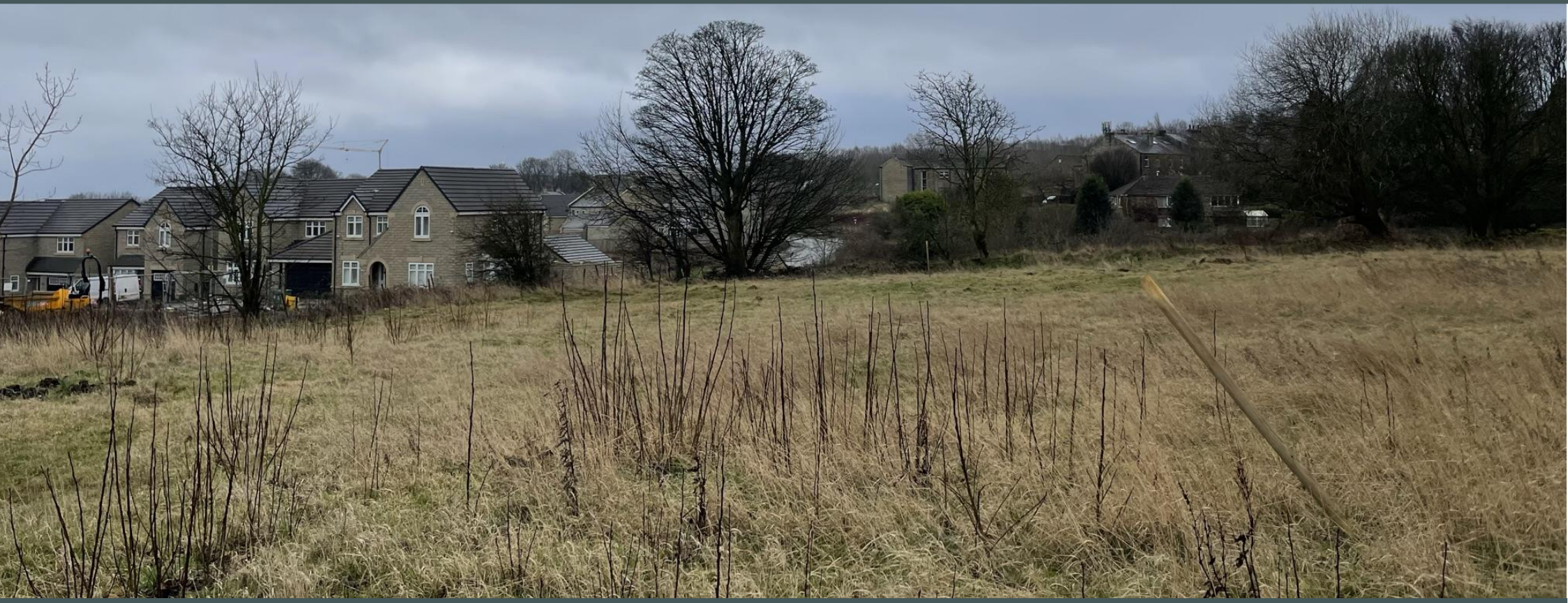
Land at Yew Tree Road & Burn Road, Birchencliffe



Biodiversity Net Gain Assessment

Report Ref. ER-5871-04B

11/12/2025

Newett Homes

Report reference	**ER-5871-04B - Biodiversity Net Gain Assessment**
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Date	Revision A - 11/12/2025 Revision B – 08/12/2025
Report duration	In accordance with CIEEM (2019), unless otherwise stated the findings of this report remain valid for a period of 18 months. After this period advice should be sought on the scope of any updating work required.

