitted biodiversity statement and accompanying HMMP, is sufficient to enable the Local Planning Authority to discharge the statutory biodiversity gain condition (see biodiversity statement report ref. UES04605/02 and HMMP report ref. UES04605/06). It includes a complete baseline assessment, a detailed post-development assessment, identification of all habitat creation measures, and a clear summary of the biodiversity units to be delivered onsite. It also includes remedial measures and targeted monitoring of habitat creation which will ensure the deliver of the proposed net gain.

7 SUMMARY & CONCLUSIONS

This Biodiversity Gain Plan demonstrates that the development at Hollin Royd Farm delivers biodiversity net gain in full accordance with the Environment Act 2021 and the statutory Biodiversity Metric. A comprehensive and up-to-date ecological baseline has been established through detailed UKHab mapping and condition assessment, ensuring that all on-site habitats have been accurately evaluated prior to development.

The proposed development site has an area of approximately 0.11ha comprising an agricultural building, access road and modified grassland. A line of trees is also present to the south of the development area.

The post-development scenario is based on the finalised landscape design and long-term management proposals, with each habitat assigned an appropriate target condition in line with the Metric criteria. Strategic significance scores have been applied in accordance with the Barnsley Metropolitan Borough Council's Biodiversity Net Gain (BNG) Technical Guidance (Appendix 1) and the statutory BNG guidance.

The proposed development will result in a net gain of 0.05 habitat units (+31.32%), 0.03 hedgerow units (+38.04%), with watercourse units being unaffected due to a baseline value of 0 units. The on-site measures deliver a measurable net gain in biodiversity units that exceeds the statutory minimum 10% requirement.

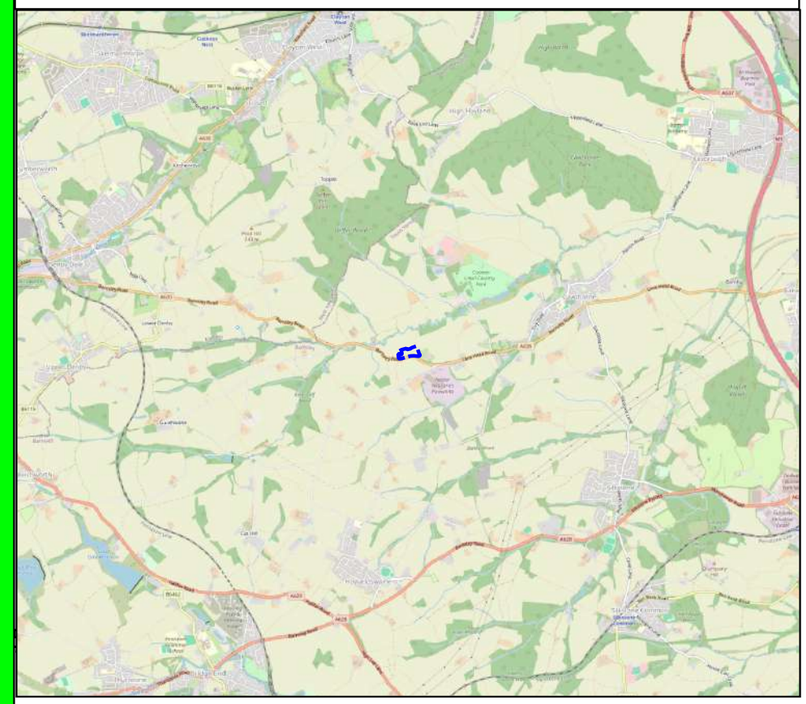
Overall, this BGP provides a clear, robust, and deliverable strategy for achieving biodiversity net gain associated with the proposed development. It demonstrates that the baseline has been accurately established, that the mitigation hierarchy has been followed within the confines and limitations of the site, that habitat creation has been maximised onsite, and that the resulting net gain will be secured and maintained for the required duration. The proposals therefore meet all the statutory BNG obligations and provide a transparent and defensible approach to biodiversity delivery for the scheme.

