Land Off Old Lane, Idridgehay, Belper

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 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 5th March 2026 with reference to best practice guidelines by a suitably qualified ecologist. • A biodiversity metric calculation was made, using the prevailing biodiversity metric calculation spreadsheet at the time of writing (DEFRA Statutory Metric).
Results & Conclusions	Via the proposed scheme of on-site and off-site habitat creation and enhancement, assessment has shown that a biodiversity net gain in habitats (25.31%) and hedgerows (23.91%) can be achieved. Trading rules were satisfied.

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2. Introduction

Background

2.1. Elton Ecology Ltd was commissioned by Mr Darren Cartwright to conduct a Biodiversity Net Gain (BNG) Study of the site known as Land Off Old Lane, Idridgehay, Belper.

Relevant Documents

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

- BNG Plan as Proposed (Drawing No. 04005 Rev P3) (Stock Planning Ltd, 30/3/2026).

Site Description

2.3. The site comprises an area previously cleared land made up of artificial unsealed surface bordered by hedgerows. The off-site area comprises an area of cattle-grazed modified grassland bordered by a hedgerow. Both the site and the off-site area are located off Old Lane, Idridgehay, Belper, DE56 2DZ (Figure 1: Site Location Plan) (central OS grid reference: SK 29140 48513).

Development Proposals

2.4. The development proposals include the erection of an agricultural building with hard landscaping and BNG offsetting.

Planning status of project, certainty of design and assumptions made

2.5. The present strategy has been prepared to support a planning application, based on the BNG Plan as Proposed (Drawing No. 04005 Rev P3) (Stock Planning Ltd, 30/03/2026).

2.6. As stated in the 'Limitations' section, necessary assumptions have been made at this stage regarding the types and extents of habitats that will and can be retained, enhanced or created.

Aims, Objectives & Scope

2.7. 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

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

2.9. The site is covered by the Thriving with Nature – Local Nature Recovery Strategy for Derbyshire (Derbyshire County Council, September 2025).

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3. Methodology

Personnel

3.1. The UKHab & Condition Assessment Survey and BNG metric calculation was carried out by Assistant Ecologist HIT BA (Hons), MSc. HIT is a Qualifying member of CIEEM and is experienced in undertaking ecology surveys, GIS mapping and report writing.

3.2. Quality Assurance of the present report was undertaken 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 4, 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.

Desk Study

Important Ecological Features

3.3. A desk study was carried out to assess the site and surrounding landscape for important ecological features and their influence on the deliverability of BNG.

3.4. The sources of information and study areas of the desk study data are provided in Table 2.

Table 2: Desk Study Sources and Areas

Feature		Study Area	Data Source
Designated sites of nature conservation	International (e.g. Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar)	10 km radius of the site boundary	UK Government MAGIC[1] website
	National (e.g. Site of Special Scientific Interest (SSSI), SSSI Impact Risk Zones (SSSI IRZ)), Local Nature Reserves (LNR), National Nature Reserves (NNR)	5 km radius of the site boundary	
Granted Natural England Mitigation Licences & Class Licence Returns		2 km radius of the site boundary	
Priority or irreplaceable habitat within the surrounding landscape.		1 km radius of the site boundary	

Field Survey

UKHab & Condition Assessment Survey

3.5. A UKHab and condition assessment survey was carried out of the site on 5th March 2026 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.

3.6. 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

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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

3.7. The prevailing biodiversity metric calculation spreadsheet at the time of writing was used, the Statutory Biodiversity Metric, published 3rd July 2025, with reference to the Technical Supplement and User Guide (Defra, 2025).

3.8. 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

3.9. 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

3.10. 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.

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

3.12. 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

3.13. 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.

3.14. With reference to the Department of Environment, Foord & Rural Affairs (DEFRA) Policy paper 'Local Nature Recovery Strategies' (LNRS), 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].

[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

3.15. The relevant Local Nature Recovery Strategy used to determine the strategic significance of the habitats for the site is the Thriving with Nature – Local Nature Recovery Strategy for Derbyshire (Derbyshire County Council, September 2025).

3.16. The relevant planning policy documents are:

- Amber Valley Borough Local Plan 2022-2040

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

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

Bespoke Compensation Agreed for Unacceptable Losses

3.19. 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

3.20. 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

3.21. 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.

