QuickBNG LTD

Biodiversity Net Gain Report

Land near Cross Street, Worsbrough

Survey date: 27th of March 2026

Created By:
QuickBNG Ltd
75 Claremont Road,
Seaforth, Liverpool, L21 1HT
Tel: [redacted]
Email: [redacted]
www.QuickBNG.co.uk

1. Introduction

1.1 Report Rationale

This report has been created by QuickBNG LTD. A Biodiversity Net Gain assessment occurred at Land near Cross Street, Worsbrough, Barnsley S70 4AX (OS grid ref: SE 35935 04573). To assess the biodiversity onsite, both a physical survey and a desktop investigation has occurred.

The main purpose of this assessment was to identify the broad habitats (as stated in the JNCC Phase 1 Handbook) and the flora species present within the survey area. This report and the field survey have both been completed by Mr. John Roberts: BSc (Hons), Ecologist and Director of QuickBNG LTD. The field survey occurred on the 27th of March 2026.

1.2 Site Description

The site is a large rectangle of habitat. It is lined with trees most of the way around its three open sides, with one side consisting of a large brick wall/wooden fence. The site is surrounded by roads and residential housing. The centre of the site has recently been cleared down to the bare ground, likely resulting in the very low species diversity recorded amongst the ground flora.

Figure 1: An aerial view of the proposed site of development (Blue Cross) and its surrounding area.

Figure 2: An aerial view of the proposed site of development (Blue Cross) and the wider area.

1.3 Proposals

The proposals are to build a large Transformative Care Home for young adults, with surrounding paving, car park and garden. The nature of the build means that the gardens being created are not considered as "private gardens"

1.4 Relevant Biodiversity Net Gain Policies

This report has been created with reference to conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England. These are:

- UK Biodiversity Action Plan (UKBAP)
- The National Planning Policy Framework (NPPF) 2021
- Environmental Act 2021
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services
- The Natural Environment and Rural Communities (NERC) Act 2006
- The UK Post-2010 Biodiversity Framework (2011-2020)
- Local policy

A more detailed explanation of these policies can be found within **Appendix D.**

1.5 Scope of Report

This report will aim to:

- Communicate the context of both the area and the proposed plans' impact
- Correctly identify the on-site habitat types and their extent
- Quantify the biodiversity on site and determine whether the proposed works will result in a net loss, no net loss, or a net gain for biodiversity.
- Make further recommendations to gain the required 10% minimum net gain for biodiversity.

2. Methodology

This survey and report were completed by Mr. John Roberts, BSc (Hons), Ecologist from QuickBNG LTD, who is a suitably qualified and experienced ecologist.

This report has been carried out in line with BS 8683:2021 - Process for designing and implementing biodiversity net gain, CIEEM Guidelines on Good practice principles for development (2016) and CIEEM A Practical Guide (2019).

Survey of Baseline Habitats and Condition

Baseline habitats are correctly identified from an onsite visit. The baseline also considers historic records for the site and the local area via a desktop study using satellite imagery, previous ecological reports, as well as government information from either magic maps or local authority records. Conditions of habitats and hedgerows are assessed using the scoring systems provided in Technical Annex 1 of the Biodiversity Metric 4.0 Condition Assessment Sheet.

Calculations of Baseline Habitats

Using Geographic Information Software, specifically QGIS, baseline habitats are measured using vector layer polygons. These measurements are then used in either the small or large Statutory Biodiversity Metric Calculation Tool from DEFRA. Habitat conditions are also input into the calculator.

Each habitat has a base score of 1, this is then multiplied by the size of the habitat area. The habitat is then multiplied by its habitat distinctiveness:

- Very low – 0
- Low – 2
- Medium – 4
- High – 6

The next multiplier is based on the habitat condition:

- N/A- Other – 0
- N/A- Condition Assessment – 1
- Poor – 1
- Moderate – 2
- Good – 3

Calculations of Post-development Habitats

The calculation is informed by planning design, landscape plans, and proposed ecological mitigation. Plans are georeferenced into QGIS and are similarly measured by using vector layer polygons. These measurements are input into the Statutory Biodiversity Metric Calculation Tool from DEFRA. A target condition will be assigned to each new habitat following the same scores as above. The calculator will generate a proposed time to hit this target condition and a difficulty score.

3. Results

3.1 Species recorded onsite

Below is the DAFOR ranking (Dominant, Abundant, Frequent, Occasional, Rare), of the plant species on site.

Plant species	DAFOR ranking
Brambles	F
Orchard Grass (Dactylis glomerata)	O
Stinging nettle	O
Common Dandelion	O
Silver Birch	O
Small-leaved Lime	O
Common Holly	O
Ivy-leaved speedwell	R
Elder	R
Common Comfrey	R
Wild Cherry	R
Oxeye daisy	R
Garden Tulip	R
Sycamore	F
Cow Parsley	R
Bitter Dock	O
Purple Dead-nettle	O
Sweet Mock-orange	R
Cleavers	R
Horse Chestnut	R
Common Nipplewort	R
Bluebell (Hyacinthoides non-scripta)	R
Kikuyu Grass (Cenchrus clandestinus)	R
Yellow Star-thistle	R
Common Sowthistle	R
Ribwort Plantain	O
Japanese Laurel	R
Ash	O
Scotch Broom	R
Red Flowering Currant	R
Wavy Bittercress	R
Other species	Notes
European Goldfinch	Heard.
Dunnock	Heard.
European Robin	Heard.
Eurasian Wren	Heard.

