Land at Moor Lane, Kirk Langley

Biodiversity Net Gain Report

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1. Summary

Table 1: Summary

Report Purpose	The objective of the present Biodiversity Net Gain (BNG) report is to provide an initial assessment as to whether the proposed development can deliver BNG or not for the design option(s) being considered.
Methodology	• A UKHab and condition assessment survey was carried out of the site on the 25th June 2025 with reference to best practice guidelines by a suitably qualified ecologist. • A biodiversity metric calculation was made, using the Statutory Biodiversity Metric.
Results & Conclusions	Via the proposed scheme of on-site habitat and hedgerow creation and enhancement, assessment has shown that a biodiversity net gain in habitats (15.29%) and hedgerows (43.45%) can be achieved. Trading rules for habitats and hedgerows were satisfied.

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2. Introduction

Background

2.1. Elton Ecology Ltd was commissioned by Wheeldon Brothers Ltd to conduct a Biodiversity Net Gain (BNG) Study of the site known as Land at Moor Lane, Kirk Langley.

Relevant Documents

2.2. The present assessment has been informed by the following documents:

- Topographical Survey (Drawing No. 54817_T) (Greenhatch Group, 27/06/2025).
- Illustrative Site Layout (Drawing No. 25.110/01) (Planning and Design Group, 08/25).
- British Standards 5837:2012 Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement (including Tree Protection Plan) (Report Reference: JH0825MOORLANE) (Outline Trees, August 2025)Indicative Layout & Tree Retention Plan (Outline Trees, November 2025)
- GI Strategy (number 13438-FPCR-XX-XX-DR-L-0001, Rev 03) (FPCR Environment and Design, 12/11/2025)

Site description

2.3. The site comprises an agricultural field of modified grassland bordered by hedgerows and wire and post fencing. The site is located at Moor Lane, Kirk Langley, Ashbourne DE6 4LN (Figure 1: Site Location Plan) (central OS grid reference: SK 28844 38629).

Development Proposals

2.4. The development proposals include the construction of a residential estate, with associated hard and soft landscaping, and a biodiversity area, including the creation of a pond and public open space.

Aims, Objectives & Scope

2.5. With reference to the Development Proposals and best practice BNG reporting guidelines (CIEEM, 2021), the objectives & scope of the present strategy are to provide:

- An assessment as to whether the project can feasibly deliver BNG or not for the options being considered;
- Advice for the project to maximise its ability to deliver BNG considering factors such as location, design, construction methods and programme (where known/relevant);
- If on-site BNG can’t be achieved, consideration of the potential for off-site delivery of BNG, either securing land in close proximity to the project site or other alternatives, including more distant land under direct control or a brokered agreement; and
- Where, following a review of the BNG Principles, the delivery of project-wide BNG as an outcome is not considered possible (e.g., as a result of impacts to irreplaceable habitats or other site constraints), a record of the reasons and next steps towards delivering biodiversity gains elsewhere through the project.

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Planning Policy and Legislation

2.6. A summary of biodiversity planning policies and wildlife legislation relevant to the site is provided in Appendix 1.

2.7. The Amber Valley Borough Council does not have a mandatory higher than 10% BNG target set within their local planning policy.

2.8. The site is covered by the Lowland Derbyshire Biodiversity Action Plan.

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3. Methodology

Personnel

3.1. The UKHab & condition assessment survey and BNG metric calculation was carried out by Senior Ecologist PMH BSc (Hons) MSc ACIEEM. PMH holds a Natural England Level 1 Bat Licence (CL17) (reference number: 2025-84657-CL17-BAT) and a Natural England Level 1 Great Crested Newt Licence (CL08) (reference number: 2025-81652-SCI-CL08), a botanical Field Identification Skills Certificate (FISC) Level 3, and a Modular River Survey River Condition Assessment Certificate level of Qualified Surveyor. PMH has attended formal training in UKHab survey, Biodiversity Net Gain, and botanical species identification. PMH is an Associate member of CIEEM and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.

3.2. The final review of the report was carried out by Consultant Ecologist EAM BSc (Hons), MSc. EAM is a Qualifying member of CIEEM, has attended formal training in UKHab survey and Biodiversity Net Gain, and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing. EAM holds a preliminary Level 3 Botanical Society of Britain and Ireland (BSBI) Field Identification Skills Certificate.

Desk Study

Important Ecological Features

3.3. A desk study was carried within the Preliminary Ecological Appraisal (Elton Ecology, 2025) and should be read in conjunction with the present report.

Field Survey

UKHab & Condition Assessment Survey

3.4. A UKHab and condition assessment survey was carried out of the site on 25th June 2025 with reference to best practice guidelines from UKHab Ltd (Butcher et al, 2023). The site was walked over, and the habitats present classified based on key indicator species present.

