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Land off Mill Lane, Whitburn

Biodiversity Net Gain Assessment

January 2026

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Issuing office

4 Riverside Studios | Newcastle Business Park | Newcastle Upon Tyne | NE4 7YL
T: 0191 303 8964 | W: www.bsg-ecology.com | E: info@bsg-ecology.com

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Project	Land off Mill Lane, Whitburn, Land off Mill Lane, Whitburn
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	Name	**Position**	**Date**
Originated	Hannah Shone	Senior Ecologist	17 December 2025
Reviewed	Claire Dewson	Associate Director	06 January 2026
Approved for issue to client	Claire Dewson	Associate Director	09 January 2026
Issued to client	Alex Permain	Senior Ecologist	09 January 2026

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1 Introduction

Background to commission

1.1 BSG Ecology Ltd. Were commissioned in October 2024 to undertake a range of survey work including a UK Habitat Survey to inform a Biodiversity Gain Assessment (BGA) for a residential planning application (the 'Site').

Site description

1.2 The Site is approximately 10.7 hectares (ha) in size, and it is located adjacent to the east of Lizard Lane, Whitburn, South Tyneside. To the east of the Site is the A183 and to the north is Kitchener Road. The Site is centred on an Ordnance Survey grid reference (OSGR) of NZ 40564 63396. The location of the Site is shown in **Figure 1, Section 6**.

1.3 The Site is a single modified grassland field, managed for haylage. There are no significant field margins, and the boundaries are delineated by dry stone walls or post and wire fencing. Scrub is present along the western boundary.

Project summary

1.4 The proposals comprise a residential development comprising 205 homes with associated access roads, amenities and green space.

1.5 This report is written with reference to the following drawings:

- Mill Lane, Whitburn, Proposed Site Plan. Drawing number: MLLN.PLN.02, revision P1; and
- Mill Lane Whitburn, Landscape Master Plan, Drawing number: P21-2566_EN_0001 Rev B.

1.6 Detailed plans are provided in **Appendix C.**

Purpose of this report

1.7 This report provides the details of the BGA undertaken for the proposed development; consideration is given to relevant legislative, planning policy and guidance documents to inform the presentation of the assessment. It is considered that sufficient certainty is given in the assessment to inform local planning authority decision making, on the principle that the biodiversity gain condition can be met, should planning permission be granted.

1.8 The biodiversity gain measures proposed are considered to be proportionate, reasonable, locally relevant, and practical to deliver.

1.9 BSG Ecology has relied upon the following information in the preparation of this assessment:

- The proposed planning boundary and development layout of the Site: Mill Lane, Whitburn, Proposed Site Plan. Drawing number: MLLN.PLN.02, revision P1;
- Proposed species mixes and planting provided in the landscape master plan, Drawing number: Landscape Master Plan, Drawing number: P21-2566_EN_0001 Rev B (**Appendix C**);
- Habitat survey data, presented on **Figure 1** and provided in the Ecological Impact Assessment (EcIA) (BSG Ecology, 2026a), arising from the survey work undertaken on 20 May 2025 to inform the pre-development baseline habitat values, the date of this survey is considered to be 'the relevant date'; and
- The published Statutory Biodiversity Metric (Defra, 2025a) and the associated User Guide (Defra, 2025b) applicable at the date of the biodiversity gain assessment, as referred to in the Methodology section of this report.

Personnel

1.10 The habitat survey and condition assessment were undertaken by Senior Ecologist Hannah Breadin ACIEEM. Hannah has worked as a professional ecologist for over 11 years, is a competent botanical surveyor with FISC Level 4, and has completed numerous habitat surveys across the north-east of England.

1.11 This report was written by Senior Ecologist Hannah Shone MCIEEM. Hannah has worked in ecological consultancy since 2017 and has completed a variety of Biodiversity Net Gain assessments across the region in this time.

1.12 The final report has been technically reviewed by Claire Dewson, CIEEM, Associate Director, for BSG Ecology. Claire has worked as a professional ecologist for over 20 years and has contributed to many biodiversity net gain surveys and reports as reviewer and author.

2 Methodology

Desk and field assessment

Desk study

2.1 A desk based scoping assessment was undertaken including:

- a review of online aerial photographs (such as Google Earth, Bing Maps, and Ordnance Survey Maps) to provide useful supplementary information on the presence of habitats and habitat linkages at the landscape level; and
- a planning policy review of the South Tyneside's Local Plan and national policy.

2.2 P21-2566_EN_0001 Rev B (see **Appendix C**). The planting schedule plan includes information about how planting types shown on these drawings correlate to the habitat types referenced in this report and the Metric, provided post-development habitat areas and lengths based on these drawings. Further analysis of areas and lengths using GIS software was also undertaken by BSG Ecology and the final measurements for input to the metric were agreed with the client and appropriate members of the project team.

2.3 The biodiversity gain assessment identifies a measure of biodiversity change using the Statutory Biodiversity Metric (the metric) (Defra, 2025a) and the associated User Guide (Defra, 2025b) and other relevant guidance, to calculate the biodiversity gain outcome of the development.

2.4 The metric is a tool used to measure biodiversity losses and gains in relation to habitats. The metric has been used to calculate the biodiversity value of the Site before the development and to provide a provisional value after the development.

2.5 The purpose of the metric values after the development is to provide sufficient comfort and certainty to the local planning authority in their consideration of the development that biodiversity gain can be achieved in principle for this development i.e. the biodiversity gain condition can be met. The final metric outcome is subsequently calculated and included in the Biodiversity Gain Plan (BGP) which is to be submitted following planning consent to inform the discharge of the biodiversity gain condition.

