

**Whitcher Wildlife Ltd.
Ecological Consultants.**



**2 CEMETERY ROAD, BOLTON ON
DEARNE.**

MAP REF: SE 45533 02416.

BIODIVERSITY NET GAIN REPORT.

Ref No: 260169.

Date: 10th February 2026.

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1. INTRODUCTION.

1.1. A planning application is to be submitted for the erection of three new dwellings on land adjacent to 2 Cemetery Road, Bolton on Dearne.

1.2. The Local Authority will require a Biodiversity Net Gain Report in support of that planning application.

1.3. Whitcher Wildlife Ltd was therefore commissioned to undertake a Biodiversity Net Gain assessment of the site to satisfy the above request. This has been undertaken using the Statutory Metric Calculation Tool.

1.4. A site visit was carried out on 5th February 2026 to gather all relevant baseline information.

3. SURVEY RESULTS.

3.1. The Survey Area.

3.1.1. The proposed development site will be on land adjacent to 2 Cemetery Road, Bolton on Dearne, as shown by the red arrow below. The site is located in the residential area of Bolton on Dearne surrounded by housing and shops.



3.1.2. The aerial map below shows the location of the site and survey area, shaded in yellow.



3.2. Description of Habitats.

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

- u1c – Artificial, unvegetated land, unsealed surface.
- u1b5 – Buildings.
- u1 – Built up areas and gardens.
- h2b – Non-native hedgerow.
- u1e – Built Linear features.

3.2.2. u1c– Artificial, unvegetated land, unsealed surface.

3.2.2.1. Part of the drive leading towards the garage on the site comprises an artificial, unvegetated land with an unsealed surface.



3.2.2.2. There is no condition assessment for this habitat.

3.2.3. u1b5 – Buildings.

3.2.3.1. There are three buildings on the site, a garage, a greenhouse and a shed. all as shown below.



3.2.3.2. The garage has a wooden front with corrugated metal walls and roof. The shed is a standard timber structure and the greenhouse made with an aluminium frame and glass panels. None are suitable for roosting bats.

3.2.3.3. There is no condition assessment for this habitat.

3.2.4. u1 – Built up areas and gardens.

3.2.4.1. The entire site comprises a domestic garden with a central lawn with shrubberies and three fruit trees.



3.2.4.2. Species present include perennial ryegrass (*Lolium perenne*), cocksfoot (*Dactylis glomerata*), dandelion (*Taraxacum officinale*), white clover (*Trifolium repens*) and greater plantain (*Plantago major*) in the lawn and hazel (*Corylus avellana*), spotted laurel (*Aucuba japonica*), evergreen honeysuckle (*Lonicera nitida*), holly (*Ilex aquifolium*), snowdrop (*Galanthus nivalis*), mock oranges (*philadelphus coronarius*), buddleia (*Buddleia davidii*), wisteria (*Wisteria sinensis*) and apple (*Malus domestica*).

3.2.4.3. There is no condition assessment for this habitat.

3.2.5. h2b – Non-native hedgerow.

3.2.5.1. There is a privet hedge (*Ligustrum Ovalifolium*) along the southern site boundary.



3.2.5.2. The condition assessment for this habitat is automatically assigned as poor.

3.2.6. u1e – Built linear features.

Secondary code - 853 Mortared Wall.

3.2.6.1. There is a mortared wall up the eastern side of the garden and a short length by the gate to the site.



3.2.6.2. There is no condition assessment for this habitat.

3.3. General Ecology Issues.

3.3.1. The three buildings on the site are all of a design that is totally unsuitable for roosting bats. When assessed in accordance with the Bat Conservation Trust Good Practice Guidelines the buildings on site are assessed to provide negligible potential for roosting bats.

3.3.2. There is potential for nesting birds in the shrubs and hedgerow on site between March and August, during the nesting season.

3.3.3. There are no alien, invasive plant species as listed on Schedule 9 of the Wildlife and Countryside Act.

3.3.4. This is a landlocked site, surrounded by busy roads and houses and there are no other ecology issues associated with the site.

4. BIODIVERSITY NET GAIN ASSESSMENT.

4.1. Baseline Biodiversity Value.

The below tables demonstrate the baseline area and linear biodiversity units within the red line development area using the Statutory Metric Calculation Tool.