3.5. The condition assessment was carried out with reference to guidance within the Statutory Biodiversity Metric Condition Sheets and Technical Supplement (Defra, 2025). The condition of each habitat was assessed by scoring each habitat parcel against the criteria set out in the Statutory Biodiversity Metric Habitat Condition Assessment Sheets. A condition score was assigned to each habitat parcel based on a range of positive and negative indicators of quality against the optimum ecological state for the habitat, such as a grassland having species richness (positive) or the presence of invasive non-native plants (negative). This is used as an indicator for whether the habitat is a good or poor example of its habitat type/ distinctiveness, and to inform future management for ecological enhancement where applicable.

Biodiversity Net Gain Metric Calculation

3.6. The prevailing biodiversity metric calculation spreadsheet at the time of writing was used, the Statutory Biodiversity Metric, with reference to the Technical Supplement and User Guide (Natural England, 2025).

3.7. The Statutory Biodiversity Metric calculates the biodiversity units present as follows:

Baseline Habitats:

Size of Habitat Parcel x Distinctiveness x Condition x Strategic Significance = Baseline Biodiversity Units

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3.8. As the basis of the calculations, the Statutory Biodiversity Metric requires the user to enter a series of variables for each baseline, enhanced or created habitat parcel. These variables and decisions made are summarised in the sections below and presented in the results section. No river habitats were present at the site, and as such variables relating only to river habitats have not been included.

Classification and Measurement of Habitats

3.9. The UK Habitat Classification System (UKHab) (UKHab Ltd, 2023) was used during field surveys and converted to the appropriate habitat classification via the Statutory Metric guidance (Defra, 2025), to complete the broad habitat and habitat type variables of the Statutory Metric calculator.

3.10. The habitat areas were mapped via the QGIS geographic information system application using a geo-referenced and ground-checked satellite image of the site.

3.11. Following the Statutory Biodiversity Metric QGIS Template and Import Tool User Guide (Natural England Joint Publication JP039), each habitat parcel was entered into the QGIS Template where the data was exported into the Import Tool to consolidate the data to be entered into the Statutory Metric calculator.

Strategic Significance

3.12. This is a score assigned to baseline and proposed habitats based on whether the habitat is significant for nature based on its location and habitat type. An assessment of this variable requires consideration as to whether the site is located within the relevant biodiversity local strategy, plan or policy, designated sites for nature conservation, and the sites position within the landscape.

3.13. With reference to the Department of Environment, Foord & Rural Affairs (DEFRA) Policy paper 'Local Nature Recovery Strategies', there are 48 local nature recovery strategy areas covering England[1]. The relevant strategy area for the site is Derbyshire and the relevant responsible body is Derbyshire County Council[2].

3.14. The LNRS applicable to the site is the Thriving with Nature A Local Nature Recovery Strategy for Derbyshire: Statement of Biodiversity Priorities (Derbyshire County Council, 2025).

3.15. Other relevant planning policy documents are:

- Amber Valley Borough Council Local Plan
- Kirk Langley Neighbourhood Development Plan 2019-2032

3.16. The site is not included within the planning policies as a nature conservation priority.

3.17. The relevant Local Biodiversity Action Plan for the site is the Lowland Derbyshire Biodiversity Action Plan.

Bespoke Compensation Agreed for Unacceptable Losses

3.18. This is a yes/no decision cell to indicate whether bespoke compensation has been agreed with decision makers for any losses in very high distinctiveness habitats.

Temporal Multiplier

[1] https://www.gov.uk/government/publications/local-nature-recovery-strategies/local-nature-recovery-strategies
[2] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1166611/Map_of_local_nature_recovery_strategy_areas_and_responsible_authorities.pdf

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3.19. Within the temporal multiplier for each created/ enhanced habitat parcel the metric requires the user to enter the following variables:

- Habitat created in advance/ years: The Statutory Metric rewards habitat creation in advance of losses by reducing the temporal risk multipliers added.

- Delay in starting habitat creation/ years. If there will be a significant delay in the creation of a habitat type relative to any losses (e.g. phased development), the number of full years that the creation will be delayed is entered. The Statutory Metric then adds the number of years to the pre-populated time to target condition, which increases the effect of the risk multiplier.

Limitations

3.20. The accuracy of habitat area measurement is limited by the methods by which the baseline data was collected and resolution of development proposal plans. In this instance, baseline habitat areas have been calculated by cross referencing illustrative habitat plans mapped in the field with georeferenced aerial imagery.

3.21. The Statutory Biodiversity Metric uses habitats as a proxy for biodiversity, which is a simplification of the real world. Although informed by evidence and reasoning, the outputs of the Metric are not scientifically precise or absolute values. The generated biodiversity unit scores are a proxy for the relative biodiversity worth of a habitat or site. The metric and its outputs must be interpreted with ecological expertise and a common-sense approach. The metric is an aid to biodiversity decisions.