2.6 The metric enables determination of whether the development is likely to result in losses or gains in biodiversity unit terms. The metric is used to numerically quantify the value of biodiversity at a site and can be used to inform an evidence base on the extent of required mitigation for a development, the extent of residual biodiversity impact and, if necessary, to identify the amount of required compensation. The Environment Act 2021 and associated secondary Regulations (SI2024 No's 44-50) together require biodiversity gain of 10% as a general condition of planning permission.

2.7 The statutory biodiversity metric condition assessment sheet for grassland in provided in **Appendix B**. The results of the Statutory Biodiversity metric Calculator Tool are provided in a separate Excel spreadsheet. The headline results are presented in **Appendix A**.

2.8 Reference is made to the following in this assessment:

- The Biodiversity Gain Requirements (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 (SI No. 50).
- National planning policy guidance, as set out within the NPPF, in relation to securing measurable biodiversity gain through development proposals.
- The South Tyneside Local Plan 2023-2040 (South Tyneside Council 2024).
- The biodiversity net gain good practice principles (CIEEM, CIEMA, 2019)

2.9 The interaction between the NPPF mitigation hierarchy and the biodiversity gain hierarchy is also considered.

2.10 The results of the metric and the habitat condition assessments are provided in **Appendix A** and **B** respectively.

2.11 The post-development calculation is based on the desired developable area as shown on the plan produced by Pegasus Group (**Appendix C)** taking into account any habitat reinstatement. The habitats to be provided were based on a series of assumptions (described in Section 3) and are shown on **Figure 2, Section 6**. The post-development scenario for onsite habitat creation has been inputted into the calculator to determine the change in biodiversity units as a result of the proposed development of the Site.

Assumptions

2.12 Professional judgement has been applied to suggest realistic habitat type/s and area (in ha) / length (in m) of habitat/s that could potentially be created, what condition they could achieve and how they would (broadly) be maintained.

2.13 It is assumed that the drawings cited in this report, as supplied to BSG Ecology, can be relied upon to inform the post development outcome of the metric and therefore the biodiversity gain assessment.

Consideration of potential limitations

2.14 There are no limitations associated with this assessment or the habitat survey used to inform it, which was conducted in May 2025, within the peak botanical survey season.

3 Results and Recommendations

3.1 This section presents the results of the field surveys and the outcome of the Metric taking into account current local and national planning policy guidance and the post-development scenario. Habitat enhancement and habitat creation options that could realistically be successfully delivered are proposed.

3.2 The metric and habitat condition assessment data using relevant UK Habitat classification criteria are provided at **Appendix A** and **B** respectively. A plan of the baseline habitats is shown in **Figure 1**. The baseline habitats within the Site are detailed below.

On-Site baseline habitat survey results

Modified grassland (g4)

3.3 The Site predominantly comprises modified grassland managed for hay production, with isolated hawthorn *Crataegus monogyna* and bramble *Rubus fruticosus agg.* scrub along its western boundary. For the purposes of this BNG assessment, the scattered scrub is assessed in cohesion with the modified grassland, rather than as a standalone entity. The extent of scattered scrub is below three individual plants per 0.04ha and therefore does not qualify for the use of a secondary code or distinct habitat type.

3.4 The modified grassland field is dominated (over 80%) by perennial rye grass *Lolium perenne* with occasional Yorkshire fog *Holcus lanatus*, cock's foot *Dactylis glomerata* and soft brome *Bromus hordeaceus*. Herbs make up less than 5% of the sward, with cow parsley *Anthriscus sylvestris*, common sorrel *Rumex acetosa* and white clover *Trifolium repens* recorded rarely. No bare ground was recorded. Quadrats were not taken due to the species poor nature of the area and the overwhelming dominance of perennial rye grass.

3.5 A 1 m strip of taller sward grassland, not managed with the main grass crop is present at the field margins. This has the same species composition as the main field and also fits the definition of modified grassland.

3.6 Both the main grassland and the margins achieve **poor** condition. This is primarily due to the failure of essential criteria A, the sward has fewer than six species per m^2. A full break down of condition criteria is provided in **Appendix B**.

Mixed scrub (h3h)

3.7 A small stand of mixed scrub, composed of hawthorn, bramble, rose *Rosa canina* and blackthorn *Prunus spinosa* is present onsite at the south-western boundary (although hawthorn and bramble dominate). The scrub may be remnant hedgerow but is considered to be too horizontally gappy to fit the UK Habitat definition (UK Hab Ltd., 2023) and is therefore classified as mixed scrub.

3.8 The scrub is of **poor** condition. This is due to the lack of a developed edge, ecotone with adjacent habitat and clearings, the homogenous age of all plants in the stand and the low species richness.

The relevant date for the pre-development

3.9 It is considered that the baseline environment, as assessed within the metric, will not have changed between the survey date and the application submission date due to the short timescale between the dates and since there was no known change of management or ownership on the land during this period.

3.10 The proposed relevant date for this proposed development is therefore deemed to be 20 May 2025, the date of the survey.

Irreplaceable habitats

3.11 No irreplaceable habitats[1] have been recorded within the Site.

Strategic significance and Local Nature Recovery Strategies

3.12 At time of writing, the South Tyneside Local Nature Recover Strategy (LNRS) is out for public consultation as draft and not yet finalised. Consequently, the local plan is deferred to in relation to strategic significance until the LNRS is published (targeted of Spring 2026). The local plan specifies the following in relation to strategic significance and biodiversity net gain:

"Policy 35: Delivering Biodiversity Net Gain

The strategic network as referred to in Policy 35 is considered to be the Wildlife Corridor Network as identified in Inset Map 29, or the Local Nature Recovery Strategy within South Tyneside once confirmed. The delivery of Biodiversity Net Gain within this area will receive a higher biodiversity value in the biodiversity metric than they would in other locations as they are considered to be in a more strategic location for nature recovery. It is considered that where desirable, BNG enhancements should seek to enhance and support green and blue infrastructure networks within South Tyneside."

