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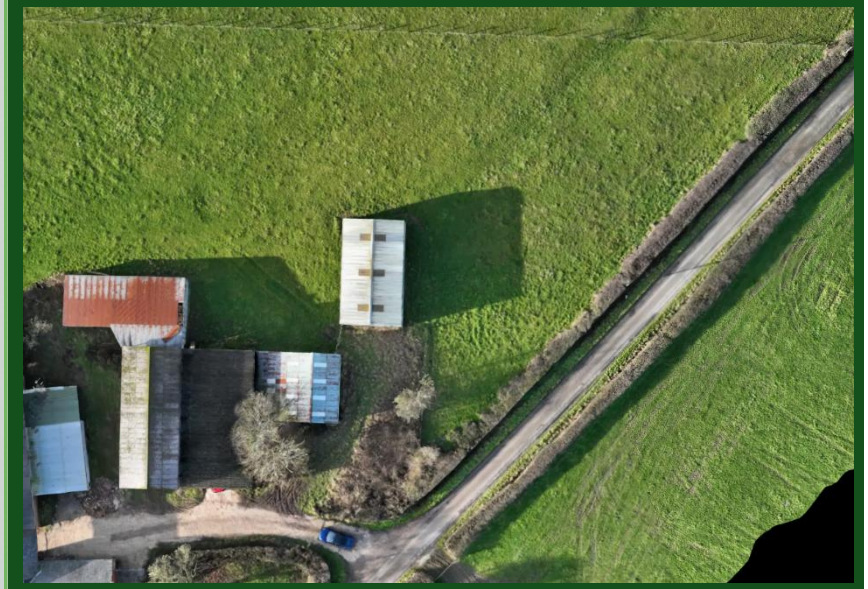
BIODIVERSITY NET GAIN REPORT



G&G ECOLOGY CONSULTANTS LTD

NEW BUILD - YEW TREE FARM,GUNHILLS LANE,

DE56 2LR

30/06/2026

Biodiversity Net Gain Assessment

B5 & B6 at Yew Tree Farm, Gunhills Lane, Windley, Derbyshire, DE56 2LR

Full Planning Consent | Residential Development

Prepared for	Patrick Jarvis Design Architects, on behalf of S&D Services Ltd
Applicant / metric entry	Allestree Property Developers Ltd
Prepared by	G&G Ecology Consultants Ltd
Consultant	Andrew Goodwin MSc, BSc (Hons), Director of Ecology
Planning authority	Amber Valley Borough Council
Planning application reference	AVA/2026/0216
Date of report	30 June 2026
Date of metric completion	30 June 2026

Report status: Planning submission report

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This report has been prepared by G&G Ecology Consultants Ltd for Patrick Jarvis Design Architects, on behalf of S&D Services Ltd, in connection with the proposed residential development at B5 & B6 at Yew Tree Farm, Gunhills Lane, Windley, Derbyshire, DE56 2LR.

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This report is valid only in relation to the site, proposals and information available at the time of writing. The ecological walkover information supplied for the metric is valid until 15 October 2026. The report is otherwise considered valid for a period of 18 months from the date of issue, after which an updated survey, review or assessment may be required.

Executive Summary

G&G Ecology Consultants Ltd was instructed to prepare a Biodiversity Net Gain Assessment for a residential development at B5 & B6 at Yew Tree Farm, Gunhills Lane, Windley, Derbyshire, DE56 2LR. The current assessment relates to the lower part of the farmyard. The upper part of the wider farmyard is understood to have already obtained planning permission for residential conversion and is treated as contextual only unless it falls within the current red line boundary.

The site forms part of a rural agricultural farmstead within a wider landscape of managed grassland, arable fields, hedgerow field boundaries, scattered trees, farm tracks and rural lanes. The immediate development area includes modified grassland, artificial unvegetated unsealed farm tracks/hardstanding, developed land/sealed surfaces associated with existing barn bases, and individual trees.

The metric assessment records a baseline of 1.9342 area habitat units and post-development provision of 2.2673 area habitat units. This equates to a net increase of 0.3331 area habitat units and a 17.22% net gain. No hedgerow units or watercourse units are recorded within the metric baseline or post-development calculation.

The principal on-site BNG delivery is achieved through creation of 2,160.61 m^2 of other neutral grassland to moderate condition, provision of vegetated garden areas and planting of 38 new small trees. The submitted metric summary indicates that BNG targets are met and habitat trading rules are satisfied. No off-site biodiversity units or statutory credits are required on the basis of the metric data provided.