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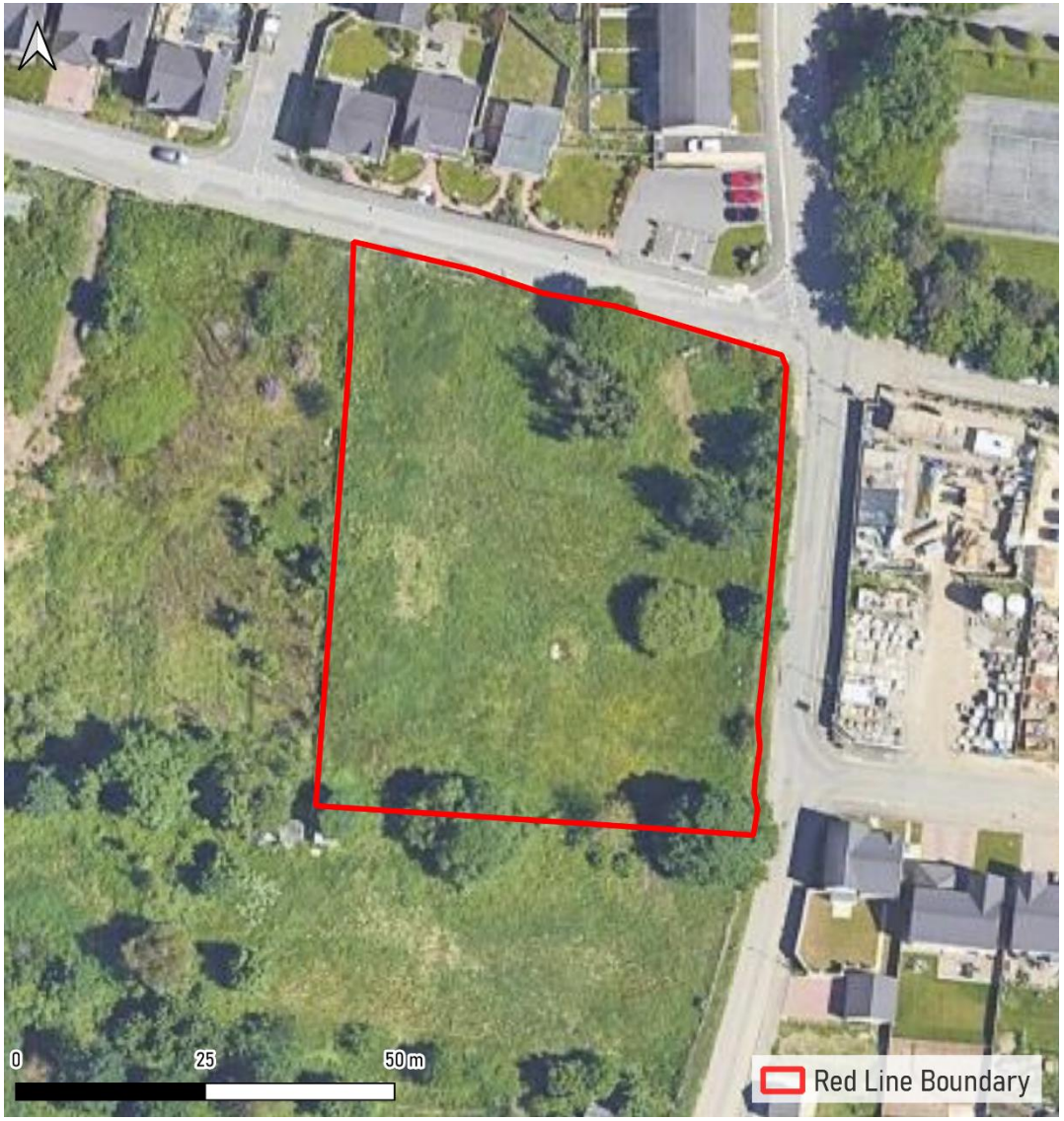
Introduction

1. Brooks Ecological Ltd was commissioned by Newett Homes to carry out a Biodiversity Net Gain (BNG) Assessment of the proposed development Site at Land at Yew Tree Road & Burn Road, Birchencliffe. The assessment applies to the parcel of land shown in Figure 1 opposite.
2. The assessment is informed by a Preliminary Ecological Appraisal carried out by Brooks Ecological in February 2023 (ref. ER-5871-02).
3. To conform with Natural England's Biodiversity Metric 3.1, habitats have been mapped in accordance with the UK Habitats Classification. While a more recent version of the Metric (4.0) has since been released, this assessment proceeds in the version under which the baseline was taken, as per DEFRA (2023) guidance.
4. Biodiversity Accounting metrics are used to quantify the value of a site in Biodiversity Units, which helps in assessing the ecological impacts of the proposed development on the Site.
5. Biodiversity Units can help to inform avoidance, or on-Site mitigation levels required; or as a last resort can translate to a direct monetary value where compensation (off-Site) is required.