3.13 The strategic significance of the habitats (baseline and post-development) within the wildlife corridor is considered to be high, whilst habitats outside of the wildlife corridor are allocated low strategic significance. The location of the wildlife corridor onsite is shown in **Figures 1 and 2**.

Application of the biodiversity gain hierarchy

3.14 The biodiversity gain hierarchy has been adhered to within the proposed development by the following principles.

3.15 On-Site habitats:

a. Avoidance: There are no higher distinctiveness habitats onsite that have needed to be avoided. There are low (modified grassland) and medium (mixed scrub) distinctiveness habitats onsite only. Protection measures will be implemented to ensure that the medium distinctiveness habitats within the Site and habitats in the wider landscape will be protected from harm. Only low distinctiveness habitats will be lost to the Development.

b. Mitigation: Outside of the development footprint, low distinctiveness modified grassland will be created in a better condition than that at baseline. Medium distinctiveness other neutral grassland will also be created. Both will mitigate for modified grassland losses within the development footprint.

c. On-Site habitat enhancement: All scrub onsite will be retained and enhanced to moderate condition.

d. On-Site habitat creation: The creation of species rich grassland, as well as planting trees, scrub and hedgerows will contribute to achieving a biodiversity net gain in habitat and hedgerow units.

e. Off-Site habitat creation: No offsite land is available in this instance.

f. Biodiversity unit purchase: Required to ensure a 10% net gain is achieved.

3.16 Draft policy 35 (Delivering Biodiversity Net Gain) in the emerging Local Plan sets out the Council's approach to the delivery of Biodiversity Net Gain. It requires developments to use reasonable endeavours to secure gains in the most sequentially preferable location. This scheme has looked to accommodate as much gain as commercially possible onsite, whilst ensuring the proposed enhancements have the opportunity to establish and mature and deliver both the ecological and biodiversity benefits. They also tie in with the overall landscape strategy to ensure that the development will integrate sensitively within its landscape context.

[1] The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

3.17 As stressed by the Council during the ongoing Local Plan examination hearings, and set out in the supporting evidence base, the delivery of BNG onsite cannot be viewed in isolation and needs to be considered alongside other important planning requirements. These include (amongst others) the chronic need for housing, the efficient use of land, inclusion of SuDS and high-quality landscaping, highway infrastructure and connections with the surrounding area. Therefore, the Council recognises the value of delivery of some habitat units onsite, alongside offsite delivery through credit purchase. This approach is consistent with the national policy and guidance on the matter.

Interaction between biodiversity gain hierarchy and NPPF mitigation hierarchy

3.18 The biodiversity gain and NPPF mitigation hierarchies have been considered together from the design stage onwards. Specifically, there are no habitats affected by the development with a habitat distinctiveness scoring more than 2 and it is considered that unavoidable habitat losses to facilitate the development have been adequately mitigated with the details included in a separate Ecological Impact Assessment (BSG Ecology 2026a) which assesses the potential ecological impacts of the proposed development and sets out avoidance, mitigation and compensation measures in line with the NPPF mitigation hierarchy.

3.19 Opportunities have been taken to incorporate biodiversity enhancements in and around the development for both habitats and protected species. Taking account of the habitat measures within the EcIA report and this BGA report, it is considered that sufficient information is provided to the local planning authority to inform their review of whether the biodiversity gain condition is capable of being discharged and whether the associated Biodiversity Gain Plan may be approved in due course.

Significant onsite enhancements

3.20 The habitat enhancement and creation proposed onsite are classified as significant due to both their extent and proportion of habitat units generated.

Habitat management and monitoring plan

3.21 As habitat creation and enhancement onsite is considered significant, a site level habitat management and monitoring plan (HMMP) will be required. The HMMP will detail:

- How you plan to manage the off-site gains or significant on-site enhancements, taking into account any legal restrictions and requirements;
- When and how you'll monitor habitats;
- When and how you'll report monitoring results;
- When and how you'll review management proposals; and
- How you'll change the way you manage the habitat, so that you achieve the habitats or wider outcome.

Consideration of Biodiversity Net Gain Good practice principles for development

3.22 On reference to Ciria CIEEM IEMA (2019) Biodiversity Net Gain Good practice principles for development, the principles summarised in **Table 1** were considered during the development design, completion of ecology related desk and field surveys and the biodiversity gain assessment.

Table 1: *Biodiversity gain – the application of good practice principles for development*

Number	Summary heading of principle	Rationale
Principle 1	Apply the mitigation hierarchy	A separate EcIA assesses the potential ecological impacts of the proposed development and sets out avoidance, mitigation and compensation measures in line with the mitigation hierarchy.