3.22. All dimensions and distances provided are approximate.

3.23. The present study has been informed by the Illustrative Site Layout (Planning and Design Group, 08/25) and the GI Strategy (Draft) (FPCR Environment and Design, 03/09/2025 as such assumptions have been made regarding the final planned design including landscaping and tree/hedgerow retentions.

3.24. Detailed plans relating to areas outlined for housing were not available at the time of writing the present report. With reference to the Statutory Biodiversity Metric User Guide (Defra, 2025), '*where detailed plans are not available, you should use a default 70:30 ratio of 'urban – developed land; sealed surface' to 'urban – vegetated garden' when assessing habitats within areas outlined for housing'*. This approach has therefore been utilised for the present assessment and an updated BNG calculation will be required when detailed plans are available.

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4. Results

Baseline Habitats

4.1. The baseline habitats and condition assessments at the site including the data entered into the Biodiversity Metric are given in the following tables and mapped on Figure 2: Baseline Habitat Plan. The baseline habitat condition scores and post-development retentions are shown in Figures 3 and 4. Photographs of the habitats referred to are presented in Appendix 2: Photographs.

4.2. No watercourses, including watercourse riparian zones, were present within the baseline habitats.

4.3. No irreplaceable habitats were present on site.

4.4. The baseline habitat date was taken to be 25th June 2025, the date of the UKHab survey, with no evidence of recent habitat degradation occurring on site.

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Table 2: Habitat Baseline Areas

Broad Habitat	**Habitat Type**	**Data Entered into Metric**					**Description**	**Photograph Ref No. (Appendix 2: Photographs)**
		Metric Reference No.	**Area (hectares)**	**Condition**	**Strategic Significance**	**Habitat retained/enhanced/lost**		
Grassland	Modified grassland	1 & 2	2.5304	Poor	Area/compensation not in local strategy/ no local strategy	0.1496ha retained, 0.8187ha enhanced, 1.5621ha lost	The site primarily comprised a single modified grassland field compartment which was dominated by perennial rye grass *Lolium perenne* and red fescue *Festuca rubra*, with frequent Yorkshire fog *Holcus lanatus* and dandelion *Taraxacum officinale*, occasional white clover *Trifolium repens* and creeping buttercup *Ranunculus repens* and rarely present lesser trefoil *Trifolium dubium*, cock's-foot *Dactylis glomerata*, Timothy *Phleum pratense*, broadleaved dock *Rumex obtusifolius*, bramble *Rubus sp.*, meadow foxtail *Alopecurus pratensis*, common nettle *Urtica dioica,* and sweet vernal grass *Anthoxanthum odoratum*.	1
Individual trees	Rural trees	3	0.0081ha	Moderate	Area/compensation not in local strategy/ no local strategy	Lost	A small dead ash *Fraxinus excelsior*, a small apple *Malus sp*, and a small spruce *Picea sp* were present at the north site boundary.	2
Individual trees	Rural trees	4	0.0041ha	Poor	Area/compensation not in local strategy/ no local strategy	Retained		

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Table 3: Condition Assessment – Low Distinctiveness Grassland (Adapted from Natural England, 2025)

Condition Assessment Criteria		**Field A**
		Condition Achieved (Y/N)
1	"There must be 6-8 species per m^2. If a grassland has 9 or more species per m^2 it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition."	N – average of 5 species per square metre.
2	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 insects, birds and small mammals to live and breed.	N – approximately 5% of the grassland was managed to less than 7cm.
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y – scrub present but less than 5% of total area
4	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 – none observed
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y – localised bare ground present
6	Cover of bracken less than 20%.	Y – none observed within grassland habitat
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y – none observed.
Essential criterion 1 achieved (Y/N)		N
Number of criteria passed		5
Condition Assessment Result	**Condition Assessment Score**	
Passes 6 or 7 of 7 criteria including passing essential criterion 1	**Good (3)**	
Passes 4 or 5 of 7 criteria including passing essential criterion 1	**Moderate (2)**	
Passes 0, 1, 2 or 3 of 7 criteria; OR **4, 5 or 6 of criteria but failing criterion 1**	**Poor (1)**	✓

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Table 4: Condition Assessment – Individual Trees (Adapted from Defra, 2025)