APPENDICES

Appendix 1 – BNG Baseline UKHab Plan

UK Habitat Classification Plan

Site: Hollin Royd Farm
NGR: SE 26538 07299
Author: Bethany Dineley
Date: 08/10/24



- Site ownership boundary
- Development boundary
- g4 - modified grassland
- u1b - developed land. sealed surface
- u1b5 - buildings
- u1e - built linear features
- 32 - scattered trees
- 33 - line of trees

Appendix 2 – Baseline Condition Assessment

Condition Sheet: LINE OF TREES Habitat Type		
Habitat Types		
Line of trees		
Condition Assessment Criteria		**Criterion passed (Yes or No)**
A	At least 70% of trees are native species.	Yes
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Yes
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2].	No
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

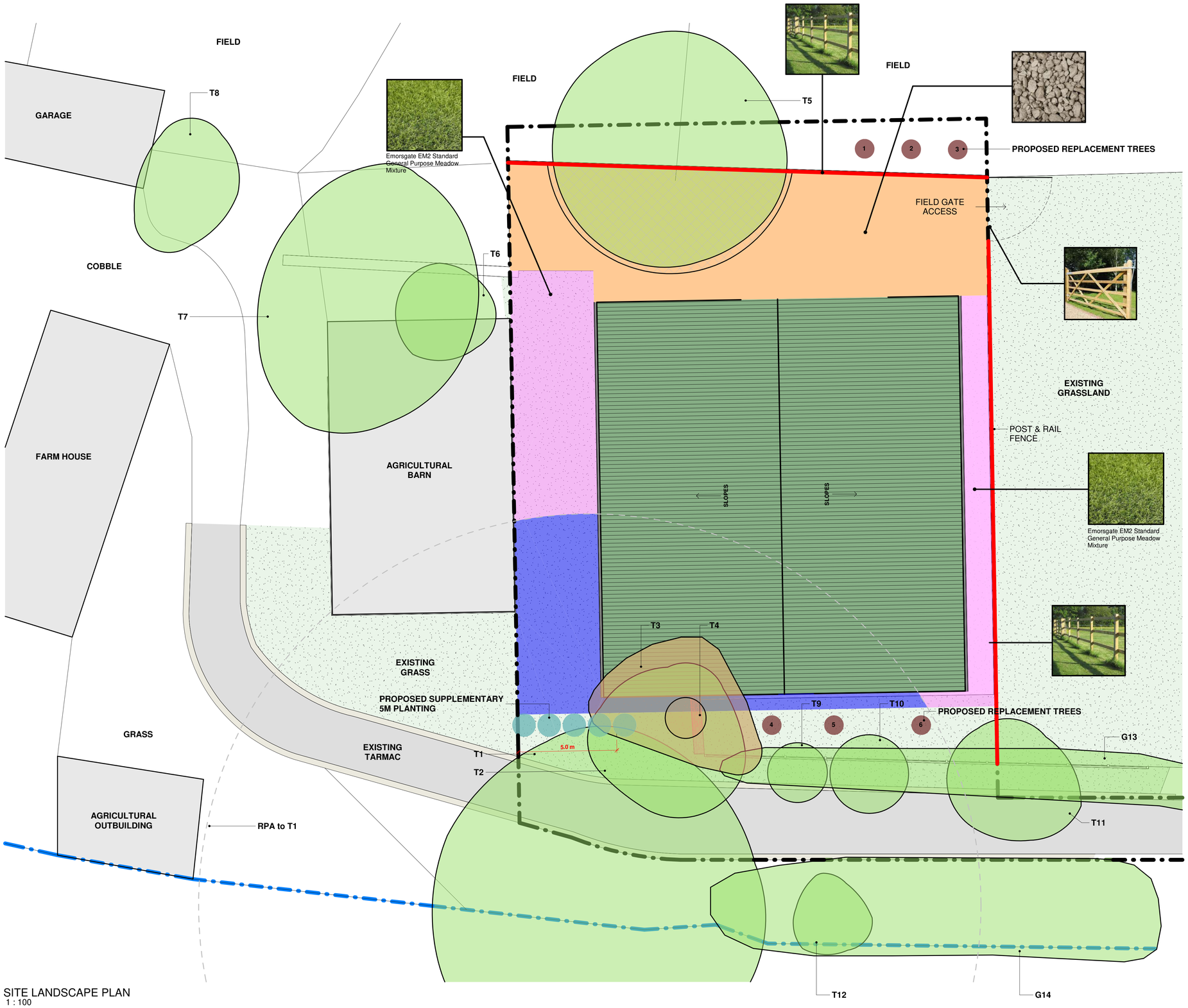
UK Habitat Classification (UKHab) Habitat Type