3.2 Baseline Habitats

Habitat Type	Area (ha)	Distinctiveness	Distinctiveness Score	Condition	Condition Score	Total Habitat Units	Baseline Units Retained	Baseline Units Enhanced	Area Habitat Lost	Units Lost
Individual Urban Trees	0.2931	Medium	4	Good	3	3.52	0.1873	0.00	0.11	1.27
Tall Forbs (Previously Degraded)	0.1808	Low	2	Good	3	1.08	0.00	0.00	0.1808	1.08
Bramble Scrub	0.02	Medium	4	Condition Assessment N/A	1	0.08	0.00	0.00	0.02	0.08

No linear habitats were present.

3.3 Proposed Habitats

The vegetated gardens onsite will not be considered as private gardens, since this is due to become a residential care home facility. Hence, introduced shrub can be considered as habitat creation.

Habitat Type	Area (ha)	Target Distinctiveness	Score	Target Condition	Score	Habitat Units Delivered
Developed Land; Sealed Surface	0.1564	V.Low	0	N/A- Other	0	0.00
Vegetated Garden	0.0171	Low	2	Condition Assessment-	1	0.03
Introduced Shrub	0.0273	Medium	4	Moderate	2	0.05

No linear habitats are proposed.

3.4 Total Net Unit Change

The Net Unit change for the habitats on-site is calculated at **-2.35 units**, which correlates to a **loss of 50.16%** in habitat biodiversity. Habitat trading rules are therefore not satisfied with the proposed habitats. No hedgerow/linear habitats or watercourse habitats were present onsite.

4. Recommendations

4.1 Onsite Requirements

There is a tree **due to be felled with a Bird nest hidden inside.** This is the Holly Tree at the Northeast site corner, which is the intersection between Cross Street and Underwood Avenue, visible in photo 4. **Do not fell this tree** during the Bird breeding season, which Is March to September or you will likely kill the chicks.

Vegetated gardens and hedgerow habitats

Vegetated garden habitats require no strategy to create as this is a low value habitat. The proposed introduced shrub is also a low distinctiveness habitat and can be created as per the landscape plan.

Although it has no bearing on BNG requirements, we would recommend using a rich mixture of Native hedgerow species for the introduced shrub habitat. Since this is a carehome, I have listed a number of suitable non-spikey/thorned native species here: Beech, Hornbeam, Field maple, Hazel, Dogwood, Wayfaring tree, Spindle, Wild privet, Honeysuckle, Common Ivy.

Retained trees

This is a revised version of the original plans which instead allows many of the existing trees to be retained. We recommend a 7 meter root protection area to be established to protect the existing trees from the building works.

4.2 Additional offsite requirements

The onsite habitat creation and retention has reduced the number of offsite credits that are needed, but they are still needed.

The minimum required offsite BNG credits needed is **2.82 credits/units.**
0.08 units of this must be scrub or habitat with high/ or very high distinctiveness.
1.27 units of this must be individual trees or habitat with high/ or very high distinctiveness.
The remainder can be of anything.

Your options for doing this are as follows:

Option 1: Find a private landowner online who will plant the necessary habitats for you. The biggest companies for this are Environmentbank and BNGfinder. You should find a provider that has a site nearby, preferably in the same local authority boundary or “local character area,” otherwise the habitat units created offsite will be reduced.

Option 2: Secure a piece of land that you own for 30 years to create and maintain new habitat. This must not be private garden and should be either within the same local authority or “local character area.” This is a long process and must be legally secured under a section 106 notice, correctly reported and maintained. However, if you already own suitable land, this is significantly cheaper.

Option 3: This is the last option, which is only accepted if Offsite BNG cannot be found. This would be to purchase statutory credits from Natural England.

5. Appendices

Appendix A: Baseline habitat map

Appendix B: Proposed Site Plans

Appendix C: Proposed habitat map

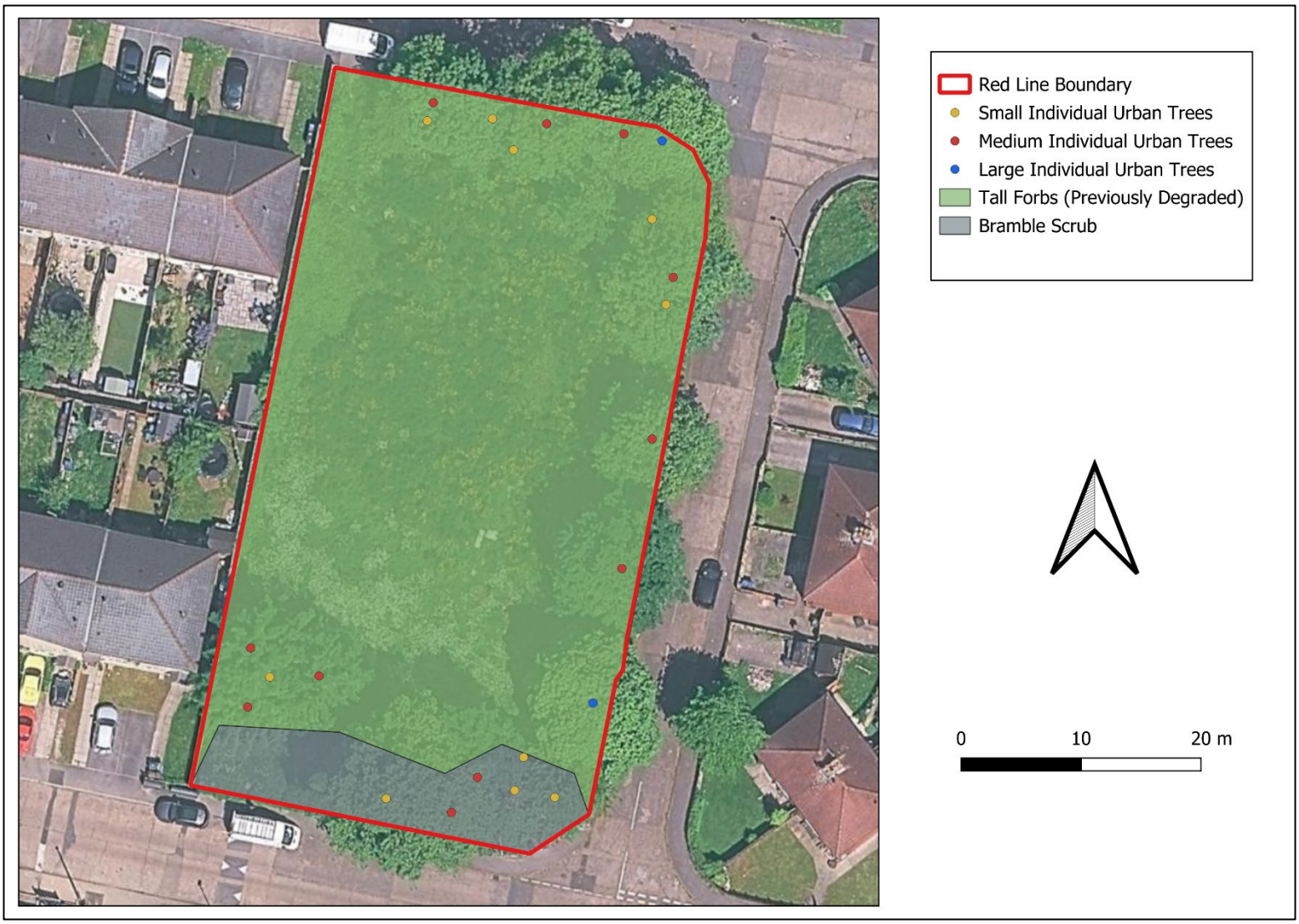
Appendix D: Designated sites and priority habitats map