Condition Assessment Criteria		Ash tree	Apple tree	Spruce
A	The tree is a native species (or at least 70% within the block are native species).	Y – native tree	N – non-native tree	N – non-native tree
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 – automatically passed	Y – automatically passed	Y – automatically passed
C	The tree is mature (or more than 50% within the block are mature).	N – tree is not considered mature	Y – tree is considered mature	N – tree is not considered mature
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 – dead tree	Y – no evidence observed	N – adjacent fence supressing development
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y – deadwood present	N – none observed	N – none observed
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y – oversailing more than 20% vegetation	Y – oversailing more than 20% vegetation	Y – oversailing more than 20% vegetation
Number of criteria passed		4	4	2
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**	**Score Achieved ×/✓**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	**Good (3)**			
Passes 3 or 4 criteria	**Moderate (2)**	✓	✓	
Passes 2 or fewer criteria	**Poor (1)**			✓

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Table 5: Hedgerow Baseline

Hedgerow Type	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
	Hedgerow number	Length (km)	Condition	Strategic Significance	Hedgerow retained/enhanced/lost		
Native hedgerow with trees	H1	0.194	Moderate	Area/compensation not in local strategy/ no local strategy	Retained	Hedgerow H1 related to the other native hedgerow with trees which formed the western boundary of the survey site. Hedgerow species included dominant hawthorn *Crataegus monogyna*, with frequent holly *Ilex sp.* and blackthorn *Prunus spinosa*, and occasional elder *Sambucus nigra* and bramble. Standard trees included two mature ash trees and one mature pedunculate oak *Quercus robur*. The ground flora was dominated by perennial rye grass and Yorkshire fog, with frequent red fescue, occasional false oat grass *Arrhenatherum elatius*, blackthorn, bramble, and broadleaved dock, rarely present Timothy, sweet vernal grass, and cock's-foot, and locally frequent common nettle.	3
Native hedgerow	H2	0.121	Good	Area/compensation not in local strategy/ no local strategy	Retained	Hedgerow H2 related to the other native hedgerow which formed the southern boundary of the survey site. Hedgerow species included dominant hawthorn, with frequent elder, occasional bramble, rarely present blackthorn and rosebay willowherb *Chamaenerion angustifolium*, and locally dominant bracken *Pteridium sp.* Standard trees included two ash trees more than 20m apart. The ground flora was dominated by Yorkshire fog, with abundant red fescue and perennial rye grass, occasional cock's-foot and common nettle, rarely present rosebay willowherb, dandelion, and broadleaved dock, and locally abundant bracken.	4
Native hedgerow	H3	0.208	Good	Area/compensation not in local strategy/ no local strategy	0.14km retained, 0.068km lost	Hedgerow H3 related to the other native hedgerow which formed the eastern boundary of the survey site. Hedgerow species included dominant hawthorn and blackthorn, with frequent hazel *Corylus avellana* and bracken, occasional holly, and rarely present bramble, rosebay willowherb, and field maple *Acer campestre*. No standard trees were present. The ground flora was dominated by fed fescue, with frequent false oat grass and Yorkshire fog, occasional perennial rye grass, bracken *Pteridium sp.,* and blackthorn and rarely present cow parsley *Anthriscus sylvestris* and sweet vernal grass *Anthoxanthum odoratum.*	5

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Table 6: Condition Assessment – Hedgerows (Adapted from Natural England, 2025)

	Condition Sheet: Hedgerow Habitat Types			
Attributes and functional groupings (A, B, C, D & E)	**Criteria (the minimum requirements for 'favourable condition')**	**Condition Achieved (Y/N)**		
		H1	**H2**	**H3**
Functional Group A.				
A1. Height	**>1.5 m average along length**	Y – 1.5m in height	Y – 2m in height	Y – 2m in height
A2. Width	**>1.5 m average along length**	Y – 1.5m in width	Y – 3m in width	Y – 3m in width
Functional Group B.				
B1. Gap - hedge base	**Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')**	N – gaps greater than 0.5m in 15% of length.	Y – no such gaps observed	Y – no such gaps observed
B2. Gap - hedge canopy continuity	**Gaps make up <10% of total length and no canopy gaps >5 m**	Y – gaps present but less than 10% of length	Y – no such gaps observed	Y – present at footpath access, but less than 1% of length
Functional Group C.				
C1. Undisturbed ground and perennial vegetation	**>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:** **- measured from outer edge of hedgerow, and** **- is present on one side of the hedge (at least)**	Y – unmanaged field margin present	Y – unmanaged field margin present	Y – unmanaged field margin present
C2. Undesirable perennial vegetation	**Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground**	N – common nettle along approximately 40% of hedgerow length	Y – such species present but less than 20%	Y – none observed
Functional Group D				
D1. Invasive and neophyte species	**>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species**	Y – none observed	Y – none observed	Y – none observed
D2. Current damage	**>90% of the hedgerow or undisturbed ground is free of damage caused by human activities**	Y – none observed	Y – none observed	Y – damage at footpath but less than 1% of length
Functional Group E (for hedgerows with trees only)				
E1. Tree age	**There is more than one age- class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.**	N – trees are similar age class	N/A	N/A
E2. Tree health	**At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable 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.**	N – trees displaying signs of ash dieback	N/A	N/A
Condition Categories				
Category/ Weighting (score)	**Maximum number of attributes that can fail to meet 'favourable condition' criteria**	**H1**	**H3**	**H9**
Good (3)	**No more than 2 failures in total; AND No more than 1 failure in any functional group.**		✓	✓
Moderate (2)	**No more than 4 (5 for hedgerows with trees) failures in total; AND <u>does not fail both attributes</u> in more than one functional group**	✓		
Poor (1)	**Fails a total of more than 4 (5 for hedgerows with trees) attributes; OR <u>fails both attributes</u> in more than one functional group**			