Grassland - Modified grassland

Condition Assessment Criteria		Criterion passed (Yes or No)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No
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.	No
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes
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.	Yes
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Yes
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes

Condition Sheet: INDIVIDUAL TREES Habitat Type		
Habitat Types		
Individual Trees - Rural Trees		
Condition Assessment Criteria		**Criterion passed (Yes or No)**
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature)[1].	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes

Appendix 3 – Proposed Development Plan



SITE LANDSCAPE PLAN
1 : 100

Graphical Scale **1:100**

0 1 2 3 4 5 10m

All drawings should be read in conjunction with the entire **PL Series** drawings. Full details and specifications will be provided following approval of the planning application and through a formal Building Control submission prior to commencement of site works & construction.

Application Boundary Adjacent Buildings

Hard Landscaping Key

Permeable Compact Gravel - Limestone Crushed Base Type 1 or similar
The use of a cellular confinement system will be utilised to create the hardstanding area that encroaches into the RPA of T5 without having adverse effects

Cellular Confinement System (Below Gravel)
The use of a cellular confinement system will be utilised to create the hardstanding area that encroaches into the RPA of T5 without having adverse effects

A cellular confinement system provides a load transfer mattress which prevents direct loads on tree roots and reduces the bearing pressure on subsoil's by stabilising aggregate surfaces against rutting under wheel loads. Figure 5 shows a side view of the cellular confinement system.

Methodology
Surface layer such as grass or gravel to be scraped off for levelling purposes. This can be done either by hand or by very small machinery to a maximum depth of 50mm.
• Spread a thin layer of 4/20 or 20/40 aggregate material over the length of the proposed hardstanding area to fill any small rut and to level area.
• Lay base geotextile material with at least 30cm overlaps. It is recommended that the base geotextile is made of polypropylene or polyester (min. 300g/m2) with a CBR puncture resistance of 4000N.
• Extend the cellular confinement systems over the area of the proposed hardstanding.
• Fill the voids within the Geoweb with a 4/20 or 20/40 aggregate material working into the voids. Help settlement of the stone by a minimum of four passes of a smooth roller (max. weight of 1000kg/m width without vibration), or alternatively by several passes with a tracked excavator
• Install peg and board edge supports of other approved edging.
• Lay an upper layer of geotextile over the Cellular Confinement System (not for tarmac surfaces). The upper geotextile is required for protecting the infill matrix; this can be of the same thickness as the base layer or slightly thinner (100–300g/m2)
• Construct finished permeable surface

Ground Protection (beneath grass / replanting)
The areas around T1 & T2 will need to be protected by ground protection measures during construction. For pedestrian access and for the use of pedestrian-operated plant up to a gross weight of 2 t, interlinked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane can be used as ground protection.

Post & Rail Fence
Pressure-treated softwood or oak, approx. 1.1–1.2m height, or 3 horizontal rails. Sensitive installation methods to be utilised around trees T5 and T11. Timber rails and posts sourced from local builder / agricultural merchants.

Planting / Soft Landscaping Key

Replanted Grass - Emorsgate EM2 Standard General Purpose Meadow Mixture
After construction of new agricultural shed, top soil to be made good and levelled to approximate existing site along building boundaries. Debris to be cleared, ground to be cultivated and high quality grass seeds to be sown evenly in places shown in pink on plan to match existing soft landscaped areas. Areas to right side of new barn to have native species rich wildflower meadow mix appropriate to local soil conditions.

Proposed Supplementary Planting: 5m additional planting for Bio-diversity Gain Planted as mixed native hedge, 5 plants per linear meter in a staggered double row. Around 0.5 - 1.2m high at planting. Primary species to be Hawthorn, Blackthorn, Hazel, Dog Rose and Dogwood. Planted in order to support birds, pollinators and small mammals all year round.

Proposed Replacement Trees:
To give a greater diversity of age class on the site, increasing sustainability. Give a greater diversity of species and therefore wildlife habitat. All tree sizes to be 10-12 cm girth and 1.0 - 1.2m in height at planting. Varieties as follows: Acer campestre, Betula pendula, Pinus sylvestris, Quercus robur, Sorbus aucuparia and Fagus Sylvatica. Planting in line with 20240600 Arboricultural Impact Assessment.

