

## SHILTON ROAD, EARL SHILTON

## BIODIVERSITY NET GAIN (BNG) SUMMARY REPORT

November 2025

	Name	Date
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Issue Date		07/11/2025

## 1 SUMMARY

It is considered that the development, if granted, would be subject to the biodiversity gain condition.

Based on the Statutory Defra Biodiversity Metric (v1.0.4. 3rd July 2025), the pre-development biodiversity value of the onsite habitats is as follows:

- **33.37 Habitat Units**
- **8.51 Hedgerow Units**

No irreplaceable habitats are present on the application site.

No degradation activities have taken place which has altered the pre-development biodiversity value.

The pre-development habitats are reflected in the UKHabs Pre-development Plan (Appendix A) and contained within the accompanying metric.

Post-intervention habitats to be detailed in the UKHabs Post-development Plan (Appendix B) and entered into the metric (as a Draft Biodiversity Gain Plan). This comprises areas of:

- Retention of woodland and some individual trees;
- Retention and creation of native hedgerows;
- Small individual Tree planting;
- Creation of mixed woodland, mixed scrub and species rich meadow;
- Creation of SUDS.

Based on the Statutory Defra Biodiversity Metric calculations, the proposed development will result in an overall change in Habitat Units to **-53.48% (-17.85 Habitat units)** and a change in Hedgerow units to **19.16% (10.14 Hedgerow units)**. Trading rules have been satisfied for onsite Hedgerows.

This is summarised in the Headline Results extract in Figure 1 below.

In order to achieve the 10% net gain target required by the Environment Act (2021), **21.19 Habitat units** will need to be provided as off-site compensation.

In order to achieve **trading rules** these Habitat units must specifically include the following (or of a higher distinctiveness group):

- **19.48 Habitat units of Medium Distinctiveness Grassland group;**
- **0.78 Habitat units of Medium Distinctiveness Individual Trees group.**

These units will need to be provided post-planning by the applicant either:

- On other land within the applicant's ownership;
- As an agreed contribution with the LPA to implement on a scheme elsewhere;
- Through a habitat bank; or,
- As a last resort through DEFRA's Statutory Biodiversity Credit system.

This can be secured via the pre-commencement 'Biodiversity Gain Condition'.

All subsequent on-site landscape plans / strategies submitted for approval must have due regard to habitat prescriptions provided within the user comments section of BNG metric to ensure that the targeted habitat and conditions will be achieved.

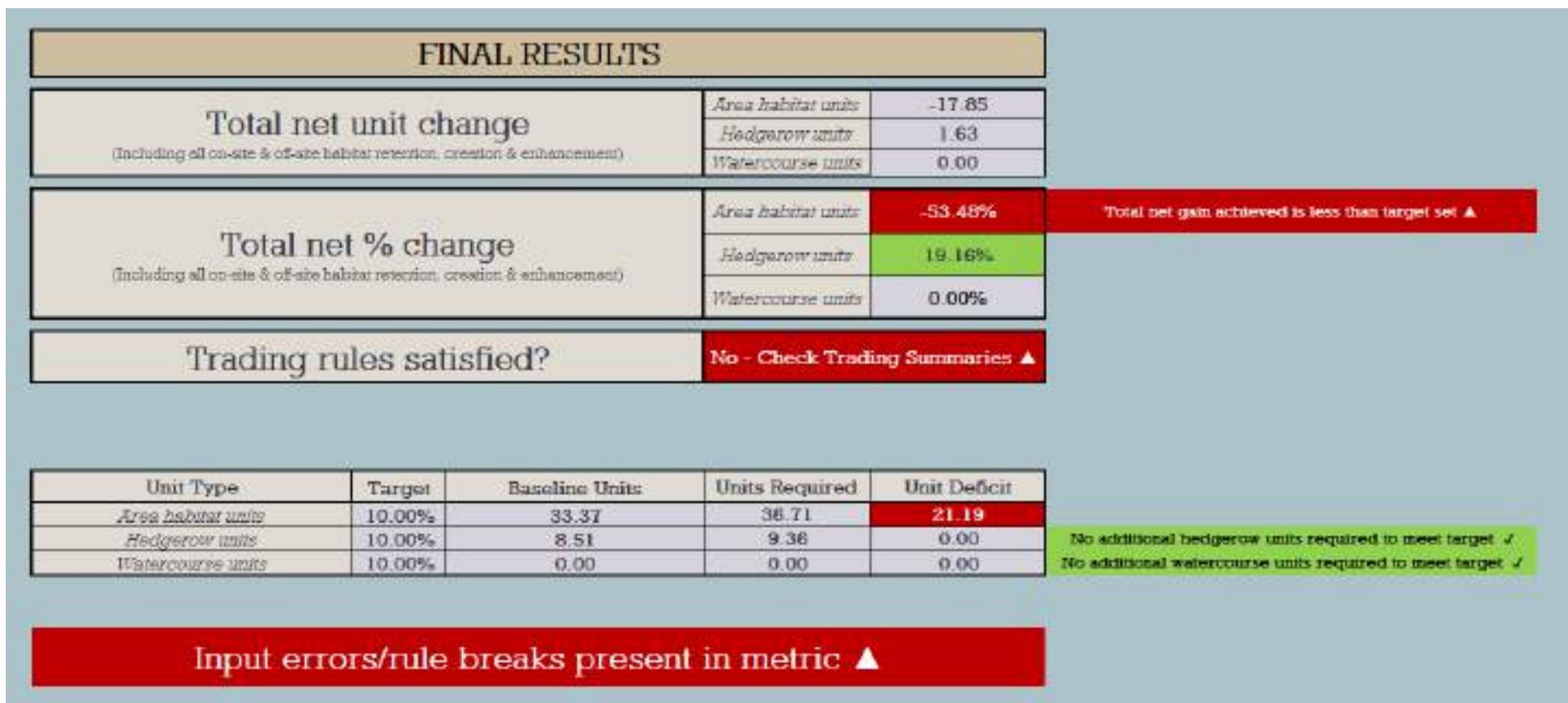


Figure 1: Extract of BNG Metric Headline Final Results

## APPENDIX A: UK HABS BASELINE PLAN





## Key

Boundary

Red Line Boundary

Blue Line Boundary

Small Tree

Medium Tree

h2a - Native Hedgerow

g3 - neutral grassland

g3c - other neutral grassland

g4 - modified grassland

w1g - other woodland-broadleaved

u1 - built-up areas and gardens

u1b - developed land; sealed surface

u1c - artificial unvegetated unsealed surface

u1f - sparsely vegetated land

Google Satellite

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LANDSCAPE  
ARBORICULTURE  
GARDEN DESIGN  
ECOLOGY

Job:  
SHILTON ROAD, EARL SHILTON

Title:  
UKHABS BASELINE PLAN

Scale@A3:  
1200:1

Drawn:  
BS

Date:  
07/11/25

Drawing  
no.  
2042-001



## APPENDIX B: UK HABS POST-DEVELOPMENT PLAN





## Key

Boundary

Red Line Boundary

Blue Line Boundary

Small - Tree Existing

Small - Tree Proposed

h2a - Native Hedgerow

g3c - other neutral grassland

g4 - modified grassland

w1h - other woodland mixed

h3h - mixed scrub

u1b - developed land;  
sealed surface

u1d - suburban mosaic of  
developed/natural surface

attenuation basin

Google Satellite

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