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Proposed Design

4.5. The development proposals include the construction of a residential estate, with associated hard and soft landscaping, and a biodiversity area, including the creation of a pond and public open space.

4.6. The proposed 'consolidated' values for post-development created habitats and hedgerows at the site entered into the Biodiversity Metric are given in the following Tables and mapped on Figure 5: Proposed Habitats Plan. The target conditions for the habitats are shown in Figure 6: Proposed Habitat Target Condition Plan.

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Table 7: On-site Habitat Creation

Data Entered into Metric						
Broad Habitat	**Proposed Habitat**	**Area (hectares)**	**Condition**	**Strategic Significance**	**Habitat created in advance/years**	**Delay in starting habitat creation/years**
Heathland and shrub	Mixed scrub	0.1099	Moderate	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Developed land; sealed surface	1.0311	N/A - Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Sustainable drainage system	0.1242	Moderate	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Vegetated garden	0.2969	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0	0
Individual trees	Rural tree	0.1466(36 small trees)	Moderate	Area/compensation not in local strategy/ no local strategy	0	0

Table 8: On-site Habitat Enhancement

Data Entered into Metric							Enhancement Approach
Baseline Habitat	**Proposed Habitat**	**Area (hectares)**	**Condition**	**Strategic Significance**	**Habitat created in advance/years**	**Delay in starting habitat creation/years**	
Modified grassland (poor condition)	Modified grassland	0.8187	Good	Area/compensation not in local strategy/ no local strategy.	0	0	The modified grassland will be enhanced from poor to good condition grassland through the sowing of a grass seed mix, increasing the species density of the habitat. Condition criteria A, B, C, E, F, and G will be targeted to achieve a good condition.

Table 9: On-site Hedgerow Creation

Data Entered into Metric					
Proposed Hedgerow	**Length (km)**	**Condition**	**Strategic Significance**	**Habitat created in advance/years**	**Delay in starting habitat creation/years**
Species-rich native hedgerow (H4-H9)	0.252	Moderate	Formally identified in local strategy	0	0

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5. Biodiversity Metric Results

5.1. The completed biodiversity metric excel spreadsheet has been issued with the present report and should be read in conjunction with it. The 'headline results' output of the Statutory Biodiversity Metric calculation are presented in Table 10 below.

Table 10: Summary of Biodiversity Metric Output

	Habitat / Hedgerow	**Unit**
On-site Baseline Units	**Habitat Units**	5.14
	Hedgerow Units	3.53
On-Site Post-Intervention Units	**Habitat Units**	5.93
	Hedgerow Units	5.06
Total Net Unit Change	**Habitat Units**	**+0.79**
	Hedgerow Units	**+1.53**
Total % Unit Change	**Habitat Units**	**+15.29%**
	Hedgerow Units	**+43.45%**
Trading Rules Satisfied?		**Yes**

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6. Conclusion

6.1. Via the proposed scheme of on-site habitat and hedgerow creation and enhancement, assessment has shown that a biodiversity net gain in habitats (15.29%) and hedgerows (43.45%) can be achieved. Trading rules for habitats and hedgerows were satisfied.

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8. Figures

Figure 1: Site Location Plan (Overleaf)