Tree Reference	Category	Notes (from Arboriculturist)	Retained Y	Retained N
T1	B1	English Oak - Good Vitality		
T2	C1	Wild Cherry - Aysmmetric Crown, Low Aesthetic Value Reduce Crown by 2.5m		
T3	C1	Wild Cherry - Aysmmetric Crown, Low Aesthetic Value		
T4	C1	Lawson's Cypress - Multi-stemmed at base, no defects		
T5	B1	English Oak - Good Structure, No Defects Crown lift by 2.5m		
T6	B1	Silver Birch - Single Straight Stem, No Defects		
T7	B1	Sycamore - Good Form & Vitality		
T8	C1	Laburnum - Reduced Vitality		
T9	C1	English Oak - Single Stem, no defects		
T10	C1	English Oak - Single Stem, no defects		
T11	B1	Horse Chestnut - Slender, no defects		
T12	C1	Norway Maple - Slightly suppressed. No defects.		
G13	C1	Red Cedar, Oak, Hazel, Chestnut & Holly - Young Screening Group		
G14	C1	Cypress, Cedar, Oak, Magnolia, Cotoneaster - Dense, no defects noted		
G15	B1	Ash, Wild Cherry Oak - Ash in decline, no defects noted		

Notes:
All planting shall be carried out in the first planting and seeding season following completion of the development. Any trees or plants which die, are removed or become diseased within five years shall be replaced in accordance with the approved details. The approved landscaping details shall be implemented no later than the first planting and seeding season following the completion of the new building; and any trees or plants which die within a period of 5 years from first being planted, or removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

CONDITION 05

Rev	Description	Date	By
A	Updated based on Ecologist comments	30/04/26	EP

A² STUDIO.

