Biodiversity Impact Assessment
Land at Brackley House
Brackey Gate
Morley
Derbyshire
NGR SK38625 42818

Assessment by
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	Report ref: **P3042 /0226 /02**	

1. Introduction

1.1 Site Description and Location

The site being assessed comprises a small parcel of land at Brackley House, Brackey Gate, Morley, Derbyshire, centred at NGR SK38625 42818. The location of the site is shown within **Figure 1** below.

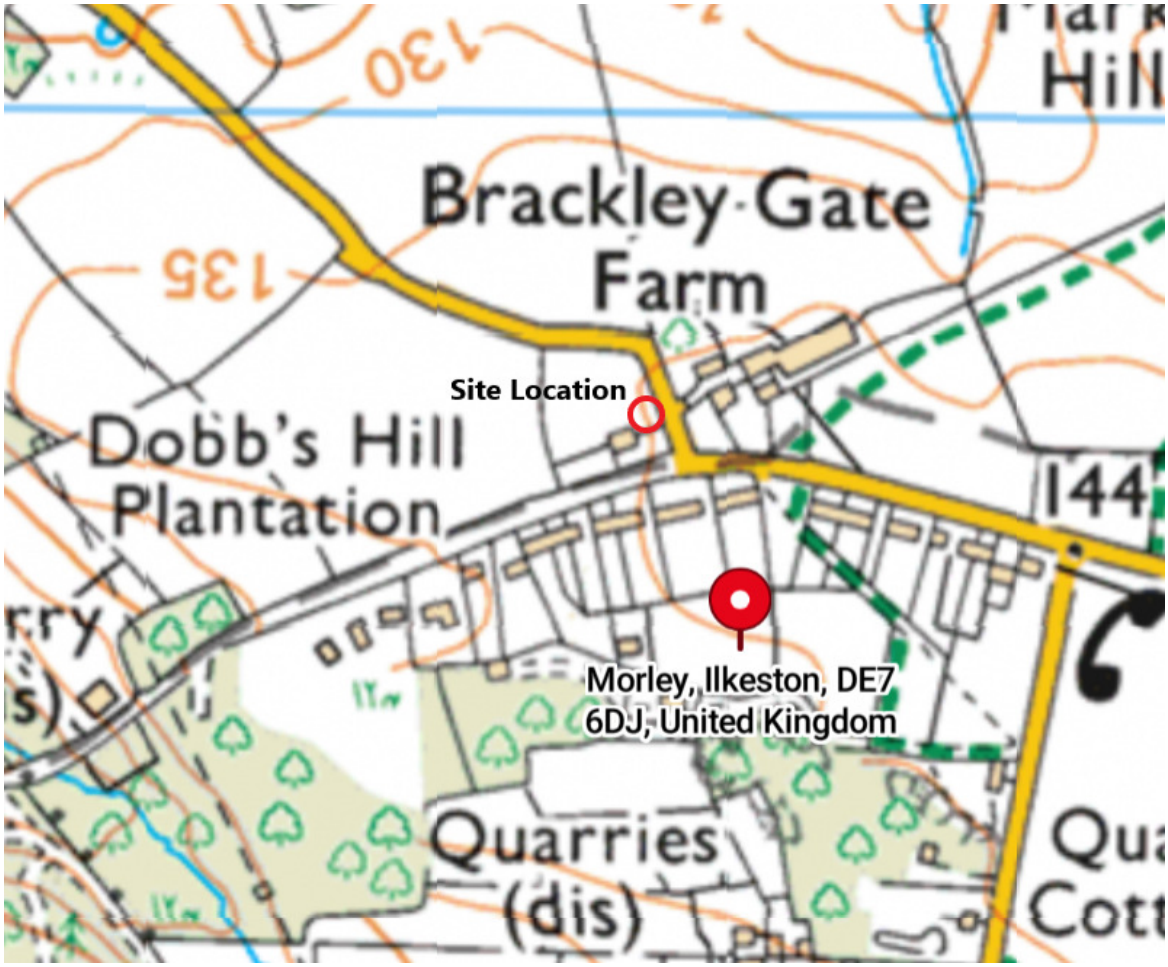


Figure 1: Site location. Copyright Ordnance Survey Mapping 2026

The defined site area was the subject of an inspection by Chirstopher Barker ACIEEM to prepare a baseline ecological assessment to be prepared. A Preliminary Ecological Appraisal was issued (report reference P3042 /0425 /01 dated 01 April 2025).

The defined site area comprises a small parcel of land adjacent to a residential garden, within which an existing timber framed garden shed has been removed to provide space for a larger timber framed storage building to be constructed. There is residential housing to the east and south. Land to the north and west is open grazing land.