Area habitats:

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Vegetated garden	0.035	Low	N/A	0.07
Developed land, sealed surface - buildings	0.003	V.Low	N/A	0
Artificial unvegetated unsealed surface.	0.003	V.Low	N/A	0
Total	0.041			0.07

Linear habitats:

Habitat Type	Length in km	Distinctiveness	Condition	Biodiversity units
Non-native hedgerow.	0.013	V.Low	Poor	0.01
Total	0.013			0.01

4.2. Post Development Habitat Creation.

The below tables demonstrate the post development area biodiversity units within 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 - yard	0.013	V.Low	N/A	0
Developed land, sealed surface - buildings	0.012	V.Low	N/A	0
Vegetated garden	0.016	Low	N/A	0.03
Total	0.046			0.03

Linear habitats:

Habitat Type	Length in km	Distinctiveness	Condition	Biodiversity units
Non-native hedgerow.	0.013	V.Low	Poor	0
Total	0.013			0

4.3. Overall Biodiversity Net Gain.

4.3.1. There are only 0.07BU of area habitat present on the site pre-development and 0.01Bu of linear habitat. Post development there are 0.03BU of area habitat and no linear habitat. This represents a loss of 55.89% of on-site area biodiversity and a loss of 100% of linear biodiversity.

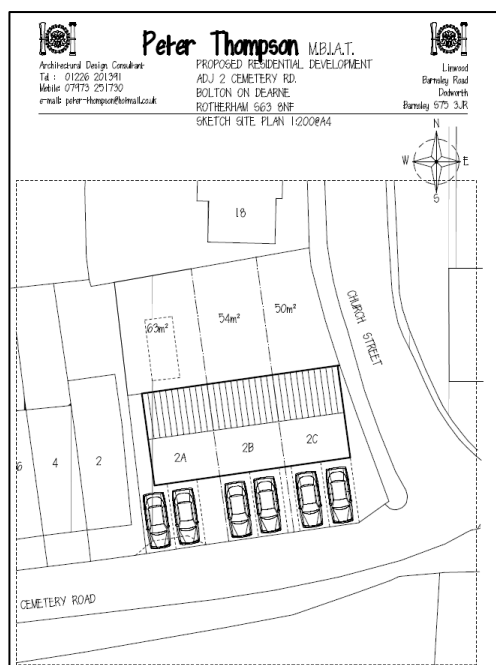
FINAL RESULTS				
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units		-0.04	
	Hedgerow units		-0.01	
	Watercourse units		0.00	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units		-55.89%	Total net gain achieved is less than target set ▲
	Hedgerow units		-100.00%	Total net gain achieved is less than target set ▲
	Watercourse units		0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.07	0.08	0.05
Hedgerow units	10.00%	0.01	0.01	0.01
Watercourse units	10.00%	0.00	0.00	0.00
No additional watercourse units required to meet target ✓				

4.3.2. This will necessitate the purchase of 0.05BU of off-site area biodiversity and 0.01BU of off-site linear biodiversity to achieve the required 10% BNG.

5. CONCLUSIONS AND RECOMMENDATIONS.

5.1. This site comprises a domestic garden with three buildings and a non-native hedgerow. There are three apple trees present but these are all in the small category and are therefore not recorded separately.

5.2. The proposed development will be three new houses and drives along with small rear gardens.



5.3. This post development site plan will necessitate the purchase of 0.05BU of off-site area biodiversity units and 0.01BU of off-site linear biodiversity units in order to achieve the required 10% Biodiversity Net Gain.

5.4. It is recommended that demolition and site clearance works are undertaken outside of the nesting bird season, which extends from March to August each year.

5.5. If any work commences between March and August, this should be immediately preceded by a thorough nesting bird survey carried out by a suitably experienced person. Any nests identified must remain undisturbed until the young have fledged from the nest.

5.6. The buildings present on the site at this time are totally unsuitable for roosting bats and therefore no further surveys are recommended.

5.7. It will be necessary to incorporate biodiversity enhancements in the new dwellings on the site in line with the NPPF.

5.8. To achieve this, two bat roosting opportunities will be provided in the form of integrated bat bricks, which should be provided in the gable ends of those houses.

5.9. In addition, four integrated swift nest boxes will be provided in the eaves of the new dwellings.

Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCM	Date: 10 th February 2026

Checked by:	
Ruth Georgiou BSc, MCIEEM.	Date: 13 th February 2026

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



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



Site: 2 Cemetery Rd, Bolton on Dearne

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Produced by: Samuel Bentley