Figure 1 Extent of BNG assessment (red line boundary).



Pre-development baseline

Habitats identified

6. The Site supports the following habitats:

    - Other neutral grassland
    - Mixed scrub
    - Urban trees

7. Each habitat is mapped in Figure 2 opposite.

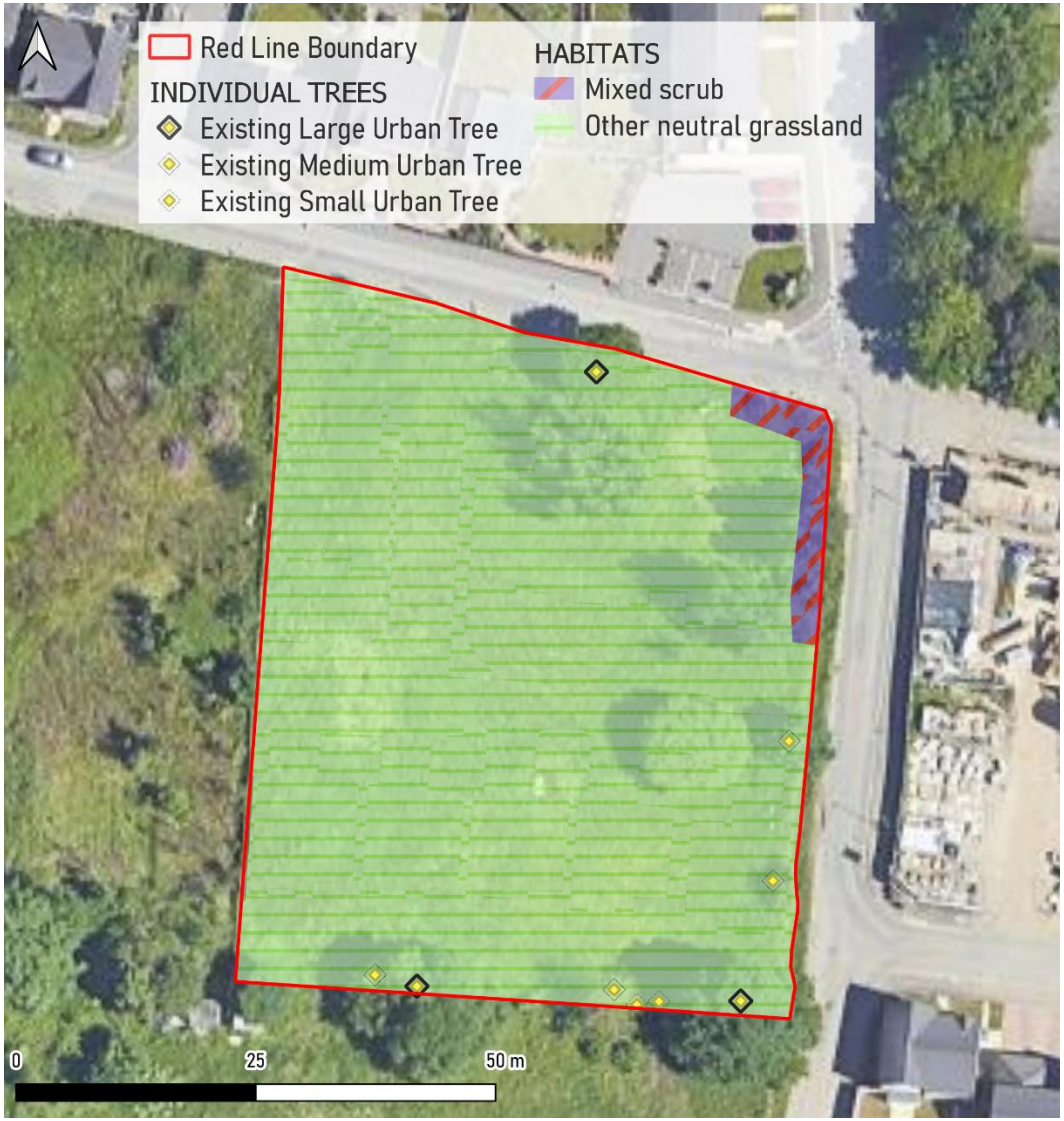
Condition assessment

8. The condition assessment for each habitat is based on the available criteria set out in the DEFRA (2022) Biodiversity Metric 3.1 Technical Supplement.

Habitat score

9. The Site has been assessed as having a baseline score of 4.66 Habitat Units.

Figure 2 Pre-development habitats.