Appendix E: Biodiversity Net Gain Relevant Policies

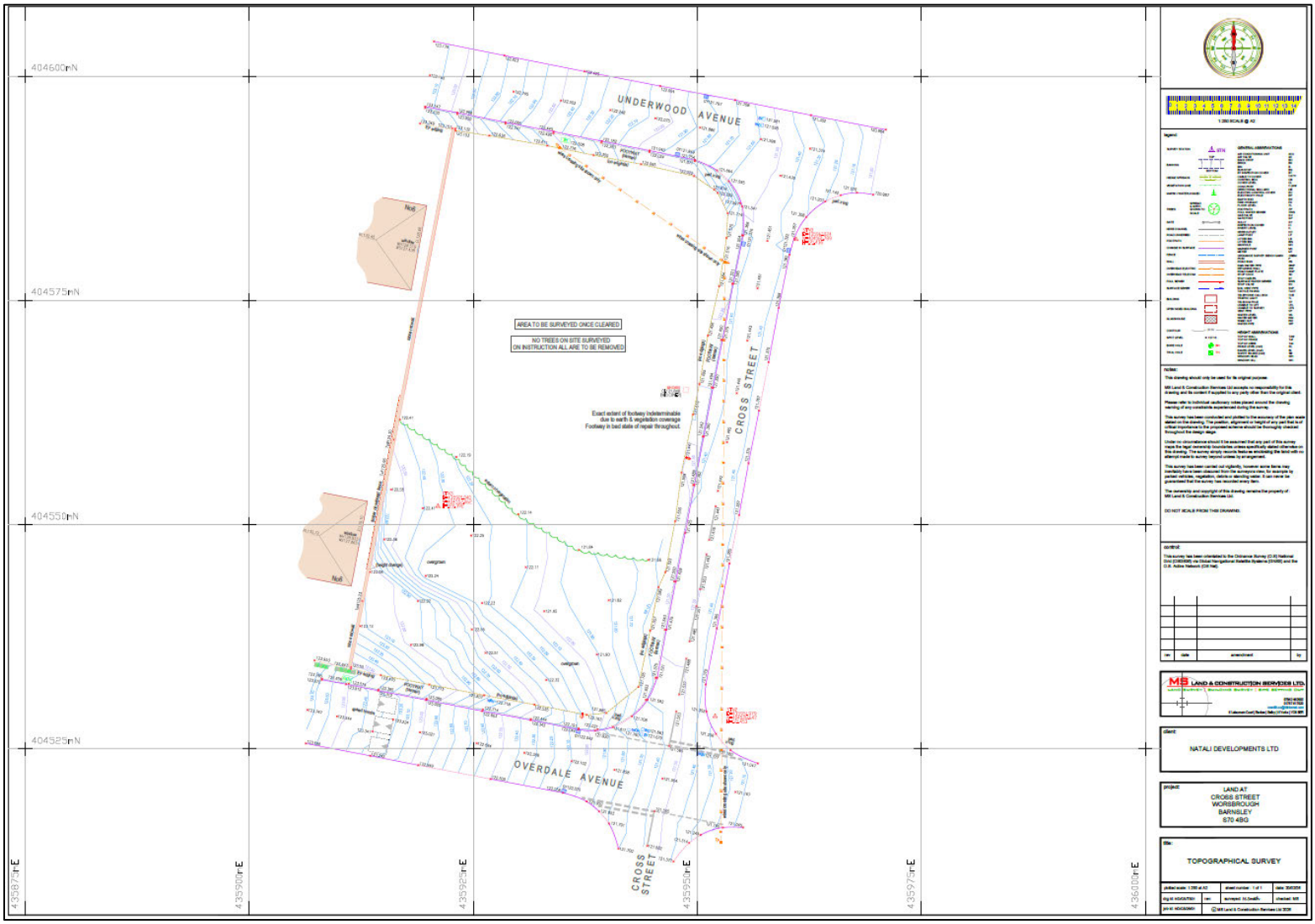
Appendix F: References

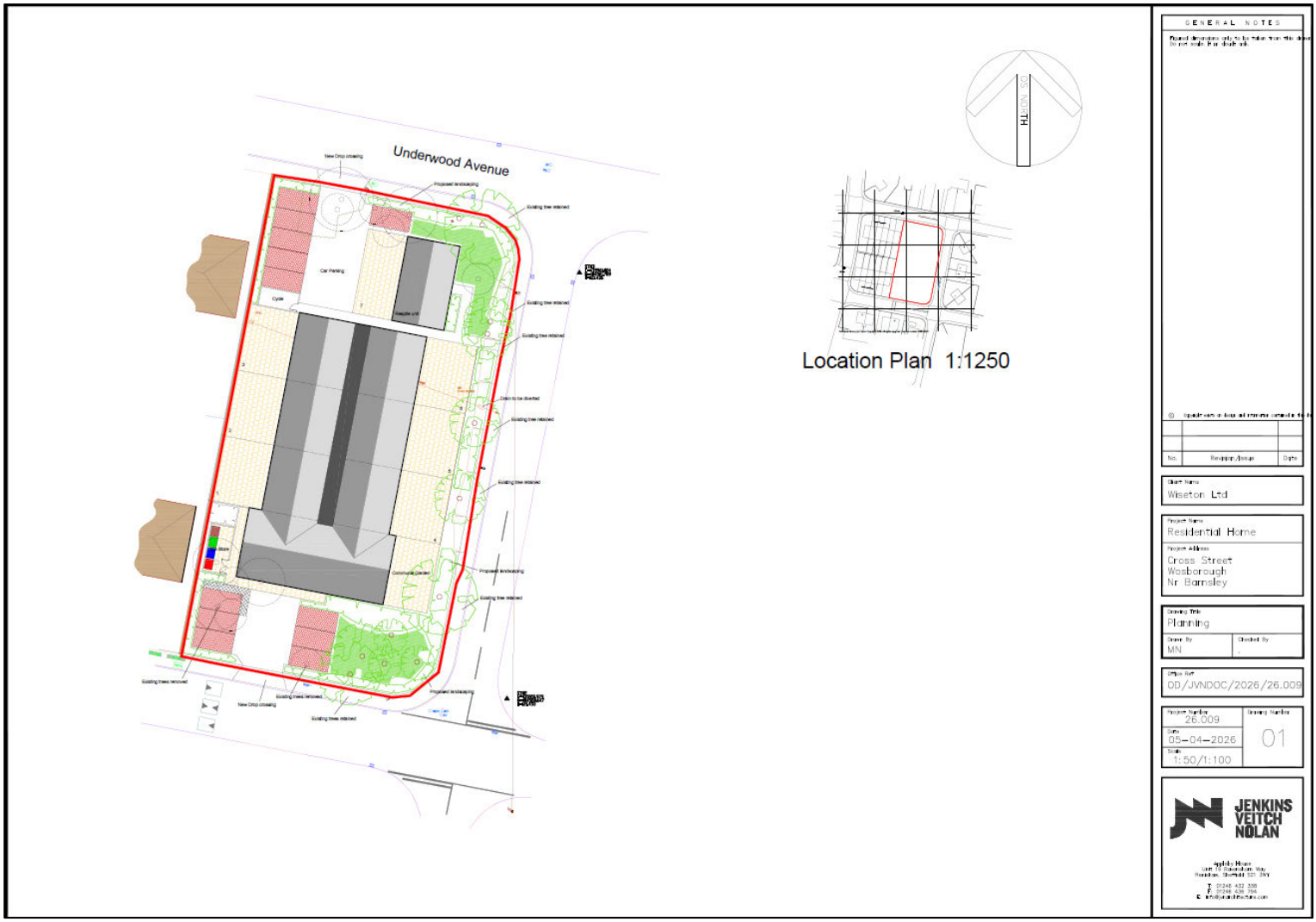
Appendix G: Site Photos

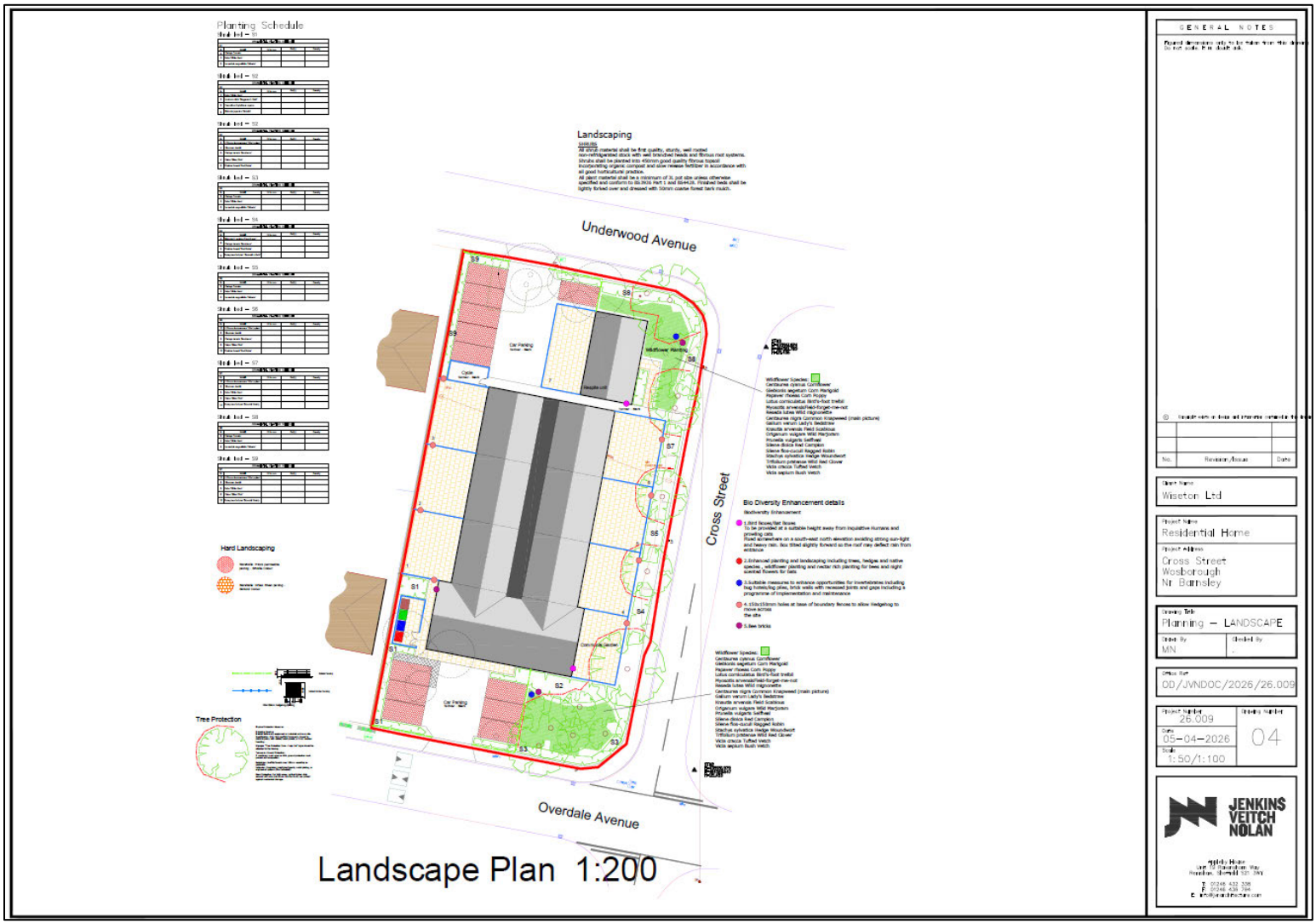
Appendix A: Baseline habitat map



