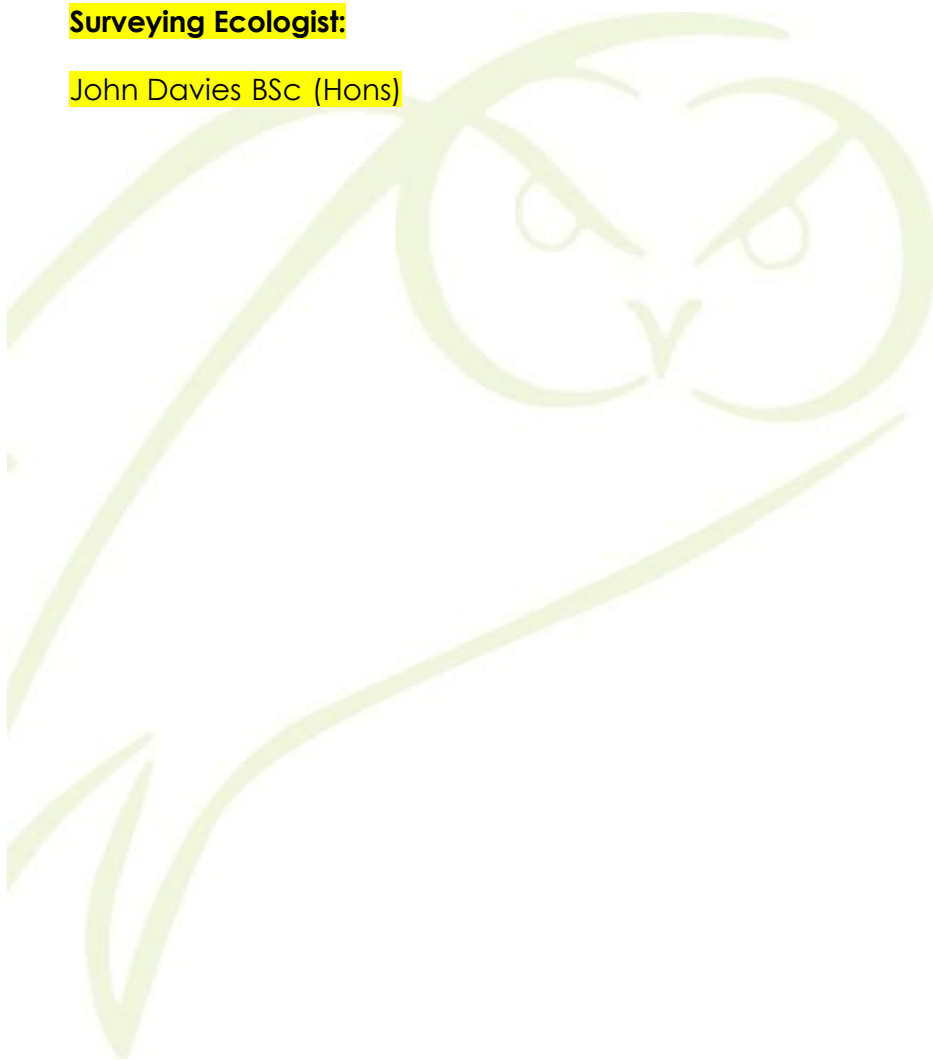


Biodiversity Net Gain Plan Report	
<b>For:</b>	Margaret Cartilage Estate
<b>Site:</b>	Pear Tree Farm, Church Street, Brierly, Barnsley, S72 9HT
<b>Report Date:</b>	26 <sup>th</sup> February 2026
<b>Report Reference:</b>	SQ-4127

**Surveying Ecologist:**

John Davies BSc (Hons)



Pear Tree Farm  
Church Street  
Brierly  
Barnsley  
S72 9HT

<b>Client:</b>	Margaret Cartilage Estate
<b>Site Name:</b>	Pear Tree Farm, Church Street, Brierly, Barnsley, S72 9HT
<b>Report:</b>	Biodiversity Net Gain Report
<b>Date of Survey:</b>	10 <sup>th</sup> of July 2024
<b>Surveying Ecologist:</b>	John Davies BSc (Hons)



Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
1	Draft	Submission for Review	31 <sup>st</sup> of October 2025	John Davies BSc (Hons) – Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd
1	V1	Final	31 <sup>st</sup> of October 2025	John Davies BSc (Hons) – Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd
2	V2	Revision	6 <sup>th</sup> February 2026	Saffron Shiels BSc (Hons) – Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd
3	V3	Revision	26 <sup>th</sup> February 2026	Saffron Shiels BSc (Hons) – Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd



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Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc having the potential to affect survey results, no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.



## 1 Executive Summary

- 1.1 For the current development scheme for the site, a net gain of 13.36% for area habitat units is calculated and a net gain of 331.20% for linear habitat units is calculated. Furthermore, the Trading Summaries are satisfied by the proposed development scheme.

## 2 Introduction

- 2.1 In line with National Policy, developments (with some exceptions) are expected to achieve a minimum of 10% net gain in site biodiversity value.
- 2.2 Biodiversity metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for proposed development plan for the site.
- 2.3 Biodiversity metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the Statutory Biodiversity Metric Calculation Tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity value within the development site.

## 3 Baseline and Post Development Scheme Designs

- 3.1 Figure 1 presents the UK HABS habitat classification map for the development site and the wider site as identified via ground survey conducted in July 2024.
- 3.2 Figure 2 presents the UK HABS habitat classification map for the current development scheme design for the site post-development.
- 3.3 Figure 3 presents a summary of Statutory Metric results for the current development proposal.
- 3.4 Appendix One presents the current proposed development schemes used within the Metric calculations.