Post-development Score

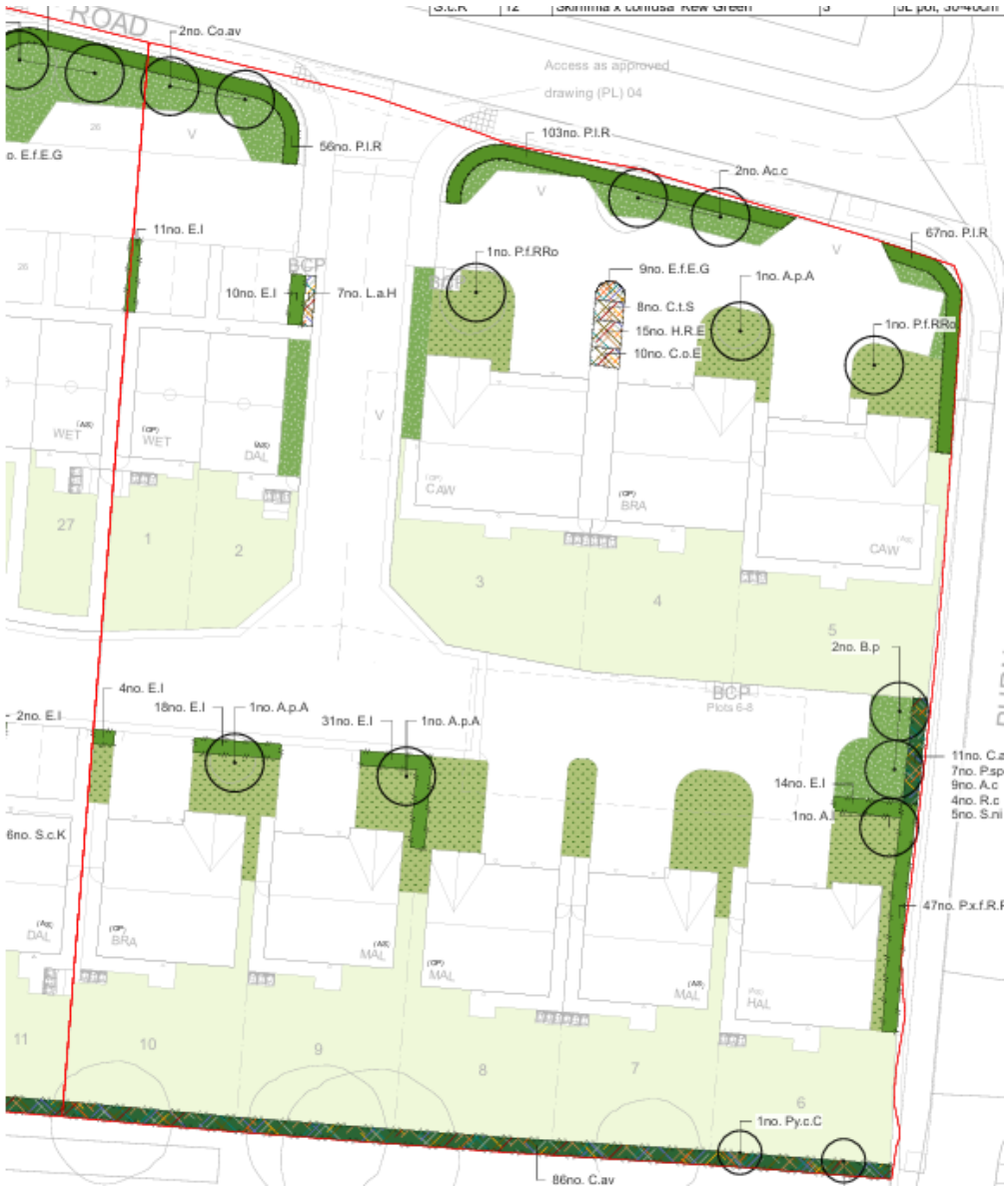
Proposed habitats

10. Habitats present on-Site post-development have been based on the Detailed Plot Landscape Plan (Figure 3, opposite) drawing no. HR-0067_001 (Highstone Design, December 2025).
11. Planting types specified in the Landscape Proposal have been assigned a UK Habitat Classification description that best fits the target habitat.
12. Habitats assigned are shown in Figure 4 overleaf.

Condition assessment

13. The condition assessment for each proposed habitat is based on what is realistic and achievable for the Site, based on the Detailed Plot Landscape Plan.

Figure 3 Detailed Plot Landscape Plan drawing no. HR-0067_001 (Highstone Design, December 2025).