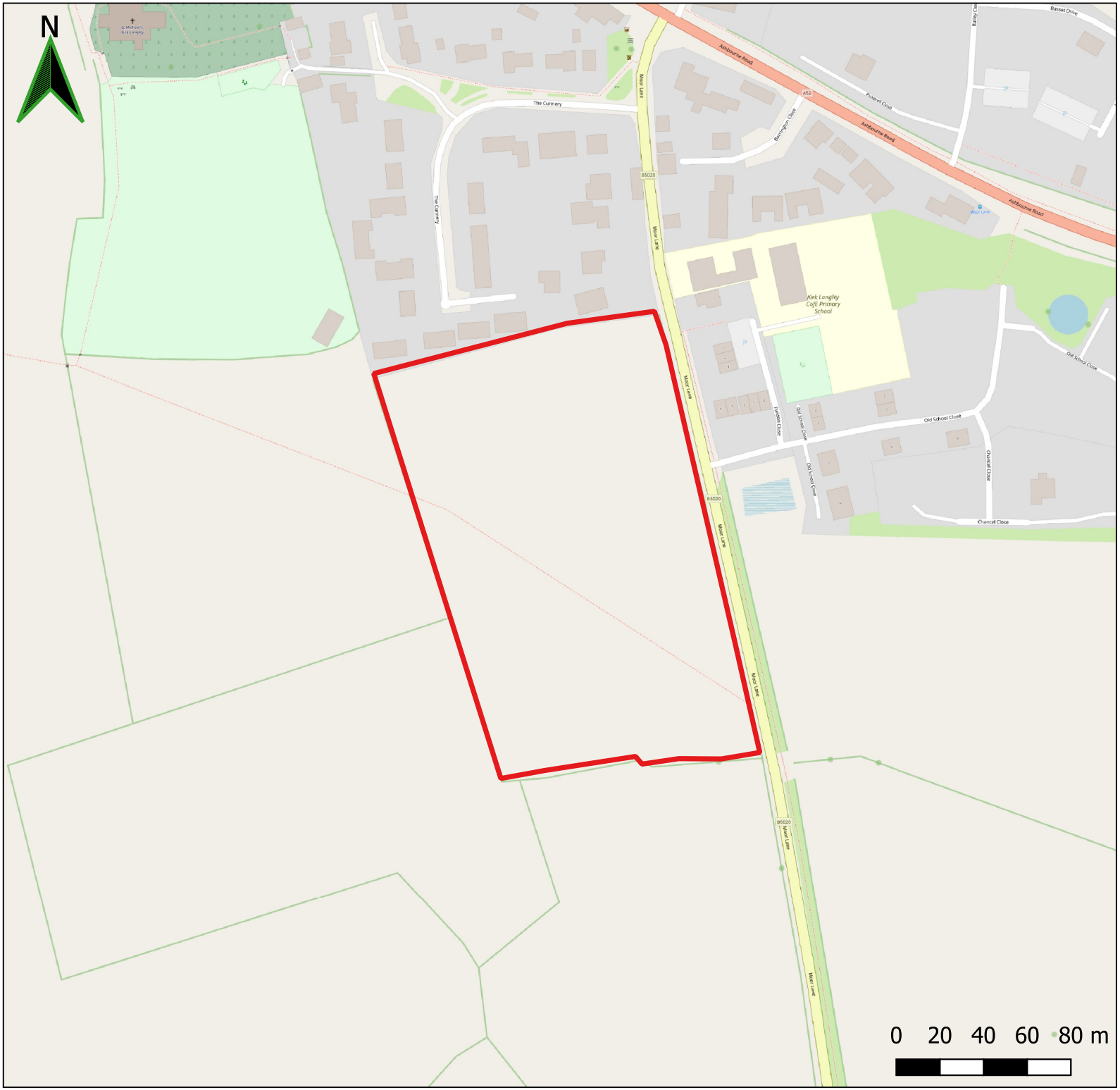
Figure 2: Baseline Habitat Plans (Overleaf)

Figure 3: Baseline Habitat Condition Plans (Overleaf)

Figure 4: Baseline Habitat Retention Plans (Overleaf)

Figure 5: Proposed Habitat Plans (Overleaf)

Figure 6: Proposed Habitat Condition Plans (Overleaf)



