Brindle &Green

Biodiversity Impact Assessment

Bargate Farm, Bargate, Belper

Report Reference: BG25.285

December 2025

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REV1 issued by	Joe Allsop Consultant Ecologist	04/12/2025

Revision Details

Revision	Approved	Revision Details
REV1	Joe Allsop Consultant Ecologist	Revised to reflect new plans and red line boundary

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1 Summary

1.1.1 Where a development has an impact on biodiversity, Biodiversity Net Gain encourages developers to secure an increase in appropriate natural habitat and ecological features over and above that being affected. In order to determine whether there is no net loss or a net gain to biodiversity from a development project, a quantitative approach involving the use of a metric is required. In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'Biodiversity Net Gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

1.1.2 This Biodiversity Impact Assessment (BIA) draws upon the baseline results of the Preliminary Ecological Appraisal BG25.285 Bargate Farm, Belper (July 2025). This assessment includes the results of biodiversity value calculations, derived using the DEFRA Statutory Biodiversity Metric Calculator, based upon the design proposals for the application site found in Appendix 1.

1.1.3 Using the Statutory Biodiversity metric, the existing habitats within the application boundary were valued at 0.15 'Habitat Units' and 0.30 'Hedgerow Units', with no irreplaceable habitat present on site. The proposed scheme was calculated to hold 0.17 'Habitat Units' and 0.34 'Hedgerow Units', resulting in an overall net-gain to biodiversity of +0.02 'Biodiversity Units' (+12.01%) and a net-gain of +0.05 'Hedgerow Units' (+15.61%). Trading rules have been satisfied for habitats under the current assessment. The calculations derived from this assessment meet the statutory 10% net gain requirement as set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

1.1.4 The report should be reviewed in conjunction with the Preliminary Ecological Appraisal BG25.285 (July 2025) and the accompanying Metric (BG25.285 Bargate Farm, Belper – BIODIVERSITY METRIC – REV 1)

2 Introduction

2.1.1 Brindle and Green Ltd were commissioned by Chevin Homes to undertake a Biodiversity Impact Assessment (BIA) at the site known as Bargate Farm, Belper. This report provides an appraisal of the biodiversity value associated with the existing habitats established during the baseline survey and assesses the impacts in terms of biodiversity loss against the proposed layout (Appendix 1) using the Statutory Metric (DEFRA, 2025) which is considered the most up to date method for assessing impact to biodiversity.

2.1.2 The purpose of this report is to assess the current biodiversity habitat and value of the site, so as to reduce net-loss as a result of the proposed development and guide requirements to meet the mandatory 10% net gain requirement.

2.1.3 The application site is approximately 0.36ha in extent and is situated within the hamlet of Bargate, Belper. The site comprised predominantly hardstanding and disused farm storage buildings with small parcels of frequently mown modified grassland and a vegetated garden. Hedgerows are located along the northern boundaries as well as bounding the vegetative gardens. The site is located within a rural context and the surrounding landscape is dominated by large arable fields with native hedgerows and occasional woodland parcels.

2.1.4 The site is the subject of a full planning application for the removal of existing buildings and the creation of five residential properties and associated gardens. Design proposals for the site are presented in Appendix 1 of this report.

2.1.5 Hedgerows H2 and H5 will be retained entirely with partial areas of H1 and H3 also being retained. Some of the modified grassland will be retained as part of the proposed development. Areas of hardstanding will be lost to facilitate the newly created residential gardens. B1 and B4 will be retained as part of the proposed developments, however B2 and B3 are to be demolished. The current area of vegetated garden associated with B2 within the site boundary will be lost to facilitate Plot 4.

2.1.6 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The results of the Biodiversity Impact Assessment are based on information provided by our client and the previous ecological report (BG25.285, July 2025). This report pertains to this information only.

2.1.7 This report has been complied in accordance with local policies (Neighbourhood Plan for Belper Civil Parish), and national policies to guide the scheme on how to achieve the targets set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

3 Methodology

3.1 Biodiversity Metric

3.1.1 The biodiversity accounting system is underpinned by a metric that calculates the ecological value of both development impact and habitat restoration/creation. The statutory Biodiversity Metric was built upon a series of previous versions developed in collaboration with Natural England, the Environment Agency and the Forestry Commission, including authors and contributors cited in previous versions. The Biodiversity Metric calculations must be undertaken following the below rules. If they are not followed, then a biodiversity net gain cannot be claimed.