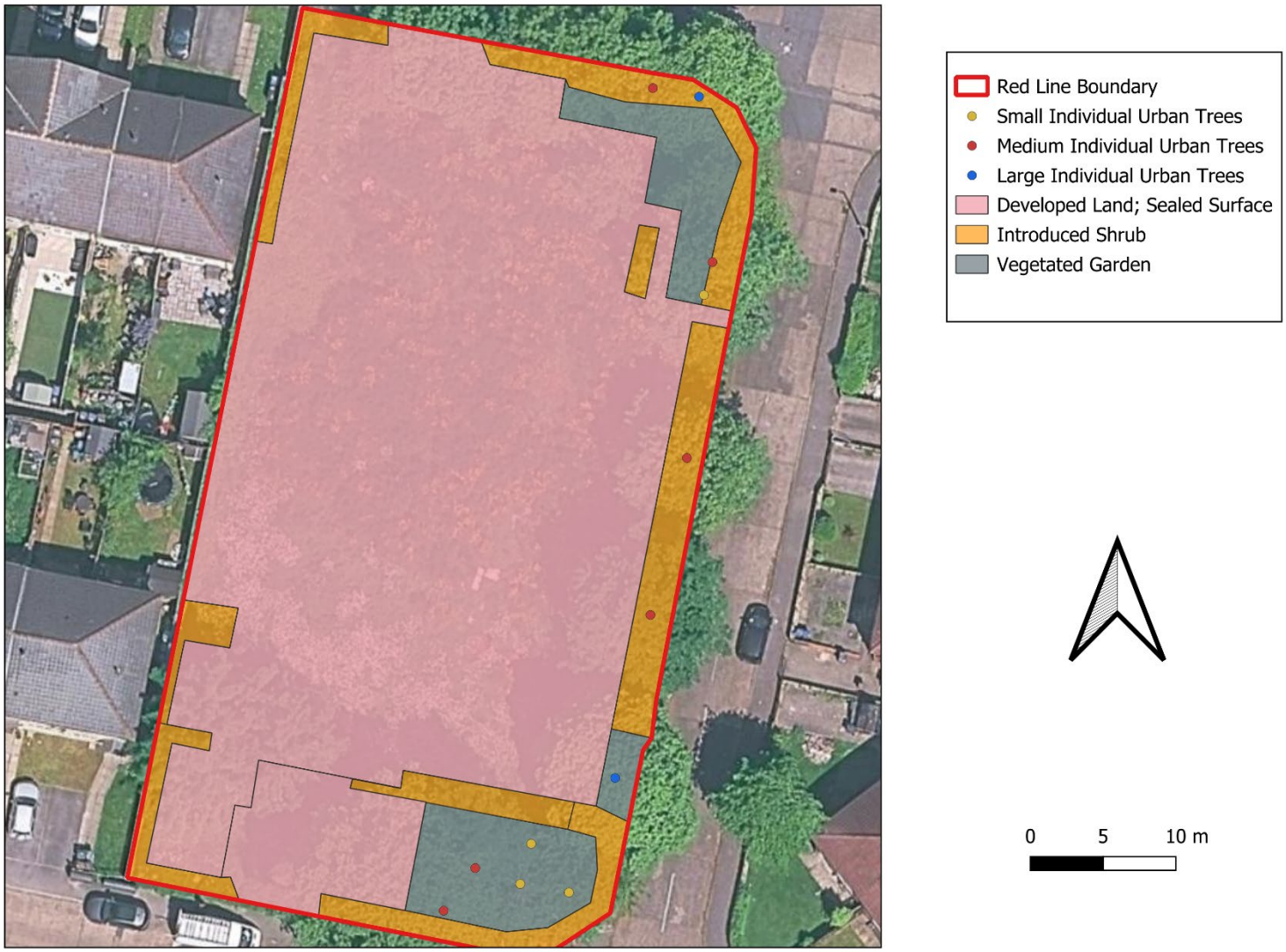
Appendix B: Proposed Site Plans


UNDERWOOD AVENUE
OVERDALE AVENUE
CROSS STREET
AREA TO BE SURVEYED ONCE CLEARED
NO TREES ON SITE SURVEYED
ON INSTRUCTION ALL ARE TO BE REMOVED
404600mN
404575mN
404550mN
404525mN