Figure 1: UK HABS Baseline Habitat Classification Map for the Development Site

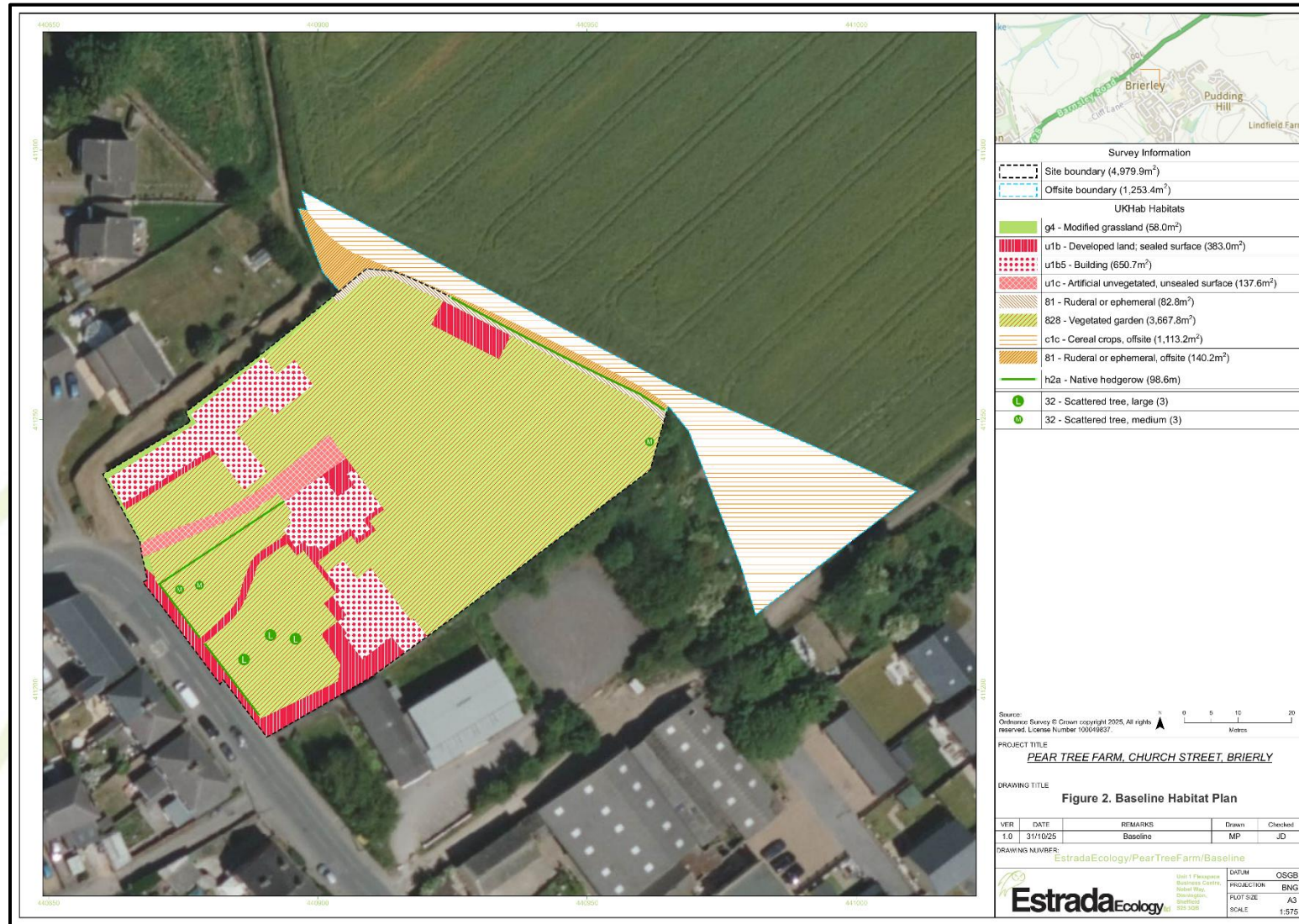
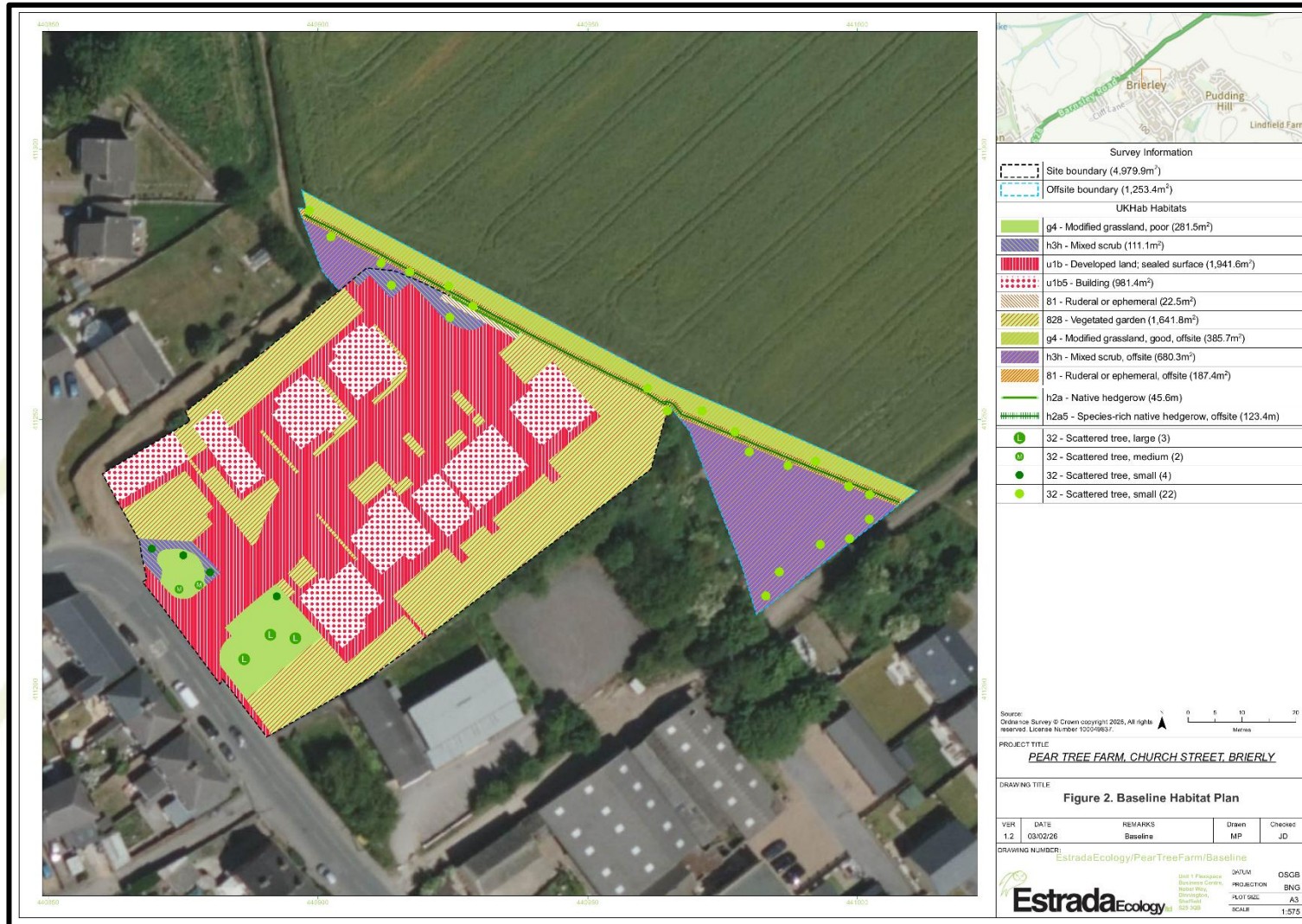