- **Rule 1**: The trading rules of this biodiversity metric must be followed.
- **Rule 2**: Biodiversity Unit Outputs, for each type of unit, must not be summed traded, or converted between types. The requirement to deliver a 10% net gain applies to each type of unit.
- **Rule 3**: The calculations must be undertaken using the statutory metric calculation tool or small sites metric tool (for small sites).
- **Rule 4**: in exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority (refer to The Statutory Metric User Guide on applications of Rule 4).

3.1.2 The metric is based on an assessment of habitat type and condition. Habitat types are classified into five bands of 'distinctiveness' which are:

- **Very High:** Priority habitats that are rare and threatened and require conservation action
- **High**: Priority habitats
- **Medium**: Semi-natural habitats that are not priority habitats
- **Low**: Habitat of low biodiversity value
- **Very low**: Habitats with little or no biodiversity value

3.1.3 Compensation arrangements must be like-for-like or better, i.e. the loss of semi-natural habitats can only be compensated for through the creation of priority or other semi-natural habitats, not through creation of lesser quality habitat. 'Trading up' options allow for the loss of poor-quality habitat, such as farmland, to be compensated for with the creation of high-quality habitat.

3.1.4 The ecological value of the habitat lost to development is a function of its distinctiveness, its condition and the area lost – scores are assigned to all three variables and multiplied together to arrive at the number of units lost. To compensate for a loss; habitat creation in the scheme must be delivered to produce sufficient units to meet the mandatory 10% net gain. where a 10% net gain cannot be achieved within the application site, habitat creation/enhancement will be used within wider ownership to meet the statutory requirement. Where this cannot be achieved then purchase of biodiversity credits through a third part provider is considered.

3.1.5 The number of credits delivered by the compensation receptor sites are also a function of the type, condition and area of the habitat being created or restored. But additionally, there are a further range of 'multipliers' applied to the creation of habitat because there are a number of risks to take account of – spatial, temporal and delivery.

3.1.6 Linear habitats (such as hedgerows) are measured separately to the rest of the site habitats and included within a separate section – hedge baseline and hedge creation. The aim is to achieve a 10% net-gain for hedgerow units as well as for biodiversity units.

3.1.7 No watercourses were present in or within 10m of the application boundary.

3.1.8 Where proposed creation/enhancement of habitat is of medium distinctiveness or above then a management plan must be produced to detail how these areas are to be maintained to achieve their target criteria and secure their longevity.

3.2 Metric Publish Date

3.2.1 The version of Statutory Metric used for this assessment was published on 03/07/2025

3.3 Desk Study

3.3.1 A desk study utilising Local Nature Recover Strategies or publications within the local plan (Neighbourhood Plan for Belper Civil Parish and Derbyshire Local Biodiversity Action Plan) as well as open-source special data available from Multi Agency Geographic Information for the countryside (MAGIC) was searched to determine the strategic significance of the site.

3.3.2 A search of the national priority river habitat database (Natural England, 2017) and publications within the LPA was accessed to determine strategic significance for rivers.

3.4 Field Survey

Habitat Baseline Condition Assessment

3.4.1 A preliminary ecological appraisal was undertaken by Brindle and Green Ltd which included a habitat baseline condition assessment using the Statutory Condition Assessment Sheets.

3.4.2 The baseline condition assessment was undertaken on the 10/06/2025 by Joe Allsop MSc BSc (Hons), A current Qualifying Member of CIEEM, Natural England Great Crested Newt Licence (2023-11512-CL08-GCN), Consultant Ecologist.

3.5 Mapping and Assessment

3.5.1 Habitats, hedges and watercourses (where applicable) were mapped within QGIS software to allow area calculations. Geometry was extracted from the polygons and lines drawn on the baseline plan and entered into the metric with their respected condition assessment. Trees are mapped as points and their areas are either calculated using the tree helper in the Metric informed by their diameter at breast height or calculated root protection area informed by a BS5837 report.