Principle 2	Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats are present on-Site. There is no loss of higher distinctiveness habitats. Habitat losses will be offset through habitat creation on-Site and enhancement and purchase of credits.
Principle 3	Be inclusive and equitable	Project liaison has been undertaken with the project team. No consultation with third parties has been undertaken or considered to be necessary.
Principle 4	Address risks	The use of the Statutory Biodiversity Metric embeds risks associated with difficulty, spatial multipliers and time to target condition. Any habitat creation or retention that may require special measures to ensure effective delivery of the habitats will be subject to procedures specified in a HMMP. It is considered that realistically achievable habitats have been targeted within the post-development plan.
Principle 5	Make a measurable net gain contribution	The form of 'measurement' has been to apply the Statutory Biodiversity Metric to provide biodiversity unit values as far as reasonably possible.
Principle 6	Achieve the best outcomes for biodiversity	The habitat creation measures proposed are considered to be appropriate for the environment and setting and proportionate to the nature, extent and type of development.
Principle 7	Be additional	Additional tree planting has been provided as part of the development layout. It has not been possible to create habitats of a higher distinctiveness as part of the development layout, primarily due to its residential use.
Principle 8	Create a net gain legacy	The legacy of the habitat enhancement has been considered by ensuring the habitats are suitable for the landscape and suitable for their context within the development, with consideration to potential recreation impacts and access for future management.
Principle 9	Optimise sustainability	The choice of planting for the proposed habitats is considered to be appropriate for the Site and the use of the Site.
Principle 10	Be transparent	The author of this biodiversity gain assessment has sought to provide clear and transparent information throughout, including the provision of rationales and relevant commentary, to assist the reader, in their review of the submission.

Biodiversity gain calculation

3.23 **Table 2** below summarises the baseline habitats, their areas and the results of the habitat condition assessments within the Site. **Appendix B** presents the detailed results of the habitat condition assessments. No linear habitats are present onsite.

Table 2 : *Baseline habitat types and conditions*

UKHab	Statutory Metric habitat	Strategic Significance	Habitat condition	Area (ha)	Habitat units

Modified grassland	Modified grassland	High	Poor	4.302	9.89
Modified grassland	Modified grassland	Low	Poor	6.283	12.57
Mixed scrub	Mixed scrub	Low	Poor	0.025	0.10
			TOTAL HABITAT AREA	10.61	22.56
			SITE AREA (INC INDIVIDUAL TREES)	10.61	

3.24 Post-development habitats detailed in **Table 3** and **Table 4** will be created. Habitat enhancement is detailed in **Table 5.** The post-development habitats are presented on the landscape masterplan (Drawing number: P21-2566_EN_0001 Rev B) and detailed below, including their target conditions.

Table 3: *Post-development habitat creation*

Biodiversity Metric habitat	Distinctiveness	Area (ha)	Target condition	Strategic significance	Notes and/or justification	Biodiversity units
Modified grassland	Low	0.4329	Moderate	Low	Open space amenity/ mown grass, including areas with bulb planting. Outside wildlife corridor	1.50
Modified grassland	Low	0.2825	Moderate	High	Open space amenity/ mown grass. Inside wildlife corridor	1.13
Other neutral grassland	Medium	0.223	Poor	Low	Species rich 'coastal meadow' grass. Outside wildlife corridor.	0.83
Other neutral grassland	Medium	0.9068	Poor	High	Species rich 'coastal meadow' grass, including areas with bulb planting. Inside wildlife corridor.	3.88
Mixed scrub	Medium	0.0157	Moderate	Low	Native scrub mix outside wildlife corridor	0.11
Mixed scrub	Medium	0.243	Moderate	High	Native scrub mix inside wildlife corridor	1.87
Artificial unvegetated, unsealed surface	V.Low	0.0192	N/A - Other	Low	Footpaths (timber edge crushed stone) and trail trim equipment. Outside wildlife corridor.	0.00
Developed land; sealed surface	V.Low	3.5294	N/A	Low	Developed land, including houses, footpaths and access roads. Outside wildlife corridor.	0.00
Developed land; sealed surface	V.Low	1.6193	N/A	High	Developed land, including houses, footpaths and access roads. Inside wildlife corridor.	0.00
Introduced shrub	Low	0.0592	N/A	Low	Amenity shrub planting and ornamental shrubs and herbaceous planting, outside wildlife corridor.	0.11
Introduced shrub	Low	0.0941	N/A	High	Amenity shrub planting and ornamental shrubs and herbaceous planting, inside wildlife corridor.	0.21
Sustainable drainage system	Low	0.2395	Moderate	Low	SuDS and marginal wetland planting outside wildlife corridor.	0.58
Sustainable drainage system	Low	0.3081	Moderate	High	SuDS and marginal wetland planting inside wildlife corridor.	0.85
Vegetated garden	Low	1.7689	N/A	Low	Front and rear gardens outside wildlife corridor.	3.41

Vegetated garden	Low	0.8516	N/A	High	Front and rear gardens inside wildlife corridor.	1.89
Urban tree	Medium	0.4804	Poor	Low	118 individual trees outside wildlife corridor.	1.35
Urban tree	Medium	0.3542	Poor	High	87 individual small trees inside wildlife corridor	1.14
					Total Habitat Creation Units	**18.86**

Table 4: Post-development habitat retention and enhancement

Biodiversity Metric habitat and (Distinctiveness)	Area (ha)	Baseline condition	Target condition	Strategic significance	Notes and/or justification	Biodiversity units
Mixed scrub	0.025ha	Poor	Moderate	Low	Enhancement of existing scrub through additional planting of native species and management to create an ecotone with adjacent grassland.	0.18
					Total Habitat Enhancement Units	**0.18**

Table 5: *Post-development hedgerow creation*

Biodiversity Metric habitat	Distinctiveness	Length (km)	Target condition	Strategic significance	Notes and/or justification	Biodiversity units
Native hedgerow	Low	0.074	Poor	Low	Single species native hedgerow	0.14
Native hedgerow with trees	Medium	0.288	Moderate	Low	Mixed species native hedgerow with trees	1.61
Native hedgerow with trees	Medium	0.094	Moderate	Low	Mixed species native hedgerow with trees	0.53
Native hedgerow with trees	Medium	0.143	Moderate	High	Mixed species native hedgerow with trees	0.92
Native hedgerow	Low	0.087	Moderate	High	Mixed species native hedgerow	0.33
Native hedgerow	Low	0.1	Moderate	Low	Mixed species native hedgerow	0.33
					Total Hedgerow Creation Units	**3.87**