435875mE
435900mE
435925mE
435950mE
435975mE
436000mE
NATALI DEVELOPMENTS LTD
LAND AT
CROSS STREET
MORSBROUGH
BARNSLEY
S70 4BG
TOPOGRAPHICAL SURVEY

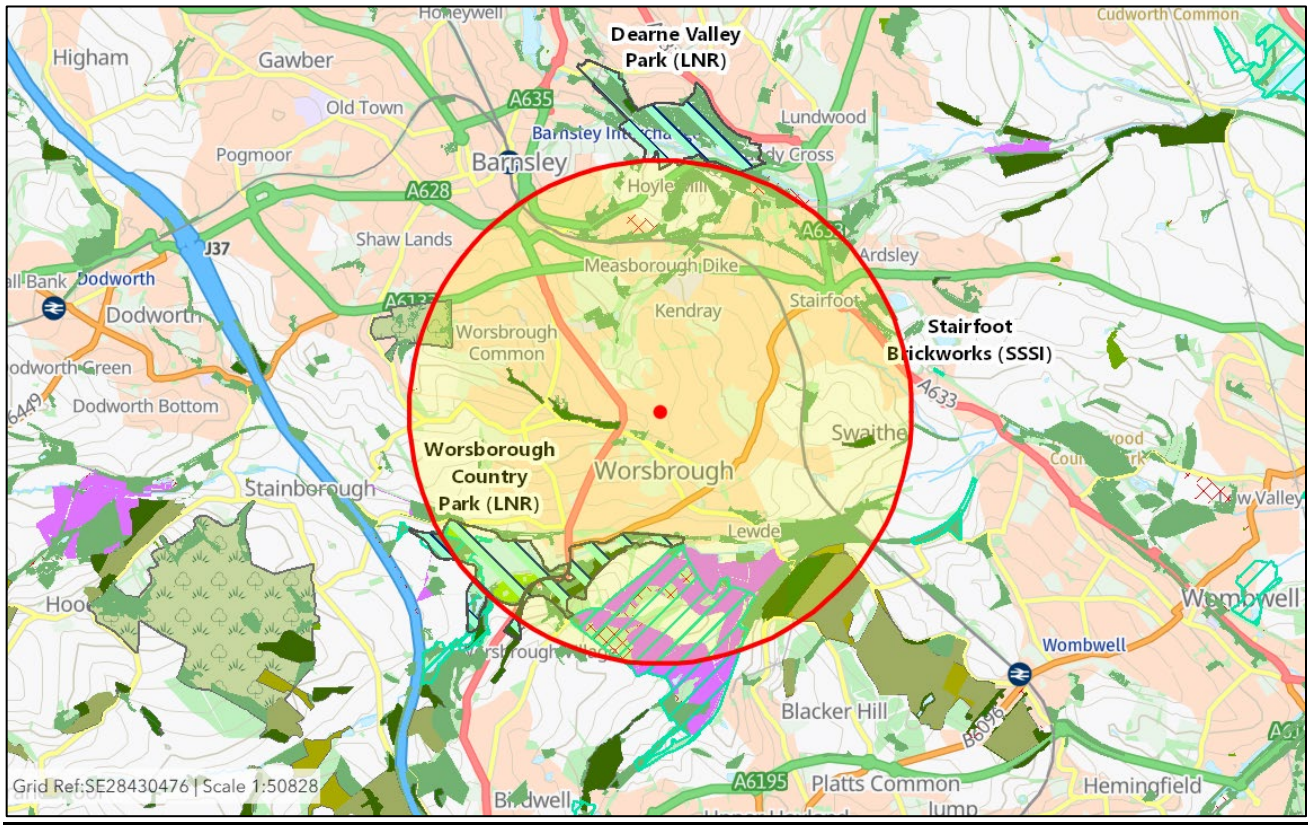

Underwood Avenue
Location Plan 1:1250
GENERAL NOTES
Client Name
Wiseton Ltd
Project Name
Residential Home
Project Address
Cross Street
Wombourgh
Nr Barnsley
Drawing Title
Planning
Drawn By
MN
Checked By
Office Ref
DD/JVNDOC/2026/26.009
Project Number
26.009
Date
05-04-2026
Scale
1:50/1:100
Drawing Number
01
JENKINS
VEITCH
NOLAN