3.5.2 The proposed scheme was georeferenced over the baseline map to determine extent of development and assess habitat retention/loss/potential enhancement areas. Where available; CAD drawings may be directly imported to QGIS to allow for calculations.

3.5.3 A series of points, polygons and lines were drawn over the proposed plans and classified by their target habitat type and condition with their geometries extracted and entered into the habitat creation or habitat enhancement tabs of the metric.

3.6 Limitations

3.6.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

3.6.2 Georeferencing does not provide an exact measurement of the elements of the proposed scheme. However, the metric rounds the area calculations to 2 decimals to be as accurate as possible.

4 Results

4.1 Baseline Condition Assessment

4.1.1 The application site comprises a disused farmyard and associated storage buildings. The distinctiveness recorded on site ranged from 'V Low' to 'Low' for habitats, and 'V Low' – 'Low' for hedgerows. A summary of the baseline condition assessment can be found in Table 1 below with a map of the baseline habitats in Appendix 2. Full details of the baseline assessment can be found within the accompanying metric (BG25.285 Bargate Farm, Bargate, Belper - BIODIVERSITY METRIC - REV 1). No habitats within the application site met the criteria for irreplaceable habitat.

4.2 Scheme Design and Biodiversity Net Gain Principles

4.2.1 The progression of the layout has been informed by the baseline calculations and habitat creation/enhancement has been guided to maximise biodiversity potential on site.

Retained/Enhanced Habitat

4.2.2 Under the scheme outlined in Appendix 3. Approximately 0.0071ha of modified grassland is proposed for retention. Buildings 1 and 4 will not be removed and entire or sections of all hedgerows apart from H4 will be retained during the proposed development.

Habitat Loss

4.2.3 The proposals will see the loss of 0.02ha of vegetated garden associated with B2. Approximately 20m of all hedgerows will be lost, with H4 being lost in its entirety. Buildings 2 and 3 are set to be demolished to facilitate the creation of new residential buildings, with large areas of hardstanding lost to facilitate the creation of the new vegetated gardens. Although hedgerow 1 will be retained during the proposed development, 25.3m will become associated with the newly created residential gardens and therefore lost in regard to the Statutory Metric. Under the current layout it is not possible to retain these features as part of the proposals.

Habitat Creation

4.2.4 The scheme will seek the creation of a residential development comprising five dwellings and associated gardens, access, open space and landscaping.

4.2.5 All proposed housing, access and parking has been classified as Developed Land; Sealed Surface with no biodiversity value. It is understood for the proposals all residential gardens are to be 'Vegetated Gardens' which has 'Low' distinctives.

4.2.6 One additional native hedgerow (H6) will be created along the western site boundary. H6 will be a 'Moderate' condition native hedgerow measuring approximately 55m.

4.2.7 The habitats proposed within this Biodiversity Impact Assessment and Metric Calculations will require a management plan in order to achieve their target conditions outlined within the metric calculations.

Table 1: Summary of condition assessment for habitat and hedge baseline for Bargate Farm.

Habitat and Area/Length	Habitat Parcel Ref	Distinctiveness	Condition	Reason
Urban – Developed land sealed surface (Buildings) (0.0929ha)	1	V Low	NA	Existing Buildings located throughout the site. Buildings 1 and 4 to be retained during proposed development. This habitat type does not require a condition assessment.
Urban – Developed land sealed surface (Other hardstanding) (0.0.188ha)	2	V Low	NA	Existing hardstanding located throughout the site. This habitat type does not require a condition assessment.
Vegetated Garden (0.0552ha)	3	Low	NA	Vegetated garden associated with B2 and B4. This habitat type does not require a condition assessment.
Modified Grassland (0.0213ha)	4	Low	Poor	Two small areas of frequently mown modified grassland to the north of the site. Less than 6 species were observed per square meter. Abundant/ frequent species include perennial rye grass, Yorkshire fog and cock's foot. Absent of invasive species, bracken and bramble and little bare ground coverage or evidence of significant disturbance was recorded. Condition assessment criteria C, E, F and G were passed, while criterion A (essential for achieving Moderate or Good condition) failed.
Hedge				
H1 - Native hedgerow	H1	Low	Moderate	48m L X 1m W X 2.5 H, four species total with frequent elder, no gaps present vertically/horizontally, evidence of disturbed ground either side of hedge base. Hedgerow backs