Biodiversity Gain Metric outcome

Results Summary

3.25 The Statutory Biodiversity Metric has been used to quantify biodiversity gain. With the incorporation of the above habitats the 'habitat unit' and 'hedgerow unit' scores have been calculated. There are no watercourse units associated with the Site. Habitat unit results are as follows:

- Existing Site baseline = 22.56 habitat units.
- Post-development Site outcome = 19.05 habitat units.
- Combined change in habitat units = -3.51 habitats units, equivalent to a **-15.57%** net gain.

3.26 The proposed habitat outcomes are considered to be achievable, can be legally secured and they are appropriate to the location and setting of the Site and the locally surrounding habitats.

3.27 There is an overall deficit of 5.77 habitat units required to reach a 10% net gain.

3.28 Hedgerow unit results are as follows:

- Existing Site baseline = 0 hedgerow units.
- Post-development Site outcome = 3.87 hedgerow units.
- Combined change in habitat units = +3.87 hedgerow units.

3.29 As the baseline hedgerow score is zero, it is not possible to calculate a net gain in hedgerow units. The 3.87 hedgerow unit increase satisfies the 10% net gain requirement.

3.30 A summary of results is provided in **Appendix A** with the full calculation provided in a separate excel document.

Trading rules

3.31 Trading rules are not satisfied as the change in habitat units do not achieve the mandatory 10% net gain, therefore alternate options are required to achieve the mandatory 10% net gain. At the time of writing there is no off-site land available for habitat creation to achieve the additional units required and so, as a last resort, the remaining units required will be purchased. The following options are available:

- Contact the Local Planning Authority (LPA) to discuss the potential for off-site unit allocation in line with Local Nature Recovery Strategies (LNRS) or similar with an allocated responsible body;
- A private unit supplier (preferably within the same LPA) may be approached; and
- Finally, when all other options are exhausted, the purchase of statutory biodiversity credits will be considered.

3.32 The development has a shortfall of 5.77 habitat units. Trading rules specifically fail due to the loss of modified grassland onsite, therefore, A1 tier low distinctiveness units are required. A greater total of units may be required if no units within the same LPA or National Character Area are available.

3.33 As a last resort, Statutory credits may be considered, the price is set high to ensure they do not compete with the development of the private market. A spatial multiplier is applied to statutory credits; two credits are required for every one biodiversity unit that requires compensating for. As is, the development has a unit shortfall of 11.54 A1 tier low distinctiveness units (accounting for the spatial multiplier associated with Statutory credits).

4 Summary

4.1 Overall, the habitat creation and enhancement post-development will deliver a -15.57% net gain in habitat units and a 3.87 hedgerow unit gain (calculation of a % net gain in hedgerows not possible due to a null baseline score). There is a total shortfall of 5.77 habitat units. The purchase of units will be required to achieve the mandatory 10% net gain in habitat units and achieve and overall biodiversity net gain.

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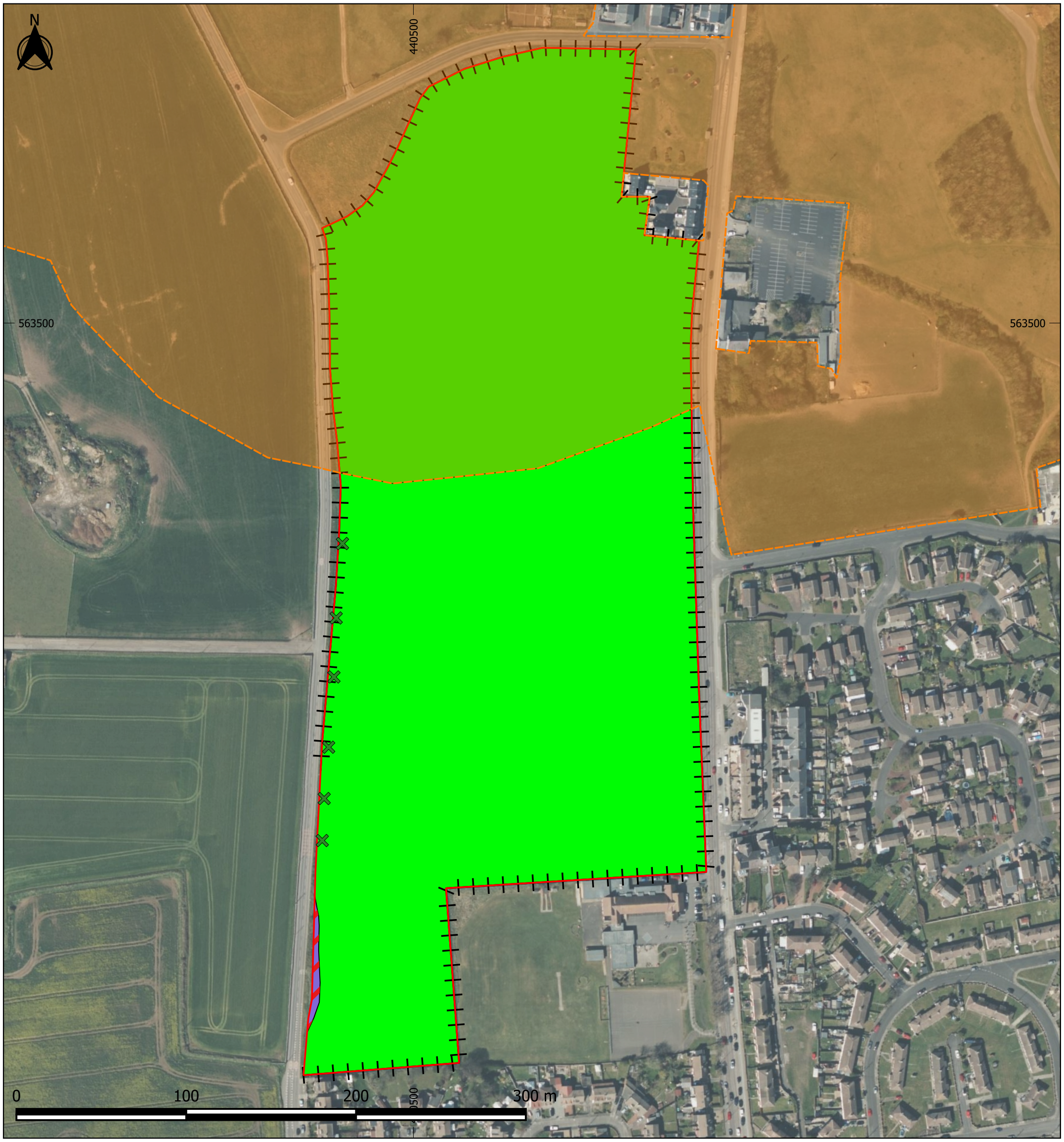
6 Figures