Figure 2: Current UK HABS Post-development Habitat Classification Map



## 4 Methodology

- 4.1 The Environment Bill (2020) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Bill which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2) and 15.
- 4.2 Development proposals submitted after 12<sup>th</sup> of February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.
- 4.3 The Statutory Biodiversity Metric Tool was used to calculate biodiversity units for baseline and post-development units for the development site, to determine if the proposed development will be likely to achieve net loss, no net loss, or net gain of biodiversity units.
- Individual habitat areas / lengths were rounded to four decimal places, with the minimum mappable unit being 0.0001 hectares. The canopy areas of Individual trees were calculated using the Urban Tree Helper tool included within the metric calculator. Linear habitat features such as hedgerows and ditches are measured in kilometres, where present.
  - Habitat condition indicates the quality of the habitat, either existing or to be achieved, based on the habitat condition assessments using the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.
  - Habitats were assessed for their strategic significance at a landscape scale, using information from sources such as Local Plans, Biodiversity Action Plans, and Nature Recovery Areas to determine their significance within a specific landscape. If habitats weren't included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.
- 4.4 Biodiversity unit calculations are based on the retention and / or enhancement of existing habitats within the proposed scheme design, as well as the creation of new habitats. Biodiversity units for hedgerow and watercourse habitats (linear) are calculated separately from area habitat within the metric.
- 4.5 This BNG assessment has been produced in conjunction with BNG Landscape Strategy Report (9542-BLS-01A - *Robinson Chartered Landscape Architecture – January 2026*). Proposed habitats have been categorised and conditioned in line with BNG condition assessments and UK HABS habitat criteria.
- 4.6 The proposals site is located within the Dearne Valley Green Heart Nature Improvement Area and therefore, all habitats have been afforded strategic significance.