Habitat and Area/Length	Habitat Parcel Ref	Distinctiveness	Condition	Reason
				directly onto hardstanding within the site boundary. Condition assessment criteria A1, B1, B2 and D1 were passed.
H2 – non-native ornamental hedgerow	H2	V Low	Poor	Ornamental beech hedgerow located to the west of the entry road, to be retained during development. This habitat type does not require a condition assessment.
H3 – non-native ornamental hedgerow	H3	V Low	Poor	Ornamental firethorn species hedgerow surrounding the vegetated garden associated with B2, to be removed during development. This habitat type does not require a condition assessment.
H4 – non-native ornamental hedgerow	H4	V Low	Poor	Ornamental cherry laurel hedgerow to the north of B4, to be removed during development. This habitat type does not require a condition assessment.
H5 – non-native ornamental hedgerow	H5	V Low	Poor	Ornamental cherry laurel hedgerow to the north of the vegetated garden associated with B4, to be retained during development. This habitat type does not require a condition assessment.

Table 2: Summary Post Development Habitats for habitat and hedge for Bargate Farm.

Habitat and Area/Length	Habitat Parcel Ref	Distinctiveness	Condition	Reason
Vegetated garden (0.0457ha)	1	Low	NA	Vegetative gardens created for associated residential buildings. This habitat does not require a condition assessment.

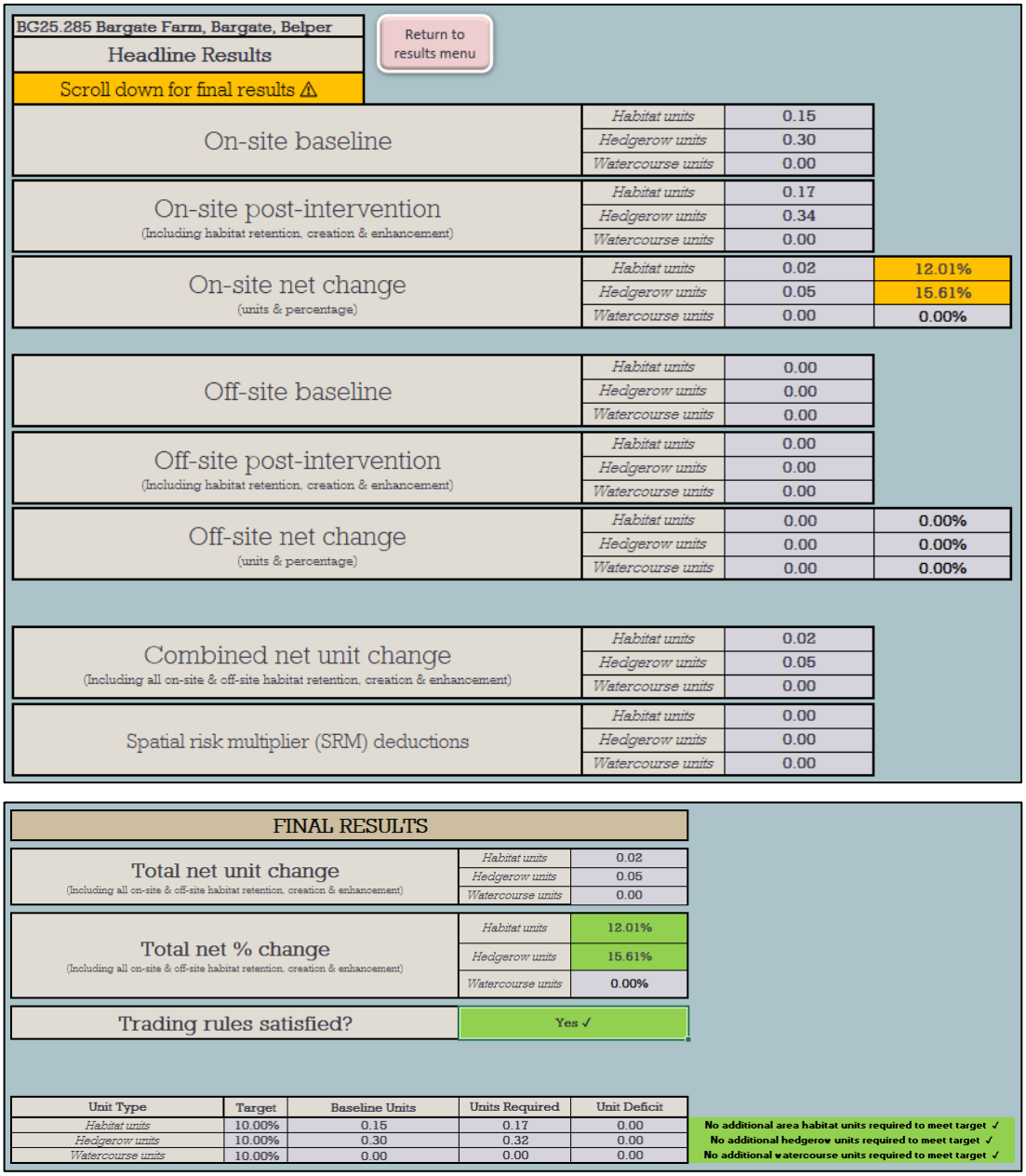
Habitat and Area/Length	Habitat Parcel Ref	Distinctiveness	Condition	Reason
Urban – developed land sealed surface (roads and other hardstanding) (0.1876ha)	2	V Low	NA	Newly created roads and driveways. This habitat does not require a condition assessment.
Urban – developed land sealed surface (buildings) (0.06185ha)	3	V Low	NA	Newly created residential dwellings. This habitat does not require a condition assessment.
Hedge				
H6 - Native hedgerow	H6	Low	Moderate	Proposed native hedgerow along the western site boundary within retained modified grassland, to fall outside of private ownership. 55.4m L X at least 1.5m W X at least 1.5m H. Limited gaps within canopy and less than 0.5m gap between the hedgerow base and the ground. At least 4 native species present. Broad species composition of understorey and no invasive non-native species present.