Legend

Red Line Boundary

Project:
Land at Moor Lane, Kirk Langley

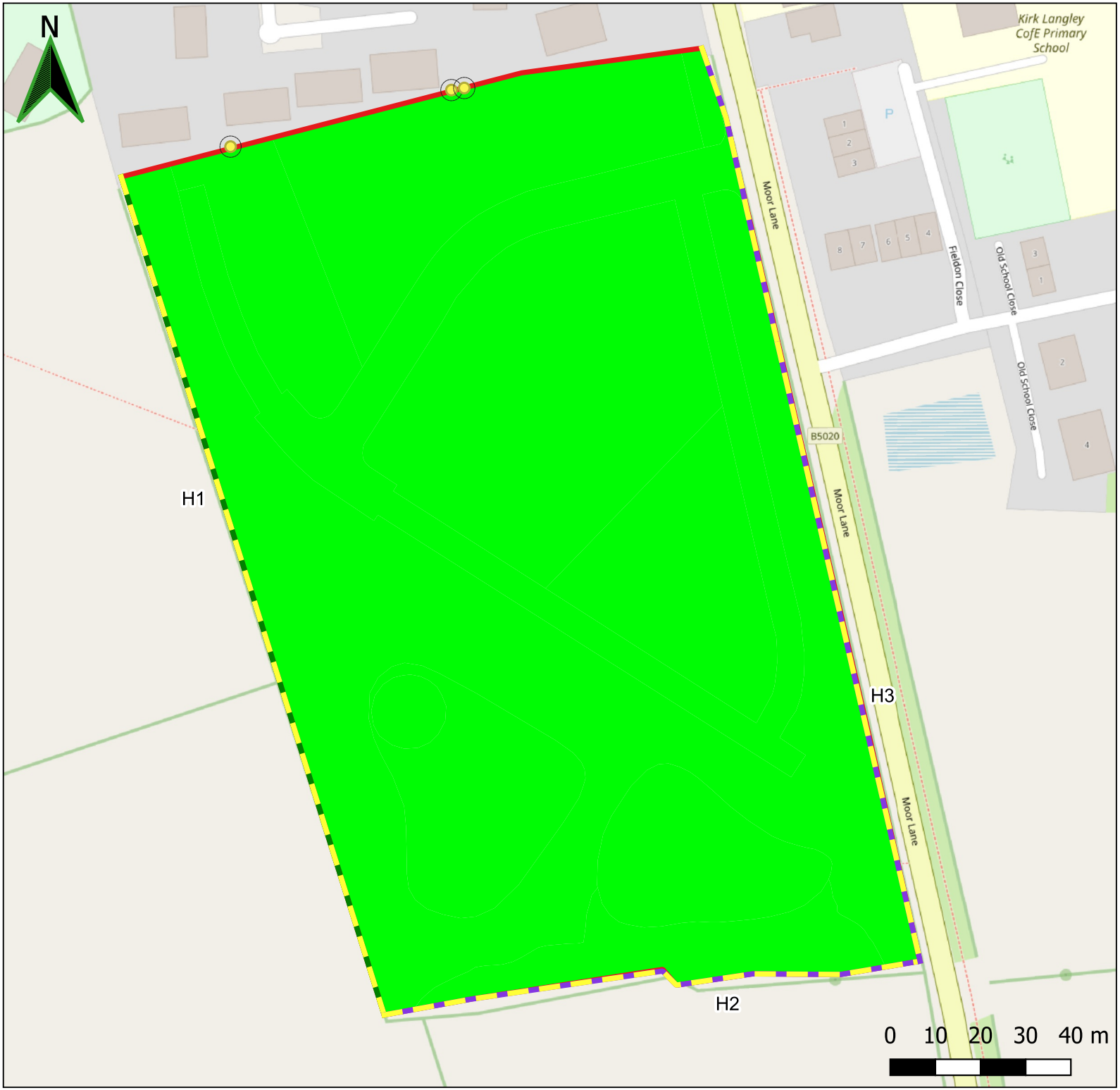
Drawing:
Figure 1: Site Location Plan

Date: 14-11-2025
Version: FINAL
Author: PH
Job No: P2878/2

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Legend

- Red Line Boundary
- Modified grassland
- Native hedgerow
- Native hedgerow with trees
- Existing Small Rural Tree