## 5 Limitations

- 5.1 Habitat areas are rounded up or down to the nearest whole value, with a minimal mappable unit of 0.0001 hectares. However, the overall total of site habitat area and biodiversity units within the Statutory Metric are calculated and accurate to two decimal places.
- 5.2 Habitat areas used in the calculations are based on two-dimensional plans and so will not necessarily consider an increase in overall surface area as a result of slopes and banks.
- 5.3 In line with current guidelines, all habitats unless of a significant biodiversity value on the baseline which fall within private vegetated gardens have been incorporated into the valuation of the vegetated habitat area. This includes several small-sized trees (such as G3) and small areas of introduced shrub planting.
- 5.4 In line with current guidelines, all habitats on the post-development proposal which fall within private vegetated gardens have been incorporated into the valuation of the vegetated habitat area. This includes a retained hedgerow (H4) and tree (T11) which cannot legally be secured as 'retained'.

## 6 Biodiversity Net Gain

- 6.1 The site baseline consists of the following habitats at the following conditions.

**Table 1** : Site Baseline Habitats (Onsite)

Onsite Baseline Habitats	Condition
Buildings	N/A
Developed Land Sealed Surface	N/A
Artificial Unvegetated Unsealed Surface	N/A
Vegetated Gardens	N/A
Modified Grassland	Condition assessed as Poor; failing critical criteria A.
Ruderal / Ephemeral	Condition assessed as Poor; passing only criteria C.
Urban Trees (T12 – T14 & G4)	All trees condition assessed as Moderate: passing criteria A, B, C, and F.
Native Hedgerow (H4)	Condition assessed as Poor: passing criteria A1, B1, and D1 only.
Native Hedgerow (H7)	Condition assessed as Poor: passing criteria D1 only.

- 6.2 The total onsite baseline for biodiversity units for the site was calculated to be 2.34 area habitat units and 0.23 linear habitat units. No watercourse units were calculated at the baseline.
- 6.3 To achieve the target 10% net gain above the onsite baseline site value, the post-development plan will need to demonstrate a total value of 2.57 area habitat units, minimum and 0.25 linear habitat units, minimum.

6.4 The offsetting location baseline consists of the following habitats at the following conditions.

**Table 2 : Site Baseline Habitats (Offsite)**

Onsite Baseline Habitats	Condition
Cereal Cropland	N/A
Ruderal / Ephemeral	Condition assessed as Poor; passing only criteria C.

6.5 The total offsite baseline for biodiversity units for the site was calculated to be 0.29 area habitat units. No linear or watercourse units were calculated at the baseline.

6.6 The post-development site, including any retained / enhanced habitats, consists of the following created habitats at the following conditions.

**Table 3: Created post-development Habitats (Onsite).**

Post-development Habitats	Target Condition
Buildings	N/A
Developed Land Sealed Surface	N/A
Vegetated Gardens	N/A
Modified Grassland	Target condition of Poor; failing critical criteria A.
Mixed Scrub	Target condition of Poor: passing criteria A and C only.
Ruderal / Ephemeral (retained, not in gardens)	No change expected.
Urban Trees (retained, not in gardens)	No change expected.
Urban Trees (created, not in gardens)	Target condition of Moderate: passing criteria A, B, and F.
Native Hedgerow (retained, not in gardens)	No change expected.

6.7 The onsite post-development is calculated to have a total value of -0.47 area habitat units, and -0.20 linear habitat units.

6.8 The proposed offsite land, including any retained / enhanced habitats, consists of the following created habitats at the following conditions.

**Table 4:** Created post-development Habitats (Offsite)

Post-development Habitats	Target Condition
Modified Grassland	Target condition of Good: passing criteria A, C, D, E, F, and G.
Ruderal / Ephemeral	No target condition, assessed as Poor.
Mixed Scrub	Target condition of Moderate: passing criteria A, C, and E only.
Individual Trees	Target condition of Moderate: passing criteria A, B, D, and F
Native Species-rich Hedgerow	Target condition of Moderate: passing criteria B1, B2, C1, C2, D1, and D2.

6.9 The offsite post-development is calculated to have a total value of +0.78 area habitat units, and +0.95 linear habitat units.

## 7 Overall Development

7.1 Overall, considering both onsite and offsite developments, the proposals for the current development scheme will result in a net gain of 0.31 habitat area units, representing a 13.36% net gain for this unit category, and a net gain of 0.75 linear habitat units representing a 331.20% net gain for this unit's category.