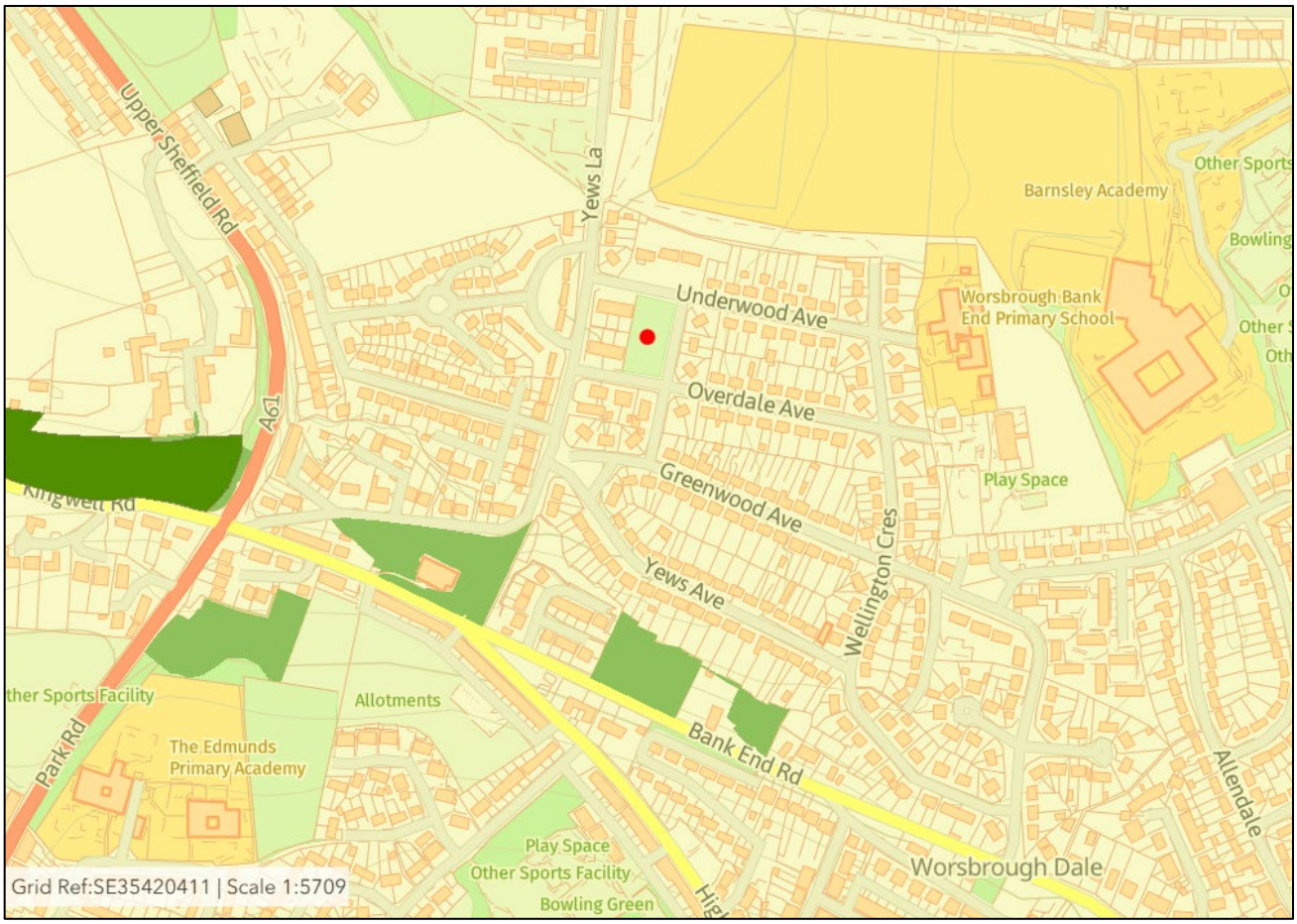

Planting Schedule
Landscaping
Underwood Avenue
Cross Street
Overdale Avenue
Hard Landscaping
Tree Protection
Bio Diversity Enhancement details
Landscape Plan 1:200
GENERAL NOTES
Wiseton Ltd
Residential Home
Cross Street
Wosborough
Nr. Barnsley
Planning – LANDSCAPE
MN
OD/JVNDOC/2026/26.009
26.009
05-04-2026
04
1:50/1:100
JENKINS VEITCH NOLAN

Appendix C: Proposed habitat map



Appendix D: Designated sites and priority habitats map





Land-based statutory designated sites and priority habitats found within 2km of the site

Sites of Special Scientific Interest: Dearne Valley Wetlands ~1100 meters South.

Local Nature Reserve: Worsborough Country park ~970 meters South.

Priority Habitat Inventory - No main habitat but additional habitat exists has 14 instances, with the nearest ~1300 meters South.

Woodpasture and Parkland BAP Priority Habitat has one instance ~1750 meters NWW.

Priority Habitat Inventory - Traditional Orchards has two instances, with the nearest ~1230 meters NWW.

Priority Habitat Inventory - Deciduous Woodland has 103 instances, with the nearest ~180 meters SSW.

Ancient Woodland – Revised COMPLETED COUNTIES has 10 instances, with the nearest ~330 meters SWW.

Ancient Woodland has four instances, with the nearest ~1660 meters SE.

Priority Habitat Inventory - Lowland Meadows has two instances with the nearest ~1800 meters SW.

Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) has eight instances, with the nearest ~1060 meters South.

Appendix E: Relevant Biodiversity Net Gain Relevant Policies

National Planning Policy Framework (NPPF)

While currently not a legal obligation, biodiversity and environmental net gains are mentioned in the revised National Planning Policy Framework (NPPF) within the following paragraphs (please refer to the NPPF for the full quotations):

Achieving sustainable development

Paragraph 8 Section C. "*an environmental objective – **to protect and enhance our natural,** built and historic **environment**; including making effective use of land, **improving biodiversity**, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*."

Preparing and reviewing plans

Paragraph 32. "*Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This **should demonstrate how the plan** has addressed relevant economic, social and **environmental objectives** (including **opportunities for net gains**). Significant **adverse impacts on these objectives should be avoided** and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)*."