CONDITIONS

INFORMATION | COMMENT | APPROVAL ■ | TENDER | CONSTRUCTION | AS-BUILT

CLIENT
Mr & Mrs Priest

PROJECT
0462 - 001 Proposed erection of agricultural barn at Hollin Royd Farm

DWG. NO.
HRF - A2 - CON - 001

REV.
A

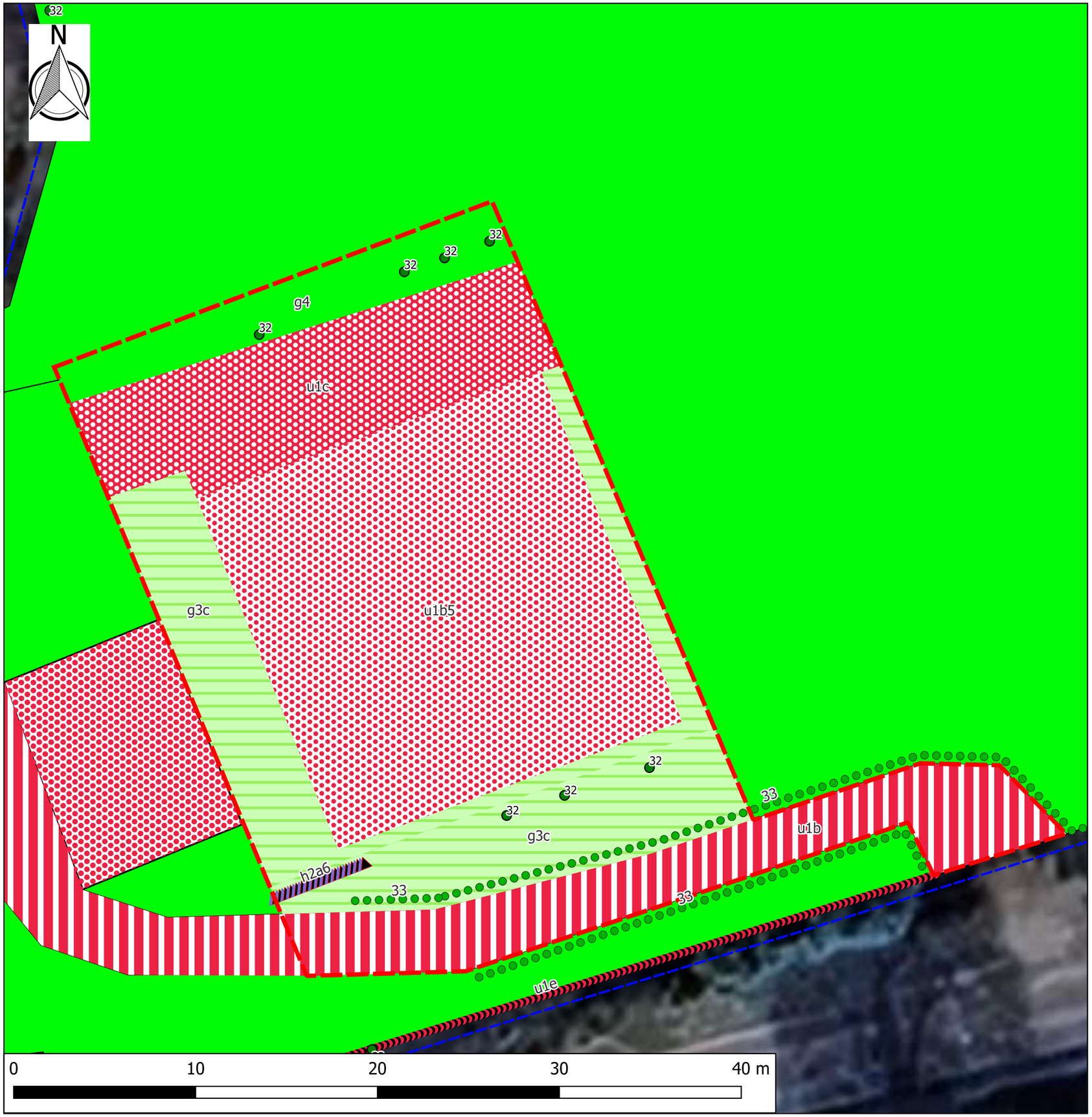
SITE LANDSCAPE PLAN

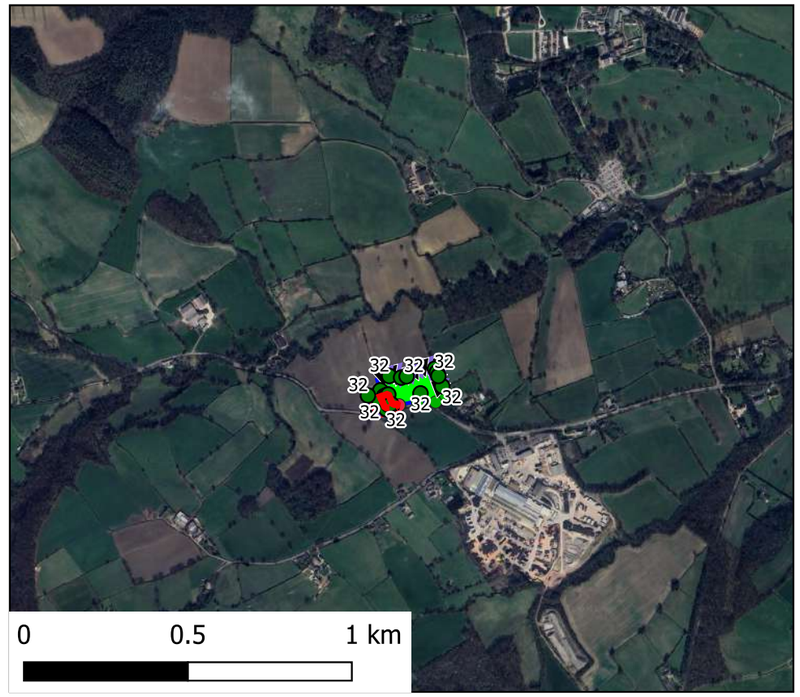
DRAWN BY: EP | DATE: 09/02/26 | SCALE: 1 : 100 | SHEET SIZE: A1

Appendix 4 – Post-development UKHab Plan

Post-Development UK Habitat Classification Plan

Site: Hollin Royd Farm
NGR: SE 26538 07299
Author: Duncan Morrison
Date: 08/05/2026





- Site ownership boundary
- Development boundary
- g3c - other neutral grassland
- g4 - modified grassland
- h2a6 - other native hedgerow
- u1b - developed land. sealed surface
- u1b5 - buildings
- u1c - artificial unvegetated unsealed surface
- u1e - built linear features
- 32 - scattered trees
- 33 - line of trees