7.2 In addition, the Trading Summaries are satisfied for this development proposal. The Trading Summaries expect that there is no net-loss of any broad habitat group which is not compensated for by units of a higher distinctiveness.

**Figure 3:** Summary of the Metric Calculations

FINAL RESULTS			
<b>Total net unit change</b> (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>		0.31
	<i>Hedgerow units</i>		0.75
	<i>Watercourse units</i>		0.00
<b>Total net % change</b> (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>		13.36%
	<i>Hedgerow units</i>		331.20%
	<i>Watercourse units</i>		0.00%
<b>Trading rules satisfied?</b>	Yes ✓		
<b>On-site baseline</b>	<i>Area habitat units</i>	2.34	
	<i>Hedgerow units</i>	0.23	
	<i>Watercourse units</i>	0.00	
<b>On-site post-intervention</b> (Including habitat retention, creation & enhancement)	<i>Area habitat units</i>	1.86	
	<i>Hedgerow units</i>	0.03	
	<i>Watercourse units</i>	0.00	
<b>On-site net change</b> (units & percentage)	<i>Area habitat units</i>	-0.47	-20.23%
	<i>Hedgerow units</i>	-0.20	-87.73%
	<i>Watercourse units</i>	0.00	0.00%
<b>Off-site baseline</b>	<i>Area habitat units</i>	0.29	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
<b>Off-site post-intervention</b> (Including habitat retention, creation & enhancement)	<i>Area habitat units</i>	1.07	
	<i>Hedgerow units</i>	0.95	
	<i>Watercourse units</i>	0.00	
<b>Off-site net change</b> (units & percentage)	<i>Area habitat units</i>	0.78	272.39%
	<i>Hedgerow units</i>	0.95	N/A
	<i>Watercourse units</i>	0.00	0.00%
<b>Combined net unit change</b> (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.31	
	<i>Hedgerow units</i>	0.75	
	<i>Watercourse units</i>	0.00	
<b>Spatial risk multiplier (SRM) deductions</b>	<i>Area habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	

## 8 Summary and Recommendations

- 8.1 The site under the current proposed development scheme is predicted to achieve a net gain for area and linear habitat units. The current post-development site proposal provides suitable planting and landscaping which is sufficient to compensate for the losses of baseline habitats. In addition, the Trading Summaries for area habitats are satisfied with the metric results.
- 8.2 The offsetting site is land owned by the applicant. This land will need to be registered as an offsetting site and secured by a section 106 prior to planning permission for it to be legally secured.

- 8.3 The proposal includes both onsite and offsite provisions which should be secured via a management plan (HMMP, LEMP, or equivalent) to ensure the proposed habitats achieve their target condition over the 30-year post-development period.
- 8.4 The calculations in this report are based on target habitat conditions post-development and post-management, taking future land usage and public access into consideration. Condition assessments of proposed habitats are also assessed on viability, as well as with the feasibility of appropriate and successful management.
- 8.5 It is recommended that an updated Biodiversity Net Gain report with updated calculations is completed should current development and landscaping proposals change in any way. An updated report will review habitat condition scores of habitats and will consider any changes in a final masterplan.





## References

**Environment Bank (2015)** Biodiversity Impact Calculator – Guidance for Use. Environment Bank.

**Environment Bank (2016)** Biodiversity Accounting – An introduction. Environment Bank.

**Environment Bank (2021)** The Environment Bill and Biodiversity Net Gain Delivery. Available online at <https://www.environmentbank.com/blog/theenvironment-bill-and-biodiversity-net-gain-delivery-what-planning-authoritiesneed-to-know/>)

**Natural England (2024)** Statutory Biodiversity Metric User Guide

**UK HABS (2023)** The UK Habitat Classification : Habitat Definitions. Version 2.0

*All online references accessed February 2026.*