(Overleaf)

Figure 1: Baseline Habitats

Figure 2: Post-Development Habitats



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PROJECT TITLE

LAND OFF MILL LANE, WHITBURN

DRAWING TITLE

Figure 1: UK Habs baseline habitats

Legend

- Scattered scrub
- Fence
- Mixed scrub
- Modified grassland
- Wildlife corridor
- Site boundary

DATE: 17/10/2025	CHECKED: AP	SCALE: 1:2,200
DRAWN: BH	APPROVED: IH	VERSION:1.2

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Sources: BSG Ecology survey data

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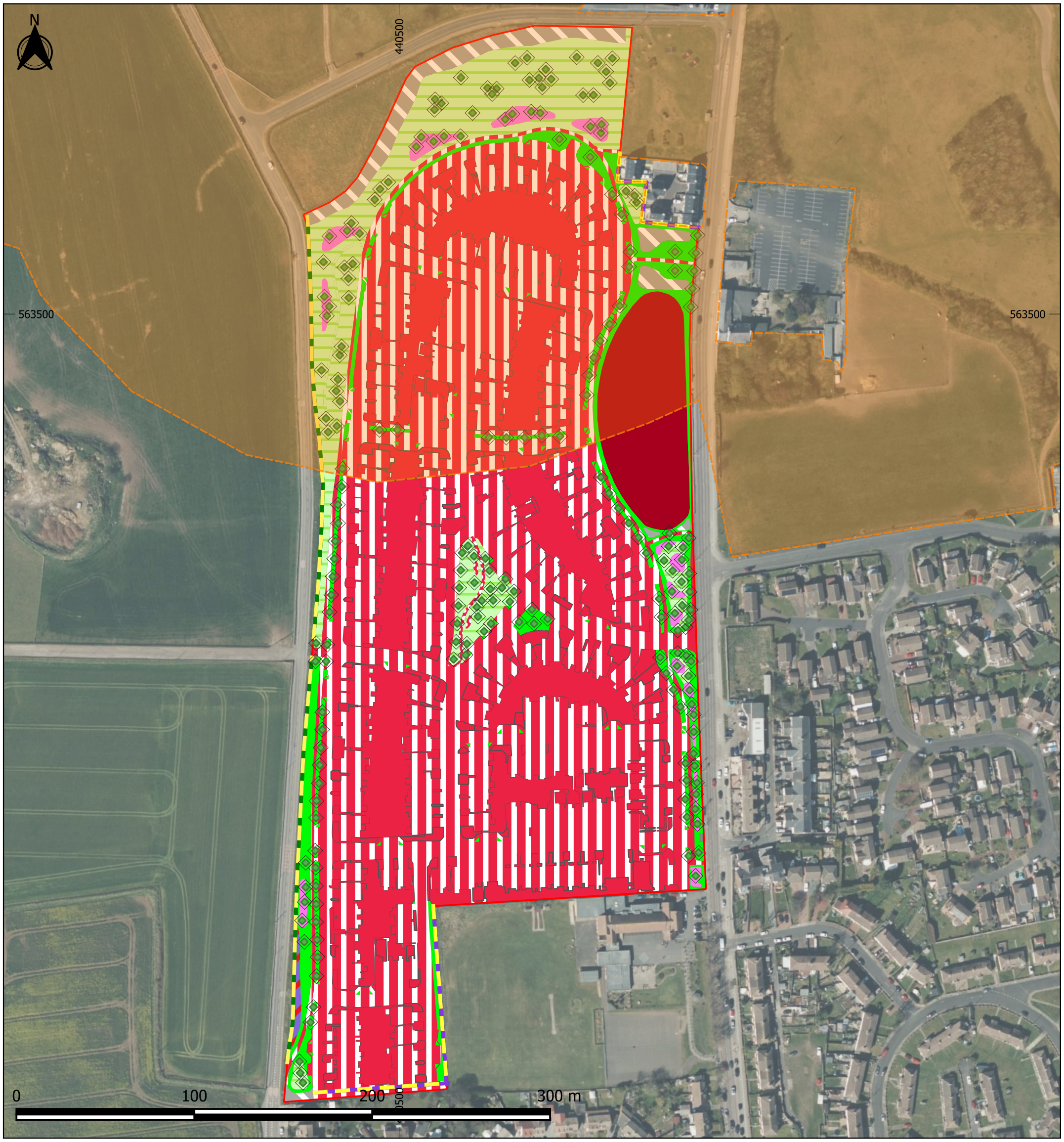