3.22. 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.

3.23. The present study has been informed by the BNG Plan as Proposed (Drawing No. 04005 Rev P3) (Stock Planning Ltd, 30/03/2026) and as such assumptions have been made regarding the final planned design including landscaping.

3.24. The UKHab Habitat survey was undertaken outside of the optimal survey period of April to October. However, species identification of plants present outside of the optimal period is typically still possible based on the vegetative characteristics. Where additional surveys during the optimal period are required to assess the habitat type present, these are recommended.

3.25. Elton Ecology Ltd was advised that site clearance was undertaken as part of the approved development AVA/2025/0104, dated February 2025. However, with reference to Schedule 7A of the Town and Countryside Planning Act 2023 *'If activities to implement or in connection with a planning permission are carried out after 25 August 2023 that lower the biodiversity*

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value of the onsite habitat, the pre-development biodiversity value of the onsite habitat is taken to be the biodiversity value immediately before the carrying out of the activities. The relevant date should therefore be set as a date immediately before these activities'. Therefore, a retrospective approach has therefore been applied to include the habitats prior to degradation within the baseline assessment, using historical imaging and professional judgement to assess the size and condition.

3.26. All dimensions and distances provided are approximate.

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4. Results

Desk Study

Statutory Designated Sites

4.1. The site does not form part of an international or national designated site for nature conservation.

4.2. A summary of designated sites identified via the desk study are presented in Table 3 below.

Table 3: Summary of Designated Sites.

Site Name	Designation	Description/ Main Reasons for Designation	Distance & Direction from Site
Mount Pleasant	SSSI	Nationally important site for its lowland unimproved neutral grassland – formed of nationally scarce National Vegetation Classification (NVC) type MG5 crested dog's-tail *Cynosurus cristatus* – common knapweed *Centaurea nigra* grassland.	1.2km southwest.
Mercaston Marsh and Muggington Bottoms	SSSI	Extensive marshland including a mosaic of lowland wetland habitats; tall fen and swamp, marshy grassland and valley mire.	4.6km southwest.
Hulland Moss	SSSI	Lowland bog and heath with areas of dry oak *Quercus sp.* and wet alder *Alnus glutinosa* woodland -supports a number of species regionally rare in Derbyshire.	4.6km southwest.
Gang Mine	SAC	Designated for its geological importance and calaminarian grassland.	7km north.
Bees Nest & Green Clay Pits	SAC	Series of silica sand pits with a complex mosaic of acidic and calcareous grassland, heathlanda and open water ponds of which a number support great crested newt *Triturus cristatus.*	7.7km northwest.
Peak District Dales	SAC	Primarily designated for its calcareous semi-natural dry	8.4km north.

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		grasslands and scrubland and is an important site for orchids.	

4.3. The site lies within a Site of Special Scientific Interest Impact Risk Zone (SSSI IRZ), requiring the Local Planning Authority to consult with Natural England on any risks which may affect the SSSI sites as a result of certain development types. However, the current development type is not listed in the SSSI IRZ citation as requiring consultation.

Granted Natural England Mitigation Licenses & Class License Returns

4.4. Records of previously granted Natural England Bat Mitigation Licences were recorded within a 2km radius of the site, summarised in Table 4.

Table 4: Summary of Granted EPS License Applications within a 2km radius of the site.

Species	**Start / End Date**	**Roost Types Impacted**	**Distance & Direction from Site**
Common pipistrelle *Pipistrellus pipistrellus,* brown long-eared bat *Plecotus auritus*	2013/2014	Destruction of a breeding and a resting place.	0.6km north.
Common pipistrelle, brown long-eared bat	2014/2014	Damage to a breeding place.	0.6km north.
Common pipistrelle, brown long-eared bat	2011/2012	Destruction of a non-breeding resting place.	0.65km north.
Common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus*	2017/2027	Damage of a resting place and destruction of a breeding place.	0.8km southeast.
Common pipistrelle, brown long-eared bat, Natterer's bat *Myotis nattereri.*	2018/2020	Destruction of a non-breeding resting place.	0.9km southwest.
Common pipistrelle, brown long-eared bat, Natterer's bat *Myotis nattereri.*	2015/2020	Destruction of a non-breeding resting place.	0.9km southwest.
Common pipistrelle, brown long-eared bat	2019/2025	Destruction of a non-breeding resting place.	1.1km southeast.
Brown long-eared bat	2012/2012	Destruction of a non-breeding resting place.	1.9km southwest.

