



Hassan Ahmed c/o ASC Planning Consultants Ltd.
Lundwood Social Club,
Pontefract Road,
Lundwood,
Barnsley,
S71 5PN

DATE: 1st June 2026
SITE: Lundwood Social Club
REFERENCE: WEE0102.02

Dear Mr Ahmed

BIODIVERSITY NET GAIN ASSESSMENT

I am writing to provide a summary of the recent ecological survey work undertaken by WildEye Environmental Ltd., who have been commissioned to undertake a Biodiversity Net Gain (BNG) assessment for the change of use of the former Lundwood Social Club to an MOT testing station and tyre fitting/repair services and associated alterations.

An ecological walkover survey was undertaken to establish the baseline biodiversity value of the site, in order to determine whether a full Biodiversity Net Gain (BNG) Assessment is required to inform the planning application.

Methodology

The site walkover was undertaken on 8th May 2026 by Alasdair Grubb BSc, ACIEEM. Alasdair is an experienced naturalist and ecologist, with over 14 years' industry experience. He is deemed competent to undertake habitat and botanical surveys, including UKHab, Phase 1 habitat and National Vegetation Classification (NVC) surveys; he holds a Level 5 Field Identification Skills Certificate (FISC), as certified by the Botanical Society for Britain and Ireland (BSBI).

The site walkover comprehensively covered the entire site boundary (as shown at **Appendix 1**), and mapped all habitats present in accordance with the UKHab Habitats Classification system, in line with BNG requirements.

A desk Study was also undertaken through Defra's MAGiC mapping software to determine whether any protected sites or habitats are present within 500m of the site.

No limitations were encountered during the survey.

Survey results



The habitats on site include a large building (u1b5; building) and areas of hardstanding (u1b; developed land, sealed surface). There are no habitats of “Biodiversity value” within the site boundary. Photographs are included at **Appendix 2**.

Habitats surrounding the site include the urban habitats of Lundwood and some amenity grassland (playing fields) immediately adjacent to the western site boundary. The only mapped priority habitats present within 500m of the site are 2 areas of deciduous woodland; 300m to the east and 360m to the south-west. Given the minor scope of works and distance of these habitats to the site, there is no anticipated impact.

The table below shows the headline results of the Biodiversity Net Gain Assessment:

On-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.00	N/A
	Hedgerow units	0.00	N/A
	Watercourse units	0.00	N/A

Evaluation and recommendations

The development proposals meet the “de minimis exemption” set out in paragraph 17 of *Schedule 7A of the Town and Country Planning Act 1990* and the *Biodiversity Gain Requirements (Exemptions) Regulations 2024*:

“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.”

Given the proposals meet the “de minimis exemption”, no further assessment or compensation works are required with regard to BNG.

If you require any further clarification or information, please do not hesitate to contact me.

Please forward on this letter as appropriate.

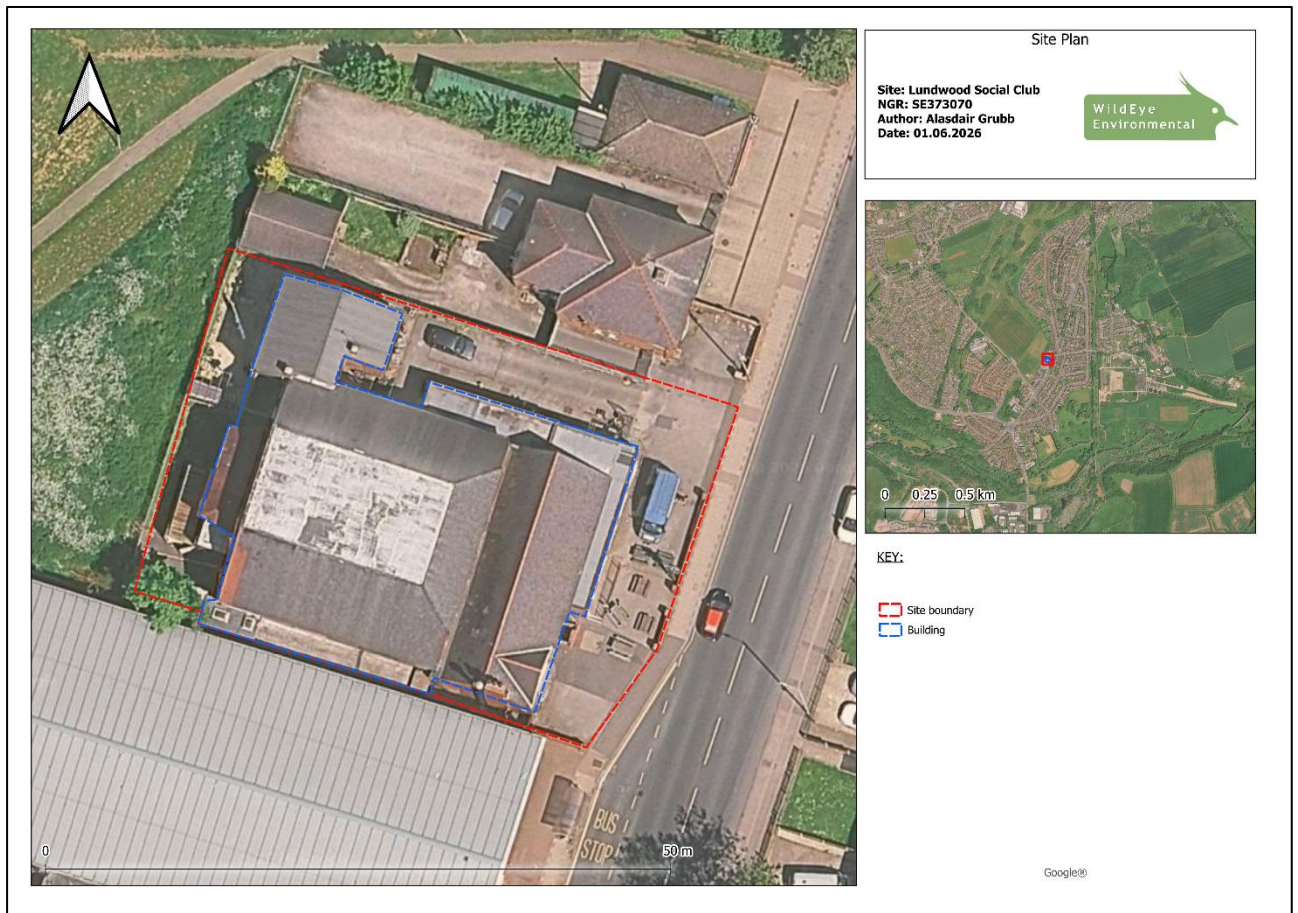
Yours sincerely

Alasdair Grubb BSc (hons) ACIEEM

WildEye Environmental Ltd.



Appendix 1 – Site plan



Appendix 2 – Photographs



Photo 1: Showing the north-eastern section of the site comprising hardstanding and building.



Photo 2: Showing the south-western section of the site comprising hardstanding and building; Two small trees are present off-site, immediately adjacent to the site boundary. These trees will not be impacted by the proposals, either directly or indirectly.