4.3 Biodiversity Metric Calculator Results

4.3.1 Table 3 below provides a headline summary of the calculations derived from the statutory metric.

4.3.2 Under the current proposals trading rules have been satisfied with a unit surplus of 0.02 habitat units and 0.05 hedgerow units detailed in the habitat trading summary tab (BG25.285 Bargate Farm, Bargate, Belper - BIODIVERSITY METRIC - REV 1).

Table 3: Biodiversity Impact Assessment Score, Scheme with Ecological Enhancements



BG25.285 Bargate Farm, Bargate, Belper Headline Results Scroll down for final results ⚠	Return to results menu			
On-site baseline	*Habitat units*	0.15		
	Hedgerow units	0.30		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.17		
	Hedgerow units	0.34		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	0.02	12.01%	
	Hedgerow units	0.05	15.61%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*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)	*Habitat units*	0.02		
	Hedgerow units	0.05		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*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)	*Habitat units*	0.02
	Hedgerow units	0.05
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	12.01%
	Hedgerow units	15.61%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.15	0.17	0.00
Hedgerow units	10.00%	0.30	0.32	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

5 Evaluation

5.1.1 The site is the subject of a full planning application for site clearance to facilitate the residential development of five dwellings including access, parking, open space, landscaping and attenuation. Current design proposals for the site are presented in Appendix 1 of this report.

5.1.2 Using the Statutory Biodiversity metric the proposed scheme results in an overall net-gain to biodiversity of +0.02 'Biodiversity Units' (+12.01%) and a net gain of +0.05 units to 'Hedgerow Units' (+15.61%).

5.1.3 The proposed scheme has demonstrated to meet the statutory 10% net gain requirement as set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

5.1.4 Under the current assessment trading rules have been satisfied.

5.1.5 This report has considered all available area of open space with maximised potential for retention/enhancement on site in line with good practice principles. Habitat creation has been informed by the distinctiveness of habitat derived from the baseline calculations to reduce impacts on habitat value where possible.

5.1.6 In order to secure the habitat creation and target conditions a management plan will be required to safeguard the habitats for 30 years post construction.

