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Date: 12.02.2026

Verified by: Joe McLaughlin BSc (Hons) MCIEEM

## **CUMBERWORTH LODGE, HAXEY, DONCASTER: BIODIVERSITY NET GAIN (BNG) STRATEGY REPORT**

- i. This document should be read in conjunction with the PEA and Statutory Metric Calculator provided for the Site; both of which underpin the BNG assessment.
- ii. Based on the proposed plan and the scheme of applied biodiversity interventions a BNG has not been achieved for area habitats but has been for hedgerows. A summary of the results set out within this assessment and the supporting Statutory Biodiversity Metric calculator tool & figures is provided below. **Baseline condition assessments are provided at the end of this document.**
- iii. The proposed development will result in an overall habitat area unit change of **-1.16** resulting in an overall net change of **-58.77%**. **Therefore, to achieve 10% net gain for area habitats, there is a 1.36 unit deficit.**
- iv. The proposed development will result in an overall unit change of **+0.08** for hedgerow units resulting in a net change of **+19.06%**.
- v. For full calculation details consult the associated Statutory Natural England Biodiversity Metric calculation spreadsheet which was submit alongside this report. QGIS shapefiles can also be provided upon request.

### **TRADING SUMMARY**

- vi. **The trading rules have not been satisfied as part of the assessment which is a key requirement of BNG.** This component of the metric seeks to secures like for like (or better) habitat compensation and enhancement. Trading issues were noted in the following areas: Medium and Low distinctiveness habitats.

### **SECURING 10% BNG**

- vii. Whilst a 10% net gain has not be achieved for area habitats, the scheme proposes the retention of hedgerows including a priority habitat hedgerow (H4) and a number of trees along the northern boundary. These features are the most notable of the Site and their retention is considered advantageous. Furthermore, a native hedgerow is proposed in the centre of the Site as well as 7 small trees; which are beneficial floristic additions to the Site.
- viii. The applicant proposes to purchase biodiversity units from a registered provider. The purchase of such units would offset losses on-Site and satisfy all trading rules which is considered highly advantageous.
- ix. A Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP) is recommended to provide prescriptions associated with habitat retention/creation/enhancement, long-term (30 year) management and monitoring referenced in the supporting biodiversity metric for the Site. This should be secured through the planning system by way of a condition if and when a scheme at the Site receives approval. The HMMP should build upon the outline prescriptions set out in this report.



- Key
- Red Line Boundary
  - Buildings
  - Tree With Bat Roosting Potential
  - Potential Badger Sett
  - Existing Large Rural Tree
  - Existing Medium Rural Tree
  - Existing Small Rural Tree
  - Non-native and ornamental hedgerow
  - Native hedgerow with trees
  - Artificial unvegetated, unsealed surface
  - Bramble scrub
  - Developed land; sealed surface
  - Introduced shrub
  - Modified grassland
  - Tall forbs



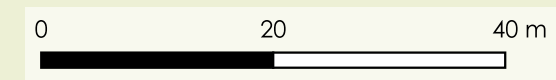
Client

Project Title  
**Cumberworth Lodge**

Drawing Title  
**Baseline Habitat Map**

Drawn:	JMcL	Reviewed:	AM
Project no:		Date:	11.02.25

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Drawing Number



**Notes:**  
Contractor to verify themselves that all dimensions, drainage and services positions and materials are determined and correct prior to construction. Existing sub structure to be checked and verified on site prior to any works being undertaken.

USE	PROPOSED CHANGE OF USE
ADDRESS	CUMBERWORTH LODGE, MAIN STREET, HAXEY, DONCASTER, DN5 2NS
DATE	PROPOSED SITE PLAN
DRAWING TYPE	PLANNING
DRAWING NO.	2006.303.014
DATE	04/04/2020
SCALE	1:200 @ A1
REV	A



**Key**

	Red Line Boundary
	Non-native and ornamental hedgerow
	Native hedgerow with trees
	Artificial unvegetated, unsealed surface
	Bramble scrub
	Built linear features
	Developed land; sealed surface
	Modified grassland
	Tall forbs
	Proposed Trees
	Proposed Native Hedgerow
	Retained Trees