Project:
Land at Moor Lane, Kirk Langley

Drawing:
Figure 2: Baseline Habitat Plan

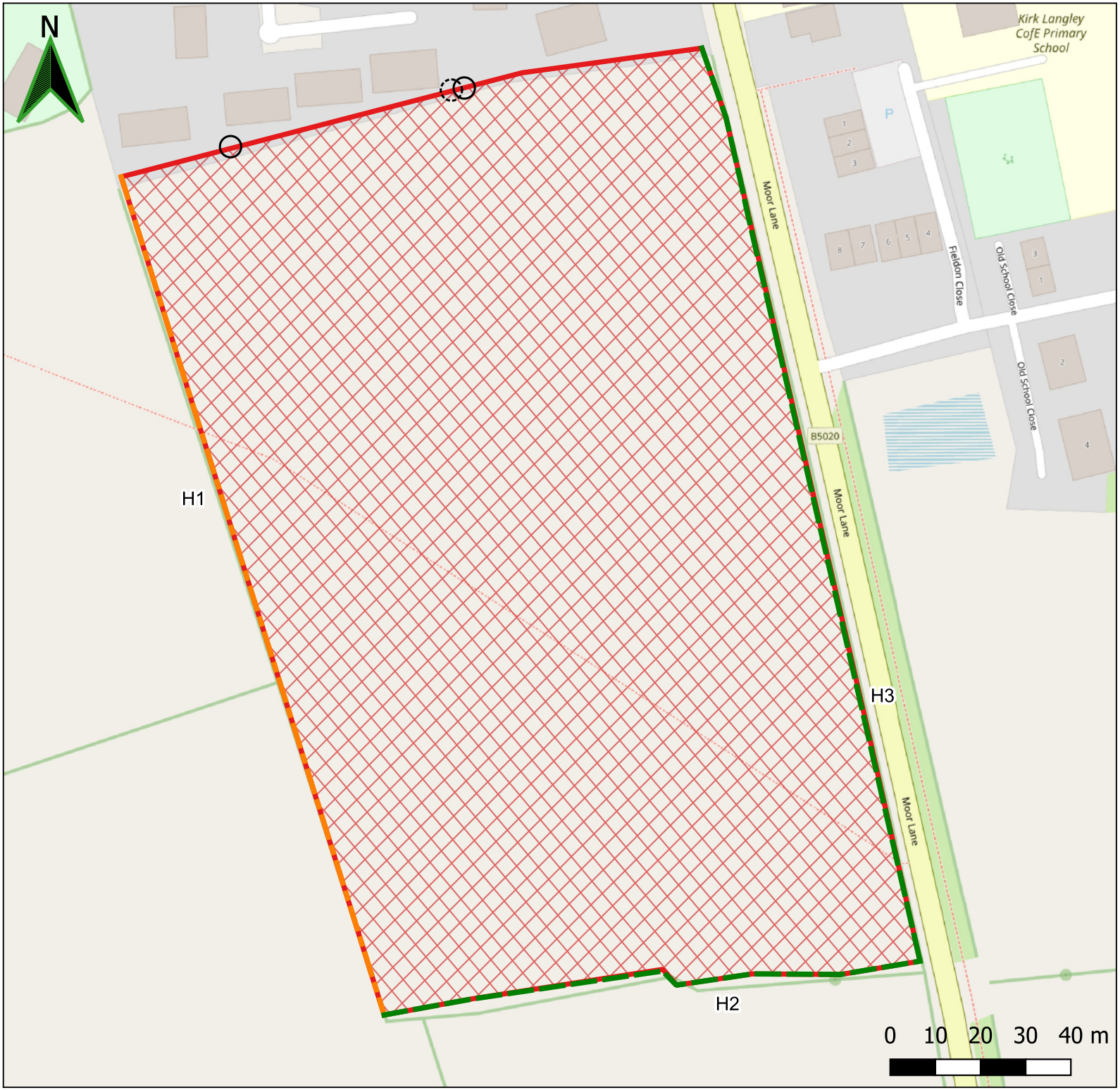
Date: 14-11-2025 Version: FINAL

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Legend

- Red Line Boundary

Baseline Habitat Condition

- Poor

Baseline Hedgerow Condition

- Good
- Moderate

Baseline Individual tree Condition

- Poor
- Moderate

Project:
Land at Moor Lane, Kirk Langley

Drawing:
Figure 3: Baseline Habitat Condition Plan

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Author: PH Job No: P2878/2

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Legend

- Red Line Boundary

Habitats Retention

- Enhanced
- Retained
- Lost

Hedgerow Retention

- Created
- Retained
- Lost

Individual tree Retention

- Created
- Retained
- Proposed Lost

Project:
Land at Moor Lane, Kirk Langley

Drawing:
Figure 4: Baseline Habitat Retention Plan

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Legend

- Red Line Boundary
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Sustainable drainage system
- Vegetated garden
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow
- Proposed Small Rural Tree
- Retained Small Rural Tree

Project:
Land at Moor Lane, Kirk Langley

Drawing:
Figure 5: Proposed Habitat Plan

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Legend

- Red Line Boundary

Proposed Habitats Condition

- Good
- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A

Proposed Hedgerow Condition

- Good
- Moderate

Proposed Individual tree Condition

- Moderate

Project:
Land at Moor Lane, Kirk Langley

Drawing:
Figure 6: Proposed Habitat Condition Plan

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Author: PH Job No: P2878/2

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Appendix 1: Planning Policy & Legislation Summary

This appendix serves as a summary of relevant policy and legislation. It is not intended to supersede the policy or legislation documents to which it refers, and the relevant full documents should always be consulted prior to decision making.

National Planning Policy Framework 2024

Biodiversity is a material consideration under the National Planning Policy Framework (2024). Relevant text to biodiversity from the NPPF is described below.

"187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

[…]

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;"

"192. To protect and enhance biodiversity and geodiversity, plans should:

[…]

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. "

"193. When determining planning applications, local planning authorities should apply the following principles:

[…]

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

The Environment Act 2021

Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England. The biodiversity net gain relevant percentage is currently set to 10% by the Act.

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Appendix 2: Photographs



Photo 1: Modified grassland on site



Photo 2: Individual trees on site



Photo 3: Hedgerow H1



Photo 4: Hedgerow H2



Photo 5: Hedgerow H3