An application has been submitted to the Local Planning Authority to construct a new, larger storage building to replace a timber framed building which was in disrepair and subsequently removed. A conceptual development plan has been prepared as part of the application process and the Local Planning Authority have requested that a statutory biodiversity metric calculation should be completed to determine the potential impact on biodiversity which could result from the proposed redevelopment.

2. Baseline Assessment and Proposed Development.

The current biodiversity value of the land can be assessed and determined using the information obtained during the inspection completed by the ecologist and contained within the PEA dated 01 April 2025. The Statutory Biodiversity Metric (July 2024) has been used to complete this assessment, the details of which are provided as Appendix 1 (separate appendix). A copy of the Habitat plan and the Proposed Development Plan are provided within Appendix 2.

2.1 Habitat descriptions

Within the area inspected the following habitats were identified:

- Total Site area within red line 144m2 / 0.0144ha
- Developed Land Sealed Surface (former small storage building) 30m2 / 0.003ha
- Ruderal and Ephemeral – disturbed land around former building 66m2 / 0.0066ha
- Poor modified grass – land under stored pallets previously supporting a grass sward 48m2 / 0.0048ha

2.2 Proposed development plan

The area measurements calculated below have been used to help assess the habitats after development of the land.

- Developed Land Sealed Surface (new building) 144m2 / 0.0144ha
- Four new small specimen trees along fenced boundary

2.3 Biodiversity Impact Calculation

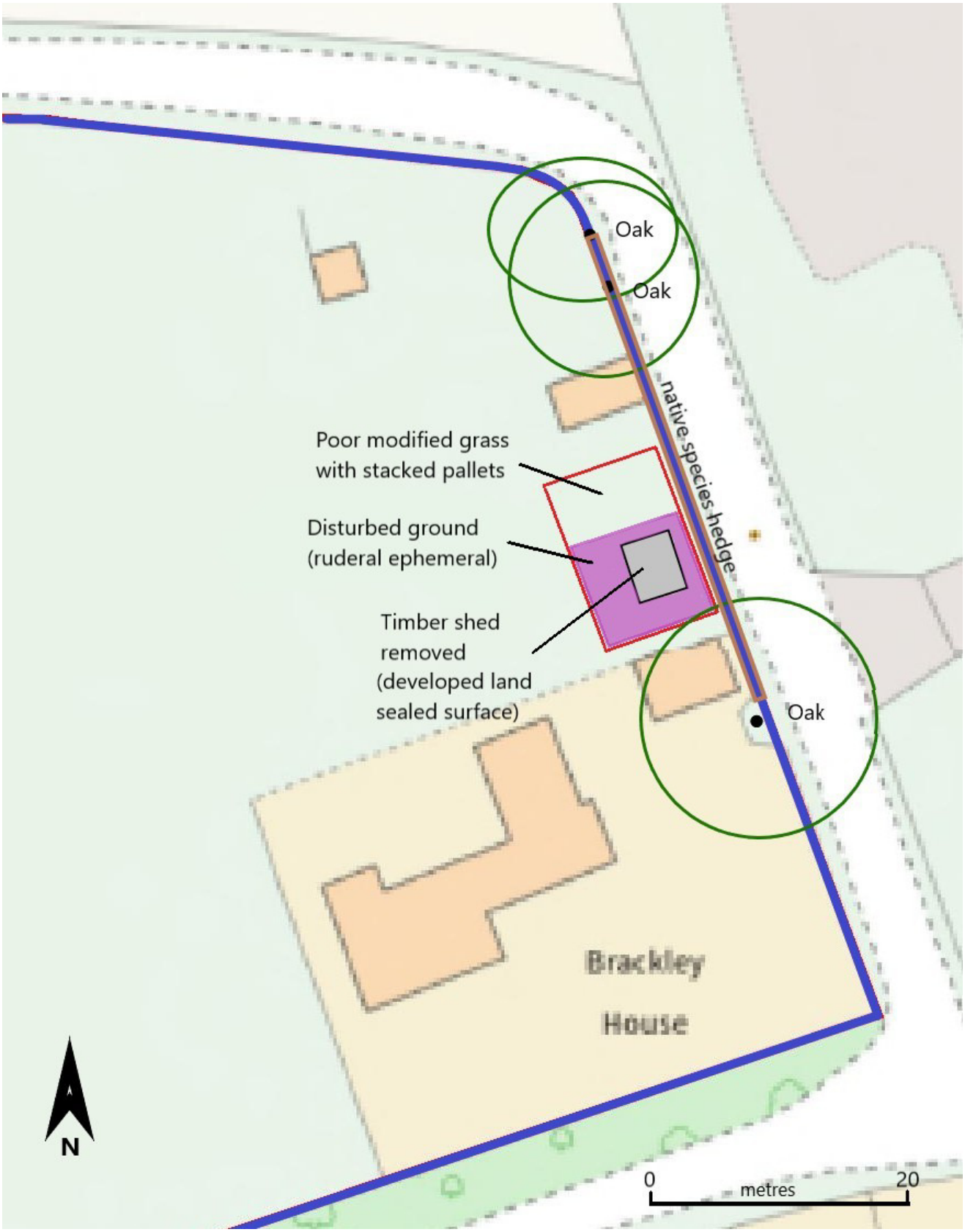
The assumptions made within the biodiversity impact calculation are stated above based on the proposed layout and areas shown within the development plan.