**Client**

**Project Title**  
Cumberworth Lodge

**Drawing Title**  
Post Intervention Habitat Map

Drawn:	JMcL	Reviewed:	AM
Project no:		Date:	11.02.20

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Drawing Number

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
<b>Grassland - Modified grassland</b>			
Site name and location	Cumberworth lodge	On-site or off-site	On site
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	Modified grassland
<b>Habitat Description</b>			
<a href="#">ukhab – UK Habitat Classification</a>			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs (this may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b>	N 4 species per meter squared	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ).	Y	
Essential criterion achieved (Yes or No)			N
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Y - does not meet essential criteria	

**Condition sheet: HEDGEROW Habitat Types**

**Native hedgerow**  
 Native hedgerow - associated with bank or ditch  
 Native hedgerow with trees  
 Native hedgerow with trees - associated with bank or ditch  
 Species-rich native hedgerow  
 Species-rich native hedgerow - associated with bank or ditch  
 Species-rich native hedgerow with trees  
 Species-rich native hedgerow with trees - associated with bank or ditch

**Habitat Description**

See the Biodiversity Metric 4.0 User Guide Section 9. Each attribute is assigned to one of five functional groups (A - E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

Site name and Limitations (if applicable)	Curlewworth lodge	On-site or off-site	On Site
		Survey reference (if existing to a wider survey)	

**Condition Assessment Criteria**

A series of ten attributes, representing key physical characteristics are used for this assessment. This assessment is based on the Hedgerow Survey Handbook and Favourable Conservation Status document. For further clarification please refer to the Hedgerow Survey Handbook. Each attribute is assigned to one of five functional groups (A - E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Habitat parcel reference					
			Grid reference					
			14					

**Core groups - applicable to all Hedgerow types**

Core group	Criteria	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
A1	Height +1.5 m average along length	The average height of woody growth estimated at the widest point of the canopy, excluding any bank beneath the hedgerow, any gaps or isolated trees.  Nearly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).  A newly planted hedgerow does not pass this criterion (unless it is +1.5 m in height).	Y	
A2	Width +1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.  Culmets (such as blackthorn Prunus spinosa suckers) are only included in the width estimate when they are +0.5 m in height.  Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	
B1	Gap height Cup between ground and base of canopy <0.5 m for 90% of length	This is the vertical 'openness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.  Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	
B2	Gap height canopy continuity Gaps make up <10% of total length, and No canopy gaps >5 m	This is the horizontal 'openness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).  Access points and gates contribute to the overall 'openness' but are not subject to the <10% criterion (as this is the typical side of a gate).	Y	
C1	Undisturbed ground and perennial vegetation +1 m width of undisturbed ground with perennial herbaceous vegetation for 90% of length. Material from outer edge of hedgerow and is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow.  Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow.  This criterion recognizes the value of the hedgerow base as a boundary marker with the capacity to support a wide range of species. Cultivation, nearby modern livestock, ploughed ground etc. can limit available habitat niches.	Y	
C2	Native-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate >20% cover of the area of undisturbed ground.	The indicator species used are reedbeds, urticaceae, cleavers, Galium aparine and chickweed Ranunc spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	
D1	Invasive and neophyte species +90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Recently introduced species refer to plants first recorded in the UK since AD 1500 (invasives).  Archaeophytes consist of reedbeds. For information on archaeophytes and neophytes see the JNCC website - as well as the BBSB website, where the 'Online Atlas of the British Inish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	Y	
D2	Current damage +90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.  This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g., excessive hedgerow cutting).	Y	

**Additional groups - applicable to hedgerows with trees only**

E1	Tree class There is more than one age class (or morphology) of trees present (for example young, mature, veteran and ancient), and there is an average of at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N	
E2	Tree health At least 90% of hedgerow trees are in a healthy condition (excluding veteran features relevant for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Y	

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the metric. The scores for each are set out in the tables below.