Identifying land for homes

Paragraph 73 section C. "*consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for **net environmental gains***"

Transport infrastructure:

Paragraph 104. "*Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*
*d) the environmental impacts of traffic and transport infrastructure can be identified assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for **net environmental gains.***

Planning decisions:

Paragraph 119 "*Planning decisions and planning policy should a) encourage multiple benefits from both urban and rural land … and taking opportunities to **achieve net environmental gains - such as developments that would enable new habitat creation."***

Conserving and enhancing the natural environment

Paragraph 174 Section D. "***minimising impacts on and providing net gains for biodiversity****, including by establishing coherent ecological networks that are more resilient to current and future pressures*"

Habitats and biodiversity

Paragraph 179. "*To protect and enhance biodiversity and geodiversity, plans should:*

a) Identify, map and ***safeguard components of local wildlife-rich habitats*** *and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management,* ***enhancement, restoration or creation****;*

and b) promote ***the conservation, restoration and enhancement of priority habitats,*** *ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing* ***measurable net gains for biodiversity***."

Paragraph 180. "*When determining planning applications, local planning authorities should apply the following principles:*

a) if ***significant harm to biodiversity*** *resulting from a development* ***cannot be avoided*** *(through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then* ***planning permission should be refused;***

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the ***loss or deterioration of irreplaceable habitats*** *(such as ancient woodland and ancient or veteran trees)* ***should be refused,*** *unless there are wholly exceptional reasons and a suitable compensation strategy exists;*

and d) development ***whose primary objective is to conserve or enhance biodiversity should be supported;*** *while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can* ***secure measurable net gains for biodiversity*** *or enhance public access to nature where this is appropriate*."

Environmental Act 2021

Part 6 on nature and biodiversity covers all areas of biodiversity net gain across two core sections. This Act mandates that all planning meets a minimum of a 10% gain in biodiversity calculated using the appropriate Metric and that the newly created habitats are secured for at least 30 years.

Appendix F: References

Bickmore, C. J. (2002). Hedgerow Survey Handbook. London: DEFRA

Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011).

Blakesley, D. & Buckley, P. (2010). Woodland creation for wildlife and people in a changing climate.

Environment Act 2021, c. 30. Available at: https://www.legislation.gov.uk/ukpga/2021/30/contents (Accessed: 08 March 2024)

Defra (2007a) Securing a Healthy Natural Environment: an action plan for embedding an ecosystems approach. PB12853. Defra London.

Defra (2007b) An Introductory Guide to Valuing Ecosystems Services. PB12852. Defra London.

Defra (2024) The Statutory Biodiversity Metric User Guide. Defra. London.

Dietz, C., von Helversen, O. & Nill, D. (2009) Bats of Britain, Europe and Northwest Africa. London: A. C. Black.

Gunnell, K., Grant, G. and Williams, C. (2012) Landscape and urban design for bats and biodiversity. Bat Conservation Trust.

Institute of Ecology and Environmental Management, Professional Guidance Series.

Kirby, P. (2013). Habitat Management for Invertebrates. Exeter: Pelagic Publishing.

The natural choice: securing the value of nature (2011) (Natural Environment White Paper).

Treweek J. et al. (2009) Scoping study for the design and use of biodiversity offsets in an English Context.

Treweek J., Butcher B., and Temple H. (2010) Biodiversity offsets: possible methods for measuring biodiversity losses and gains for use in the UK. CIEEM In Practice.

Appendix G: Site Photos

Photo 1: Retained trees and cleared brash mounds. Surrounding pavements are council owned.

Photo 2: Sycamore trees, Northeast site corner.

Photo 3: East side Sycamore and Holly trees.

Photo 4: Holly Tree with Bird nest.

Photo 5: Sycamore trees, Northeast corner.

Photo 6: Sycamore trees.

Photo 7: Sycamore trees

Photo 8: Japanese Laurel, Sycamore trees, Northern site boundary.

Photo 9: Holly and medium sized Sycamore tree next to the Japanese Laurel.

Photo 10: Holly, Northwest site corner.

Photo 11: Recently cleared site down to bare ground.

Photo 12: Cleared site.

Photo 13: Bare ground overview.

Photo 14: Western site boundary, cleared with small exceptions of Brambles.

Photo 15: Cleared site.

Photo 16: Some of the cleared vegetation.

Photo 17: Cleared vegetation, mostly appears to be coniferous trees.

Photo 18: Sparsely vegetated area post site clearance.

Photo 19: Southern site boundary, more of the vegetation remains on the South side.

Photo 20: Sycamore trees.

Photo 21: Medium Sycamore and small Horse Chestnut trees, Southeastern site corner.

Photo 22: Southeastern site corner, mostly Brambles.

Photo 23: Medium Small-leaved Lime tree and Brambles.

Photo 24: Small Silver Birch tree.

Photo 25: Southwestern site corner, Brambles, nettles, Orchard grass and Dandelion.

Photo 26: Closeup of a typical example of the cleared brash found onsite.

6. Conditions of this report

All reports from QuickBNG LTD continue to be owned by QuickBNG LTD after being commissioned. Reports will be invalid if edited in any way and must not be distributed to third party private individuals or privately owned entities without written permission from QuickBNG LTD.

QuickBNG LTD provides a range of ecological consultancy services and Offsite BNG Units. No liability is accepted for the contents of this report.

Upon booking our services we will list everything that we need from you as a client for us to provide our service, such as proposed plans, address, names, ect. After receiving everything, we will guarantee that our service is provided within an agreed time frame. This varies but it is typically within 7 days.

If weather conditions directly prevent the provision of our ecological services from being outside of mandatory ecological guidelines, and the client is notified of this, then this agreement becomes void.

If no site access is available upon the agreed upon survey date, QuickBNG LTD holds the right to charge the client(s) for lost time and travel costs.

The latest good practice guidelines from Natural England or the relevant statutory conservation bodies will be followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to QuickBNG LTD. If any of the relevant guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then QuickBNG LTD takes no responsibility for this.

This report is valid for **2 years starting from the survey date.**