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Brown long-eared bat	2011/2013	Destruction of a non-breeding resting place.	2km southwest.

Priority or Irreplaceable Habitats

4.5. No priority habitats were noted on site via the desk study.

4.6. A summary of priority habitats identified via the desk study are present in table 5 below.

Table 5: Summary of Priority Habitats

Habitat type	Distance & Direction of Closest Priority Habitat Type from Site
Deciduous Woodland	0.25km northeast.
Traditional Orchard	0.5km northwest.

Baseline Habitats

4.7. 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.

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

4.9. No irreplaceable habitats were present on site.

4.10. The baseline habitat date was taken to be 29th April 2025, the closest satellite imagery data available prior to the vegetation clearance on site. See 'Limitations' section for more details.

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Table 6: On-Site 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	0.0399	Poor	Area/compensation not in local strategy/ no local strategy	Lost	Prior to clearance the site comprised an area of modified grassland which, due to historic satellite imagery and the species composition and condition of the adjacent field of off-site modified grassland, has been assessed as likely having 'poor' condition. Due to the clearance, the site now comprises a majority area of artificial unvegetated, unsealed surface.	1

Table 7: Off-Site 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	0.0394	Poor	Area/compensation not in local strategy/ no local strategy	0.0181 retained, 0.0213 lost.	The offsite area comprised cattle-grazed modified grassland with a varied sward height and an average of 4 species per m^2. Species included dominant Yorkshire fog *Holcus lanatus*, with abundant annual meadow grass *Poa annua*, and frequent spear thistle *Cirsium vulgare*, lesser celandine *Ficaria verna*, common hogweed *Heracleum sphondylium*, with occasional bulbous buttercup *Ranunculus bulbosus*, common nettle *Urtica dioica*, and rarely present cow parsley *Anthriscus sylvestris*.	6

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Table 8: Condition Assessment – Low Distinctiveness Grassland (Adapted from Natural England, 2025)

Condition Sheet:					
Condition Assessment Criteria		Cleared on-site modified grassland		Off-site cattle-grazed modified grassland	
		Condition Achieved (Y/N)	Notes/Justification	Condition Achieved (Y/N)	Notes/Justification
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	Due to the condition and species composition of the adjacent off-site modified grassland, a species density of 6-8 per m^2 is considered unlikely.	N	4 species per m^2.
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.	Y	Precautionary pass due to a lack of evidence against the presence of a varied sward height from historic satellite imagery.	Y	Varied sward height.
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	Precautionary pass due to a lack of evidence of greater than 20% scrub cover from historic satellite imagery.	Y	No scrub observed.
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	Precautionary pass due to a lack of evidence of greater than 5% physical damage from historic satellite imagery.	N	Poaching by cattle observed covered greater than 5% of total grassland.
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Precautionary pass due to a lack of evidence of greater than 10% or less than 1% cover of bare ground from historic satellite imagery.	Y	Localised areas of bare ground present due to cattle poaching, however, not greater than 10%.
6	Cover of bracken less than 20%.	Y	Precautionary pass due to the species composition of the adjacent area of off-site modified grassland and a lack of evidence of bracken cover greater than 20% from historic satellite imagery.	Y	No bracken observed.
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Precautionary pass due to the species composition of the adjacent area of off-site modified grassland and a lack of evidence of INNS from historic satellite imagery.	Y	No INNS observed.
Essential criterion 1 achieved (Y/N)		N		N	
Number of criteria passed		6		4	
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**		**Score Achieved ×/✓**	
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 9: On-Site Hedge Baseline