6 Habitat Prescriptions

6.1.1 The tables outlined within this section set out each of the proposed habitats and target conditions and how they will achieve the targets. The specific seed types, establishment, management and monitoring requirements will be secured within a management plan. A map detailing the areas of retention, enhancement and creation have been included within Appendix 3.

6.1.2 Proposed residential gardens/ornamental planting within private ownership cannot be secured as such have been classified as vegetated garden with condition assessment N/A.

6.1.3 To implement maximising the potential of habitats within available areas of green space a Management Plan should be compiled. The plan will include suitable seed mixes for resown grassland areas and an appropriate management regime. Appendix 3 details each of the target areas for ecological enhancement to guide any landscape proposals.

6.2 Proposed Habitats

Table 4: Target conditions for native hedgerow

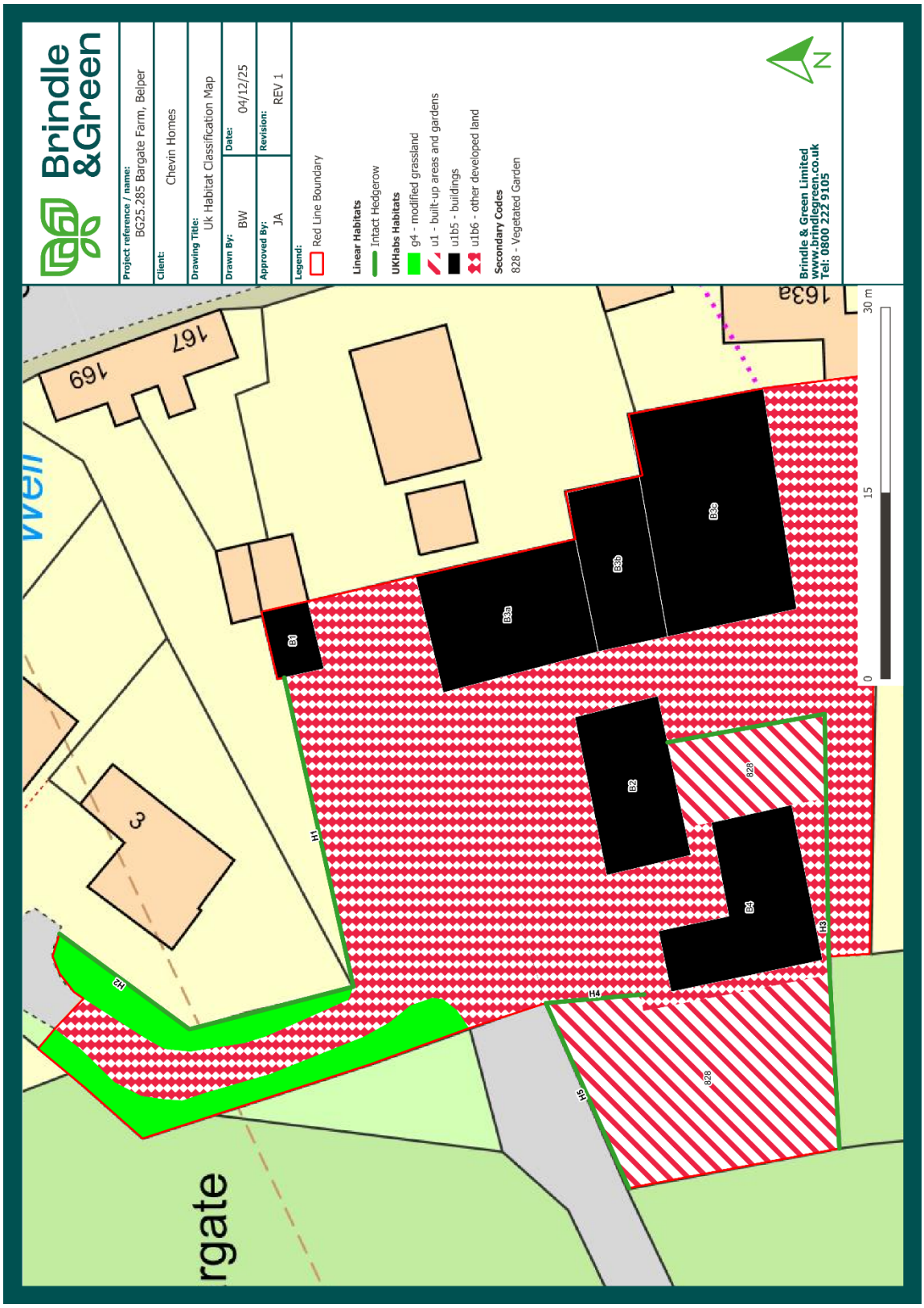
Habitat	Distinctiveness	Condition	Parcel Reference
Native Hedgerow	Low	Moderate	H6
Description			
A total of 55.4m of native hedgerow is proposed adjacent to the modified grassland along the north-west site boundary. The hedgerow will be established with native species such as hawthorn, blackthorn, field maple and hazel. The understorey will be seeded with a shade tolerant seed mix such as Emorsgate EH1 (or similar approved). Management will be targeted to maintain an undisturbed margin, removal of undesirable species at the hedge base and to be free of invasive species.			
Target Condition Criteria			
A1	Height - >1.5 m average along length		
A2	Width - >1.5 m average along length		
B1	Gap-Hedge Base - Gap between ground and base of canopy <0.5 m for >90% of length		
B2	Gap – Hedge canopy continuity - Gaps make up <10% of total length; and No canopy gaps >5 m		
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 hedgerow (at least).		
C2	Nutrient enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominates <20% cover of the area of undisturbed ground.		
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[3]) and recently introduced species.		
D1	Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.		
Footnotes			
Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgelink.org.uk) Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk) Footnote 3 – Wildlife and Countryside Act 1981 (as amended). Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org) Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk) Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org) Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) And Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			