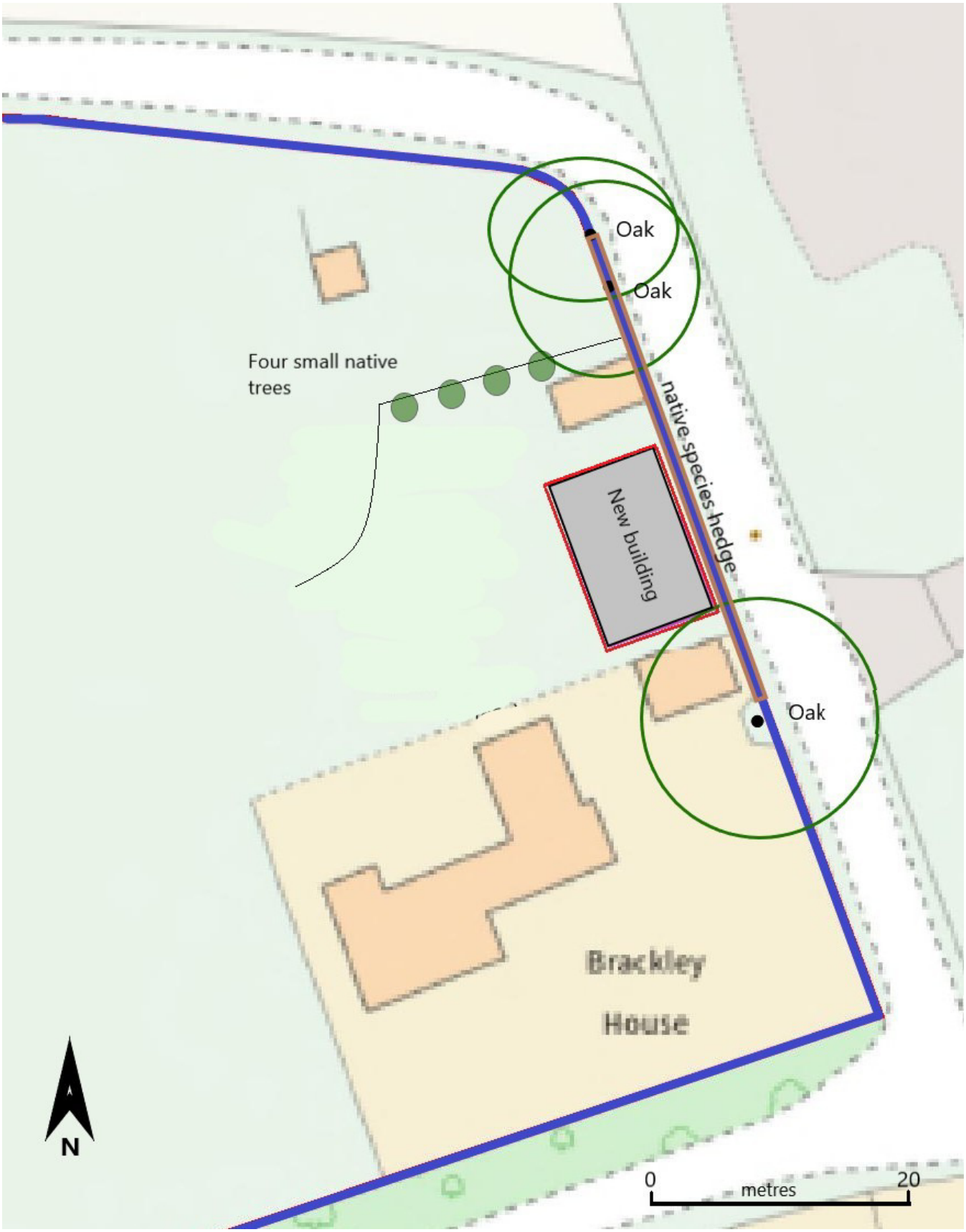
The development results in small net loss from a low baseline of 0.02 units, all of which will be lost. However, planting of four small native trees as shown within the development plan within the same property will offset this loss and achieve an overall gain of 0.02 units.

The full biodiversity calculation spreadsheet is provided as Appendix 1.

Appendix 1 – Biodiversity Calculation Spreadsheet
Separate Appendix

Appendix 2 – Habitat Plan and Proposed Development Plan




Oak
Oak
Four small native trees
native species hedge
New building
Oak
Brackley House
N
0
metres
20