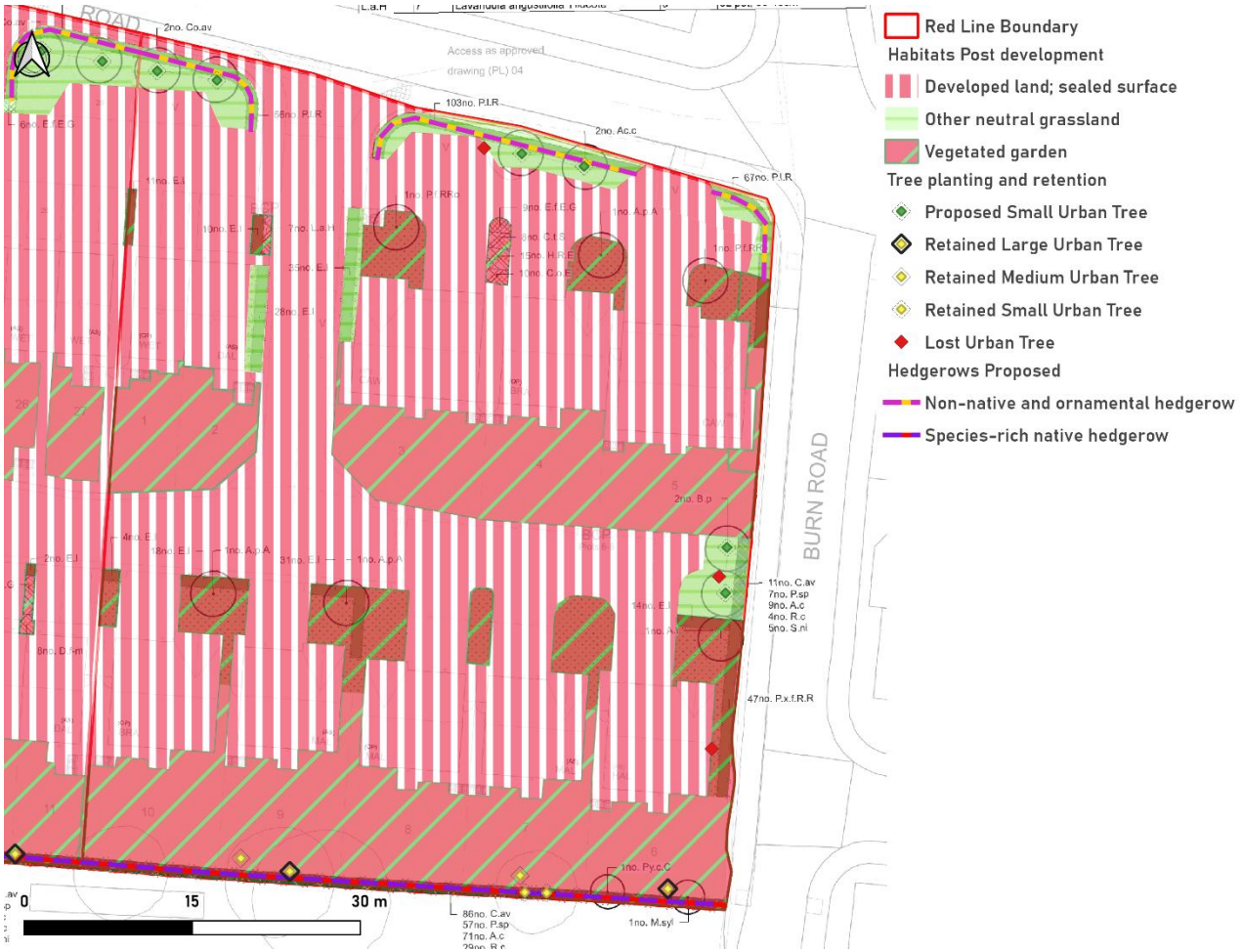


Post-development habitats

Habitat Score

14. The Site has been assessed as having a post-development score of 3.69 Habitat Units and 0.27 Hedgerow Units.
15. This score is based on our interpretation of the Landscape Masterplan, as shown in Figure 4 opposite.
16. To facilitate the Site's development, all existing vegetation, excluding some of the boundary trees, will be lost and 12 new trees planted.
17. The access road, driveways, parking and housing has been mapped as developed land; sealed surface; all of which generate no Habitat Units.
18. Private gardens (front and rear) are mapped as vegetated gardens, whilst areas of public land is mapped as other neutral grassland (wildflower grass) in Moderate condition.

Figure 4 Post-development habitats.



Biodiversity Gain Assessment

19. This exercise identifies an overall Net Loss of 0.97 Habitat Units (-20.87%), and a net gain of 0.27 Hedgerow Units (+100%).
20. Calculations for the change in Habitat Units have been based on the entire Site being cleared of existing vegetation (excluding 6 boundary trees) and land reprofiled.
21. Post-development calculations include Habitat Units gained through the creation of private gardens and planting within Public Open Space (POS), which includes wildflower grassland and tree planting.
22. A net gain in Hedgerow Units is achieved by planting circa. 57m of new species rich native hedgerow within private gardens and 51m of non-native ornamental hedgerow to the front of properties, which results in a 100% net gain in Hedgerow Units, due to the absence of hedgerows pre-development. While native hedges are specified, their position in private gardens means they are assessed under the metric as the lower value "ornamental non native" habitat type reflecting the potential lack of suitable management once under private ownership.