UKHab Code	Hedgerow Type	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Hedgerow number	Length (km)	Condition	Strategic Significance	Hedgerow retained/enhanced/lost		
h2a6	Native hedgerow	H1	0.024	Moderate	Area/compensation not in local strategy/ no local strategy	Enhanced	Hedgerow H1 related to the native hedgerow which formed the west boundary of the survey site and was approximately 25m in length, 2m in height and 1m in width. Hedgerow species included dominant hawthorn *Crataegus monogyna*, with rarely present ivy *Hedera helix*. Ground flora included frequent ivy and dog's mercury *Mercurialis perennis*, with occasional common nettle *Urtica dioica*, cleavers *Galium aparine*, red campion *Silene dioica*, lords and ladies *Arum maculatum*, wood avens *Geum urbanum*, and cow parsley *Anthriscus sylvestris.*	2
h2a6	Native hedgerow - associated with bank or ditch	H2	0.024	Moderate	Area/compensation not in local strategy/ no local strategy	Retained	Hedgerow H2 related to the native hedgerow – associated with bank or ditch which formed the east boundary of the survey site and was approximately 25m in length, 15m in height and 1m in width. Associated with a dry ditch, hedgerow species included Dominant hawthorn with abundant ivy. Ground flora included frequent dog's mercury, cleavers, ivy, Yorkshire fog *Holcus lanatus* and lesser celandine *Ficaria verna*, with occasional lords and ladies, and rarely present cow parsley.	3
h2b	Non-native and ornamental hedgerow	H3	0.008	Poor – automatically assigned by metric	Area/compensation not in local strategy/ no local strategy	Retained	Hedgerow H3 related to the non-native and ornamental hedgerow located in the south of the survey site and was approximately 12m in length, 1m in height and 1m in width. As a relatively young hedgerow, species included a line of cypress *Cupressus sp.* and hawthorn saplings with rarely present bamboo *Bambusa sp.* Ground flora included bare ground with occasional Yorkshire fog, ground ivy *Glechoma hederacea*, lords and ladies, dog's mercury, ivy, common nettle and bamboo sapling.	4
h2a6	Native hedgerow	H4	0.01	Moderate	Area/compensation not in local strategy/ no local strategy	Retained	Hedgerow H4 related to the native hedgerow with formed the south boundary of the survey site and was approximately 14m in length, 1.5m in height and 1m in width. Hedgerow species included dominant hawthorn with occasional holly. Ground flora included bare ground with occasional Yorkshire fog, lesser celandine, ivy, dog's mercury, holly, ground ivy, common snowdrop *Galanthus nivalis,* spear thistle *Cirsium vulgare* and rarely present cleavers.	5

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Table 10: Off-Site Hedge Baseline

UKHab Code	Hedgerow Type	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Hedgerow number	Length (km)	Condition	Strategic Significance	Hedgerow retained/enhanced/lost		
h2a6	Native hedgerow	H5	0.048	Good	Area/compensation not in local strategy/ no local strategy	Retained	Hedgerow H5 related to the other native hedgerow which formed the east boundary of the off-site area and was approximately 48m in length, 2.5m in height and 1.5m in width. Hedgerow species included abundant hawthorn and blackthorn *Prunus spinosa*, frequent bramble *Rubus fruticosus agg.*and ivy. Ground flora included, abundant ivy and common nettle with frequent lords and ladies, lesser celandine, and occasional dog's mercury with rarely present cleavers.	7

Table 11: Condition Assessment – Native Hedgerow (Adapted from Defra, 2025)

Condition Sheet: Hedgerow Habitat Types		Hedgerow H1		Hedgerow H2		Hedgerow H4		Off-site Hedgerow H5	
Attributes and functional groupings (A, B, C, D)	**Criteria (the minimum requirements for 'favourable condition')**	**Condition Achieved (Y/N)**	**Notes/Justification**	**Condition Achieved (Y/N)**	**Notes/Justification**	**Condition Achieved (Y/N)**	**Notes/Justification**	**Condition Achieved (Y/N)**	**Notes/Justification**
Functional Group A.									
A1. Height	**>1.5 m average along length**	Y	2m in height average along length.	Y	1.5m in height average along length.	Y	1.5m in height average along length.	Y	2.5m in height average along length
A2. Width	**>1.5 m average along length**	N	Less than 1m in width average along length.	N	Less than 1m in width average along length.	N	Less than 1m in width average along length.	Y	1.5m in width average along length
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')**	Y	Ground to canopy base gap is less than 0.5m for more than 90% of its length.	N	Due to a lack of management, ground to canopy base gap is greater than 0.5m for more than 10% of its length.	Y	Ground to canopy base gap is less than 0.5m for more than 90% of its length.	Y	Ground to canopy base gap is less than 0.5m for more than 90% of its length.
B2. Gap - hedge canopy continuity	**Gaps make up <10% of total length and no canopy gaps >5 m**	N	Gaps present throughout hedgerow length, none more than 5m	N	Gaps present throughout hedgerow length, none more than 5m but cover	N	One significant gap present which, despite being less than 5m,	Y	Gaps present throughout hedgerow, none more than 5m