Green highlighted rows indicate target criteria

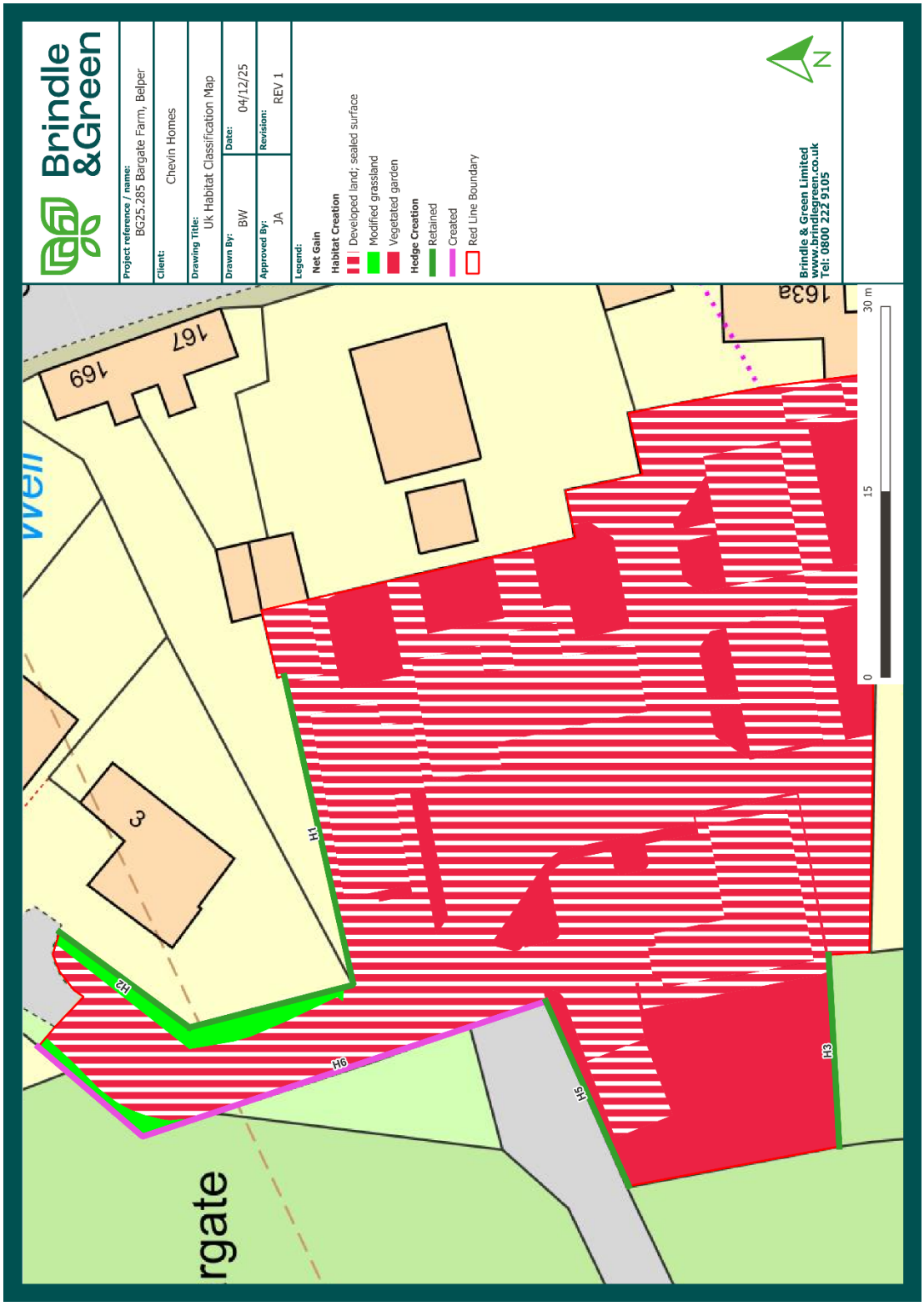
Appendix 1. Proposed Plans



Appendix 2. Habitat Baseline



Appendix 3. Post Development Habitats



Appendix 4. Neighbourhood Plan for Belper Civil Parish

101 NPP 1 is intended as an overarching policy for all development in the Parish. The specific requirements of good design and the criteria required to ensure that the location, scale and nature of development is acceptable are covered in more detail in further sections.

102 Securing the redevelopment of brownfield sites in the Plan area is a priority. Where redevelopment of brownfield sites is in accordance with other policies in this Plan this constitutes sustainable development and will be supported. Sustainable development as defined in the NPPF, in LS1 of the Local Plan and in the NP4B, will need to show that the following factors have been considered:

a) high quality energy efficient design that reinforces the existing rural character
b) the use of local materials and narrow colour palette in keeping with the adjoining Built Frameworkarea
c) that there is not a detrimental impact on the heritage assets of the town
d) that there is no overall loss of biodiversity due to the development and where possible there is a netgain
e) that sustainable drainage schemes ensure that flooding is managed in accordance with best practice

NPP 1 Sustainable Development and the Built Framework

1. Development in the NP4B area should be located so that it can make a positive contribution towards the achievement of sustainable development by meeting currently identified development needs and by ensuring that:

a) the proposed development is of a scale, density, layout and design that reflects existing built character including building line, height of roof lines and detailing that reflects the character of that part of Parish in which it is located; and