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T: 0191 303 8964

JOB REF: P24-775

PROJECT TITLE

LAND OFF MILL LANE, WHITBURN

DRAWING TITLE

Figure 2: Post Development Habitat Plan

DATE: 16/12/2025	CHECKED: HS	SCALE: 1:2,100
DRAWN: SP	APPROVED: IH	VERSION:1.3

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All site dimensions shall be verified by the Contractor on site prior to commencing any works.

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Projection: OSGB 1936/British National Grid - EPSG 27700

Sources: BSG Ecology survey data

Legend

- Site boundary
- Wildlife corridor

Created Habitats

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Sustainable drainage system
- Vegetated garden
- Proposed Small Urban Tree
- Native Hedgerow (h2NE5)
- Native Hedgerow with trees (h2NE4)

Enhanced Habitat

- Mixed scrub

Appendix A: BNG Result Summary

On-site baseline	*Area habitat units*	22.56		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	19.05		
	Hedgerow units	3.87		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-3.51	-15.57%	On-site net gain is less than target set ▲
	Hedgerow units	3.87	N/A	Zero baseline units - % cannot be calculated
	Watercourse units	0.00	0.00%	
Off-site baseline	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Area habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-3.51		
	Hedgerow units	3.87		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-3.51		
	Hedgerow units	3.87		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-15.57%	Total net gain achieved is less than target set ▲	
	Hedgerow units	N/A	0 baseline units - % cannot be calculated	
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			

Appendix B: Habitat Condition Assessments

Grassland (Low Distinctiveness)									
Parcel No.	**Habitat**	**Condition**	**A: There are 6-8 vascular plant species per m2 present, including at least 2 forbs.**	**B: Sward height is varied**	**C: scrub accounts for less than 20% of total grassland area.**	**D: Physical damage is evident in less than 5% of total grassland area.**	**E: Cover of bare ground is between 1% and 10%, including localised areas**	**F: Cover of bracken Pteridium aquilinum is less than 20%**	**G: There is an absence of invasive non-native plant species**
Main Site	g4 - Modified grassland	Poor	Fail	Fail	Pass	Pass	Pass	Pass	Pass
Margins	g4 - Modified grassland	Poor	Fail	Pass	Pass	Pass	Pass	Pass	Pass

Mixed Scrub						
Habitat	**Condition**	**A**	**B**	**C**	**D**	**E**
h3h - Mixed scrub	Poor	No	No	Yes	No	No

A: Parcel was good example of its habitat type.
B: Seedlings, saplings, young shrub and mature all present.
C: Absence of Schedule 9 invasives
D: Well-developed edge.
E: Clearings, glades or rides present, with sheltered edges.

Appendix C: Landscape Masterplan

(Overleaf)

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INDICATIVE PLANT SPECIES

EG1 Grass Seed Mix for coastal meadow (sown with EM3 Wildflower Mix)	COMPOSITION (%)	NOTES
Proportion of base grass mix to be sown with EF3 Wildflower Mix to be advised by scheme Ecologist		
Poa pratensis – Smooth-stalked Meadow-grass	20	
Agrostis capillaris – Common Bent	10	
Cynosurus cristatus – Crested Dogstail	35	
Festuca rubra – Red Fescue	30	
Phleum bertolonii – Smaller Cat's-tail	5	
Total	**100**	

EM3 Wild Flowers for Coastal Meadow	COMPOSITION (%)	NOTES
Achillea millefolium – Yarrow	2	
Agrimonia eupatoria – Agrimony	1	
Betonica officinalis – Betony	6	
Centaurea nigra – Common Knapweed	10	
Daucus carota – Wild Carrot	5	
Echium vulgare – Viper's-bugloss	3	
Filipendula ulmaria – Meadowsweet	1	
Galium album – Hedge Bedstraw	4	
Galium verum – Lady's Bedstraw	2	
Geranium pratense – Meadow Crane's-bill	2	
Leucanthemum vulgare – Oxeye Daisy	5	
Malva moschata – Musk Mallow	5	
Medicago lupulina – Black Medick	2	
Onobrychis viciifolia – Sainfoin	1	
Pastinaca sativa – Wild Parsnip	1	
Plantago lanceolata – Ribwort Plantain	7	
Poterium sanguisorba ssp sanguisorba – Salad Burnet	3	
Primula veris – Cowslip	5	
Prunella vulgaris – Selfheal	8	
Ranunculus acris – Meadow Buttercup	8	
Ranunculus bulbosus – Bulbous Buttercup	3	
Rhinanthus minor – Yellow Rattle	2	
Rumex acetosa – Common Sorrel	2	
Scabiosa columbaria – Small Scabious	1	
Silene dioica – Red Campion	4	
Silene vulgaris – Bladder Campion	5	
Taraxacum officinale – Dandelion	1	
Vicia cracca – Tufted Vetch	1	
Total	**100**	

SUDS Wet Grassland Mix	COMPOSITION (%)	NOTES
Wetland grass mix for SUDS area – marginal plug planting within the edges. Refer to P9 plug planting mix.		
Agrostis castellana	5	
Festuca ovina	20	
Festuca rubra	65	
Festuca Rubra Commutata	10	
Total	**100**	