23. To achieve a 10% net gain, an additional 1.44 Habitat Units will need to be secured through Biodiversity Offsetting.

Trading Rules

24. Current proposals do not satisfy trading rules. Should the LPA request that trading rules be satisfied, a minimum number of Habitat Units will need to be secured in following broad habitat classes:
    - 1.53 Habitat Units of Medium distinctiveness grassland
    - 0.08 Habitat Units of Medium distinctiveness scrub
25. The client has been provided with a copy of the Biodiversity Metric 3.1 Calculation Tool Excel spreadsheet (ref. BM-5871-04B). This can be made available for review if required.

Figure 5 Habitat Summary.

Land at Yew Tree Rd & Burn Rd

Headline Results

Return to results menu

On-site baseline	*Habitat units*	4.66
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	3.69
	Hedgerow units	0.27
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	-20.87%
	Hedgerow units	0.00%
	River units	0.00%
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.97
	Hedgerow units	0.27
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-20.87%
	Hedgerow units	100.00%
	River units	0.00%

References

CIEEM (2019) Advice Note - On the Lifespan of Ecological Reports and Surveys

DEFRA (2022) Biodiversity Metric 3.1 - Auditing and accounting for biodiversity calculation tool (macro enabled)

DEFRA (2022) Biodiversity Metric 3.1 - Technical Supplement

DEFRA (2022) Biodiversity Metric 3.1 - User Guide