b) it protects and conserves the World Heritage Site; preserves or enhances the Conservation Area; and
c) any harm to Outstanding Universal Value of the DVMWHS is less than substantial and that harm is weighed against any public benefits of the proposal; and
d) it would not result in the loss of a Local Green Space (identified on Map 9), Local Nature Reserve or any other area designated for its nature conservation (identified on Map 3); and
e) any natural or built features on the site that have heritage or nature conservation value are incorporated into the scheme where possible; and
f) it has a layout that maximises opportunities to integrate new development with the existing settlement pattern; and
g) it is well located in relation to public transport and local services; and
h) it is within or adjoining the Built Framework Boundary as defined in Map 2.
i) the layout and materials used minimise the carbon footprint of the building; and
j) it does not increase the risk of flooding and reduces the risk where possible.
k) any residential development of 100 dwellings or more does not have a significant effect on population health.

2. Development adjoining the Built Framework Boundary will be supported where;

a) the scale and nature of the proposals contributes to the sustainability of the Parish; and
b) the proposals do not harm the surrounding open character and appearance of the countryside with high or medium landscape sensitivity as shown on Map 4 and
c) the proposals would not result in the loss of identified open spaces that contribute to the character (including heritage character) of Belper Parish.

[44] this includes the buffer zone insofar as it contributes to the Outstanding Universal Value
[45] This includes its setting

All policies should be read in conjunction with Borough and national policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.

Appendix 5. References

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