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 and B2 = Poor condition).	1
<b>Score achieved:</b>		

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 and B2 = Poor condition).	1
<b>Score achieved:</b>		

<b>On-site or off-site, site name and location</b>		Cumberworth Lodge	<b>Survey date and Surveyor name</b>	
<b>Limitations (if applicable)</b>			<b>Survey reference (if relating to a wider survey)</b>	
<b>Grid reference</b>			<b>Habitat parcel reference</b>	Tall Forbs
<b>Condition Assessment Criteria</b>			<b>Criterion passed (Yes or No)</b>	<b>Notes (such as justification)</b>
<b>Core Criteria - must be assessed for all urban habitat types:</b>				
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.		N	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.		N	
C	Invasive non-native plant species (listed on Schedule 9 of WCA <sup>1</sup> ) and others which are to the detriment of native wildlife (using professional judgement) <sup>2</sup> cover less than 5% of the total vegetated area <sup>3</sup> . <b>Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than &lt;5% cover).</b>		Y	
<b>Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:</b>				
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.			
<b>Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:</b>				
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife <sup>4</sup> .			
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.			
<b>Additional Criterion - must be assessed for Intensive green roofs only:</b>				
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).			
<b>Additional Criterion - must be assessed for Biodiverse green roofs only:</b>				
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. <b>Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.</b>			
<b>Essential criteria relevant for habitat type achieved (Yes or No)</b>				Yes
<b>Number of criteria passed</b>				1
<b>Condition Assessment Result</b>		<b>Condition Assessment Score</b>	<b>Score Achieved x/√</b>	
<b>Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):</b>				
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)		
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)		
• Passes 0 or 1 of 3 core criteria.		Poor (1)		
<b>Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):</b>				
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)		
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)		
• Passes 0 or 1 of 4 criteria.		Poor (1)		
<b>Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):</b>				
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)		
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)		
• Passes 2 or fewer of 5 criteria.		Poor (1)		

Condition Sheet: INDIVIDUAL TREES Habitat Type															
Habitat Type(s)															
<b>Individual trees – Urban trees</b> <b>Individual trees – Rural trees</b> Complete a condition sheet for each tree or block of trees.  <u>Please see separate Line of trees condition sheet for a line of Rural trees.</u>															
Habitat Description															
<b>Individual trees (description applied to the urban or rural environment):</b> Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.  <b>Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):</b> Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.															
Site name and location	Cumberworth lodge				On-site or off-site	OnSite									
	Survey reference (if relating to a wider survey)	N/A													
Limitations (if applicable)	N/A				Habitat parcel reference										
Condition Assessment Criteria	Grid reference												Notes (such as justification)		
	T13-15 (Sx3)	T16 (S)	T17 & T18 (Sx2)	T19 (M)											
					Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).				Y hawthorn	N European larch	Y hawthorn	Y beech							
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).				Y	Y	Y	Y							
C	The tree is mature (or more than 50% within the block are mature).				N	N	N	N							
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.				N	N	N	N							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.				N	N	N	N							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.				Y	Y	Y	Y							
Number of criteria passed					3	2	3	3							
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score				Score Achieved * / ✓										
Passes 5 or 6 criteria	Good (3)														
Passes 3 or 4 criteria	Moderate (2)				Y x 3		Y x 2	Y							
Passes 2 or fewer criteria	Poor (1)					Y									
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.															
Suggested enhancement interventions to improve condition score															

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Type(s)													
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Habitat Description													
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Site name and location	Cumberworth lodge				On-site or off-site	OnSite							
	Survey reference (if relating to a wider survey)	N/A											
Limitations (if applicable)	N/A				Habitat parcel reference								
Condition Assessment Criteria	Grid reference											Notes (such as justification)	
	T1 (S)	T2 (M)	T3 (S)	T4 (S)	T5 (S)	T6 (M)	T7 (L)	T8 (L)	T9-11 (Sx3)	T12 (S)			
Criterion passed (Yes or No)													
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	N	Y	Y	N	N	N	N		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N	N	Y	Y	N	N			
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	N	N	N	N	N	N	N	N			
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	N	N	Y	Y	N	N			
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Number of criteria passed		4	4	4	2	3	4	4	4	2	2		
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved * / ✓											
Passes 5 or 6 criteria	Good (3)												
Passes 3 or 4 criteria	Moderate (2)	Y	Y	Y		Y	Y	Y	Y				
Passes 2 or fewer criteria	Poor (1)				Y					Yx3	Y		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													
Suggested enhancement interventions to improve condition score													