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			but cover more than 10% of total hedgerow length.		more than 10% of total hedgerow length.		corresponded to more than 10% of total length due to the short total length of the hedgerow.		individually or 10% of total hedgerow 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)**	N	Disturbed cattle poached grassland on one side and artificial unsealed surface on the corresponding side.	Y	Undisturbed grass verge on one side of the hedgerow.	N	Disturbed ground present on both sides of the hedgerow.	Y	Modified grassland grazing field on one side of hedgerow length.
C2. Undesirable perennial vegetation	**Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground**	Y	Common nettle occasional, comprising less than 20% cover.	Y	Occasional cleavers and common nettle present, both comprising less than 20% cover.	Y	No cleavers or common nettle observed.	N	Abundant common nettle, with rarely present cleavers.
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.	Y	None observed.
D2. Current damage	**>90% of the hedgerow or undisturbed ground is free of damage caused by human activities**	N	Piles of rubble adjacent to hedgerow.	Y	None observed.	Y	None observed.	Y	None observed.
Additional group - applicable to hedgerows with trees only									
E1. Tree class	**There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient8), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.**	N/A	N/A	N/A	N/A	N/A	N/A	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**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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	tree health by damage from livestock or wild animals, pests or diseases, or human activity.								
		Hedgerow H1			**Hedgerow H2**	**Hedgerow H4**		**Offsite Hedgerow H5**	
Number of functional groups failed		4			2	3		1	
Number of criteria failed		4			3	3		1	
Condition Categories									
Category/ Weighting (score)	**Maximum number of attributes that can fail to meet 'favourable condition' criteria**								
Good (3)	**No more than 2 failures in total; AND No more than 1 in any functional group.**							✓	
Moderate (2)	**No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 and E1 = Moderate condition).**	✓			✓	✓			
Poor (1)	**Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).**								

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Proposed Design

4.11. The development proposals include the erection of an agricultural building with hard landscaping and BNG offsetting.

4.12. 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 12: 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**
Urban	Artificial unvegetated, unsealed surface	0.0329	N/A – Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Developed land; sealed surface	0.007	N/A – Other	Area/compensation not in local strategy/ no local strategy	0	0

Table 13: Off-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	0.0213	Moderate	Area/compensation not in local strategy/ no local strategy	0	0

Table 14: On-site Hedgerow Enhancement

Data Entered into Metric							Enhancement details
Baseline Habitat	**Proposed Habitat**	**Length (Km)**	**Condition**	**Strategic Significance**	**Habitat created in advance/years**	**Delay in starting habitat creation/years**	
Native hedgerow	Species-rich native hedgerow	0.024	Moderate	Area/compensation not in local strategy/ no local strategy	0	0	The hedgerow will be enhanced into a species rich native hedgerow through the infilling of existing gaps within the hedgerows, such that a minimum of five native woody species are present throughout.

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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 14 below.

Table 15: Summary of Biodiversity Metric Output

	Habitat / Hedgerow	Unit
On-site Baseline Units	**Habitat Units**	0.08
	Hedgerow Units	0.34
On-Site Post-Intervention Units	**Habitat Units**	0.00
	Hedgerow Units	0.42
Off-Site Baseline	**Habitat Units**	0.08
	Hedgerow Units	0.29
Off-Site Post-Intervention Units	**Habitat Units**	0.18
	Hedgerow Units	0.29
Total Net Unit Change	**Habitat Units**	**+0.02**
	Hedgerow Units	**+0.08**
Total % Unit Change	**Habitat Units**	**25.31%**
	Hedgerow Units	**23.91%**
Trading Rules Satisfied?		**Yes**

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6. Conclusion

6.1. Via the proposed scheme of on-site and off-site habitat creation and enhancement, assessment has shown that a biodiversity net gain in habitats (25.31%) and hedgerows (23.91%) can be achieved. Trading rules were satisfied.