Trees (Extra Heavy Standard Trees, POS Trees & Feature Trees)	Girth/Height Size (cm)	NOTES
Alnus glutinosa	RB STD 14-16cm	
Betula pendula	RB STD 14-16cm	
Carbinus betulus	RB STD 14-16cm	
Corylus avellana	RB STD 14-16cm	
Pinus nigra	RB STD 14-16cm	
Quercus robur	RB STD 14-16cm	
Sorbus aucuparia	RB STD 14-16cm	

Standard Trees (POS Trees & Biodiversity Areas)	Girth/Height Size (cm)	NOTES
Acer campestre	RB STD 12-14cm	
Betula pendula	RB STD 12-14cm	
Carpinus betulus	RB STD 12-14cm	
Corylus avellana	RB STD 12-14cm	
Prunus avium	RB STD 12-14cm	
Quercus robur	RB STD 12-14cm	

Feathered Trees (Northern/Northwest Biodiversity Area)	Girth/Height Size (cm)	NOTES
Acer campestre	B FTH 180-210cm	
Alnus glutinosa	B FTH 180-210cm	
Betula pendula	B FTH 180-210cm	
Corylus avellana	B FTH 180-210cm	
Crataegus monogyna	B FTH 180-210cm	
Sorbus aria (Lutescens)	B FTH 180-210cm	
Sorbus aucuparia	B FTH 180-210cm	

Species Rich Native Hedgerow Mix	COMPOSITION %	Size (cm)
Species rich hedge mix planted @ 6/m in a Double Staggered Row. To be planted in species groups of approximately 10.		
Cornus sanguinea	5	60-80
Corylus avellana	20	60-80
Crataegus monogyna	40	60-80
Ilex aquifolium	5	C3L (40-60)
Prunus spinosa	15	60-80
Rosa canina	5	60-80
Viburnum opulus	10	60-80

Single Species Hedgerow Mix	Size (cm)	NOTES
Single species mix to development frontages and key interfaces within the development. Planted as containerised stock subject to availability.		
Carpinus betulus	40-60	C3L

Native Scrub/Shrub Mix	COMPOSITION %	Size (cm)
Native Low Shrub/Scrub Planting Mix planted @ 1/m2. Individual varieties to be planted in groups of approximately 5-9.		
Acer campestre	10	60-80
Corylus avellana	10	60-80
Cornus sanguinea	10	60-80
Crataegus monogyna	10	60-80
Ilex aquifolium	5	C3L 40-60
Prunus avium	10	60-80
Prunus spinosa	10	60-80
Rosa canina	10	60-80
Sorbus aucuparia	10	60-80
Ulex europaeus	5	60-80
Viburnum opulus	10	60-80
Total	**100**	

Amenity Shrub Mix
3/5L pots dependent on species selection
Ajuga reptans
Alchemilla mollis
Aucuba japonica
Bergenia cordifolia
Carex comans
Ceanothus thyrsiflorus repens
Choisya ternata
Cornus alba
Eunonymus fortunei
Geranium macrorrhizum
Hebe
Hebe pinguifolia
Hedera colchica
Heuchera
Hydrangea arborescens
Hylotelephium
Hypericum 'Hidcote'
Lavandula angustifolia
Lonicera ileata
Photinia x fraseri
Potentilla fruticosa
Hedera colchica
Sedum
Skimmia japonica
Stipa tenuissima
Viburnum davidii
Vinca minor

P9 Plug Planting
Marginal planting for SUDS basin upper edges and surrounding grassland edges (within wet grassland mix areas.
Butomus umbellatus
Iris pseudacorus
Lythrum salicaria
Myosotis scorpioides
Ranunculus flammula

Bulb Planting
Within POS and grassland verges adjacent to key pedestrian routes.
Anemone nemorosa
Hyacinthoides non-scripta
Narcissus pseudonarcissus

KEY

- Site boundary
- Blue line boundary

EXISTING LANDSCAPE FEATURES

- Trees/vegetation to be retained
- Hedgerow to be retained
- Root Protection Area (RPA)
- Existing vegetation to be removed
- Public Right of Way (PROW)
- Existing stone walling to be repaired
- Existing agricultural context views
- Existing coastal views
- Existing cycle routes

PROPOSED LANDSCAPE FEATURES

- Trees
- Specimen shrub
- Single species native hedgerow
- Mixed species native hedgerow
- Single species hedgerow mix
- Native scrub/shrub mix
- Amenity shrub mix
- P9 plug planting
- Indicative ornamental groundcover, shrubs & herbaceous planting
- Species rich 'coastal meadow' grass - EM3 Wildflowers for Coastal Meadow or similar approved
- Open space amenity/mown grass
- Pond: Wetlands - EM8F Wild Flowers For Wetlan or similar approved
- Development plot front garden turf
- Development plot rear garden grass seed
- Bulb planting
- Footpath - timber edged crushed stone
- Indicative location of LEAP/LAP
- Indicative location of trim trail equipment
- Bow top play railings with 2no. gates TBC
- Principle circulation routes
- Green corridor
- Indicative bench location

0 100 m

N

Rev	Date	By	Note
B	2025.12.15	NW	Amends in line with comments
A	2025.12.11	KCH	Amends in line with comments
-	2025.11.17	NW	First draft

Landscape Masterplan

Mill Lane, Whitburn

Client: Story Homes Ltd

DRWG No: P21-2566_EN_0001

SHEET: S1 REV: A

Drawn by : NW Approved by: RB

Date: 17/11/2025

Scale: 1:1000 @ A1

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