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7. References

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8. Figures

Figure 1: Site Location Plan (Overleaf)

Figure 2: Baseline Habitat Plan (Overleaf)

Figure 3: Baseline Habitat Condition Plan (Overleaf)

Figure 4: Baseline Habitat Retention Plan (Overleaf)

Figure 5: Proposed Habitat Plan (Overleaf)

Figure 6: Proposed Habitat Condition Plan (Overleaf)



Legend

- Red Line Boundary
- Blue Line Boundary

Project:
Land Off Old Lane, Idridgehay, Belper

Drawing:
Figure 1: Site Location Plan

Date: 01-04-2026
Version: FINAL
Author: HIT
Job No: P3010

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Legend

- Red Line Boundary
- Blue Line Boundary
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow - associated with bank or ditch
- Modified grassland

Project:
Land Off Old Lane, Idridgehay, Belper

Drawing:
Figure 2: Baseline Habitat Plan

Date: 01-04-2026
Version: FINAL
Author: HIT
Job No: P3010

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Legend

- Red Line Boundary
- Blue Line Boundary

Baseline Habitat Condition

- Poor

Baseline Hedgerow Condition

- Good
- Moderate
- Poor

Project:
Land Off Old Lane, Idridgehay, Belper

Drawing:
Figure 3: Baseline Habitat Condition Plan

Date: 01-04-2026
Version: FINAL
Author: HIT
Job No: P3010

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Legend

- Red Line Boundary
- Blue Line Boundary

Habitats Retention

- Retained
- Lost

Hedgerow Retention

- Enhanced
- Retained

Project:
Land Off Old Lane, Idridgehay, Belper

Drawing:
Figure 4: Baseline Habitat Retention Plan

Date: 01-04-2026
Version: FINAL
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Job No: P3010

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Legend

- Red Line Boundary
- Blue Line Boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow - associated with bank or ditch
- Species-rich native hedgerow

Project:
Land Off Old Lane, Idridgehay, Belper

Drawing:
Figure 5: Proposed Habitat Plan

Date: 01-04-2026
Version: FINAL
Author: HIT
Job No: P3010

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Legend

- Red Line Boundary
- Blue Line Boundary

Proposed Habitats Condition

- Moderate
- Poor
- N/A - Other

Proposed Hedgerow Condition

- Good
- Moderate
- Poor

Project:
Land Off Old Lane, Idridgehay, Belper

Drawing:
Figure 6: Proposed Habitat Condition Plan

Date: 01-04-2026 Version: FINAL

Author: HIT Job No: P3010

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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 (2023). Relevant text to biodiversity from the NPPF is described below.

In Section 2 of the NPPF 'Achieving sustainable development', paragraph 8(c), the NPPF sets an environmental objective:

- "to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

In Section 15 'Conserving and enhancing the natural environment', the NPPF states that:

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

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; […]

- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. […]"

The NPPF, in paragraph 192 sets out that to protect and enhance biodiversity, plans should:

- "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity65; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

- 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."

In determining planning applications, the NPPF paragraph 193 sets guidance that local planning authorities should apply the following principles:

- "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other

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developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest […];

- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

- 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."

Paragraph 194 states that the following sites should be given the same protection as habitats sites:

- "potential Special Protection Areas and possible Special Areas of Conservation;

- listed or proposed Ramsar sites; and

- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."

Paragraph 195 states that "The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or projects will not adversely affect the integrity of the habitats site."

Paragraph 198 states that planning policies and decisions should ensure new development is appropriate to its location and take into account likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- "Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development […]; […] and

- limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

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: Post vegetation clearance artificial unvegetated, unsealed surface on site.



Photo 2: Hedgerow H1.



Photo 3: Hedgerow H2.



Photo 4: Hedgerow H3.



Photo 5: Hedgerow H4.



Photo 6: Off-site cattle-grazed modified grassland.

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Photo 7: Hedgerow H5.