No irreplaceable habitats have been identified within the assessment area. No designated sites or priority habitats were recorded on or within 500 m of the site within the metric information provided. Boundary hedgerows, roadside vegetation, trees and wider agricultural features should be retained and protected where outside the direct development footprint.

This report should be read alongside the completed metric workbook, baseline habitat plan, post-development habitat plan and, where required by the Local Planning Authority, a Biodiversity Gain Plan and Habitat Management and Monitoring Plan.

Key Biodiversity Net Gain Results

Metric item	Result
Baseline area habitat units	1.9342
Post-development area habitat units	2.2673
Net area habitat unit change	+0.3331
Net percentage change	+17.22%
Hedgerow units	0.0000 baseline and 0.0000 post-development
Watercourse units	0.0000 baseline and 0.0000 post-development
Trading rules	Satisfied
BNG target	Met

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1 Introduction

1.1 Scope of Works

G&G Ecology Consultants Ltd was commissioned to prepare a Biodiversity Net Gain Assessment for the proposed residential development at B5 & B6 at Yew Tree Farm, Gunhills Lane, Windley, Derbyshire, DE56 2LR.

The scope of this report is to describe the baseline habitats within the red line boundary, summarise the proposed habitat losses, retention and creation, present the biodiversity metric results, and provide ecological recommendations to support delivery of the required biodiversity net gain.

The report is intended to support a full planning consent application to Amber Valley Borough Council. The planning application reference has not been provided at the time of writing.

1.2 Site Location and Development Context

The site is located at Yew Tree Farm, Gunhills Lane, Windley, Derbyshire, DE56 2LR. The assessment area measures 5,097.21 m^2, equivalent to approximately 0.5097 ha.

The proposed development relates to a residential scheme associated with the lower part of the existing farmyard. The wider farmyard comprises existing agricultural buildings, concrete and stone surfaces, access tracks, managed grassland and associated farm infrastructure. The upper part of the wider farmyard is understood to have already obtained planning permission for conversion to residential use and is not treated as part of the current BNG assessment unless within the current red line boundary.

The surrounding land is predominantly rural and agricultural, comprising a mosaic of managed pasture, arable fields, hedgerows, scattered mature trees, farm access tracks, rural lanes and neighbouring farm holdings.

1.3 Biodiversity Net Gain Objectives

The objective of the BNG assessment is to demonstrate that the development can achieve a measurable increase in biodiversity value when compared with the pre-development baseline.

The assessment has been undertaken using the metric data supplied for the site. The development is recorded as a residential development of between 1 and 9 dwellings, with a site area below 10,000 m^2.

The BNG design seeks to retain a small area of existing modified grassland, compensate for the loss of low-value farmyard and grassland habitats, and provide on-site habitat creation through other neutral grassland, vegetated garden and tree planting.

Item	Detail
Site name	B5 & B6 at Yew Tree Farm, Gunhills Lane, Windley, Derbyshire, DE56 2LR
Site area	5,097.21 m^2 / approximately 0.5097 ha
Planning authority	Amber Valley Borough Council
Application type	Full planning consent
Development type	Residential; between 1 and 9 dwellings
Prepared for	Patrick Jarvis Design Architects, on behalf of S&D Services Ltd
Applicant / metric entry	Allestree Property Developers Ltd
Metric completed by	A. Goodwin, G&G Ecology Consultants Ltd
Metric completion date	30 June 2026
Site walkover date	15 April 2026

2 National Legislation, Planning Policy and Good Practice

2.1 National Legislation and Planning Policy

The Environment Act 2021 inserted Schedule 7A into the Town and Country Planning Act 1990, establishing the legal framework for mandatory Biodiversity Net Gain in England. Planning permissions subject to BNG must demonstrate the required biodiversity gain using the relevant statutory biodiversity metric and associated biodiversity gain information.

The National Planning Policy Framework requires planning decisions to contribute to and enhance the natural and local environment, including by minimising impacts on and providing net gains for biodiversity. The BNG assessment therefore forms part of the ecological evidence base to support the planning decision.

The development should also have regard to the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017, the Countryside and Rights of Way Act 2000, the Natural Environment and Rural Communities Act 2006, and relevant local planning policies relating to biodiversity, protected species, trees, hedgerows and ecological networks.

2.2 Biodiversity Net Gain Good Practice Principles

The assessment has been prepared with reference to the Biodiversity Net Gain: Good Practice Principles for Development, prepared by CIEEM, CIRIA and IEMA, and the CIEEM Biodiversity Net Gain report and audit template framework.

The good practice approach requires BNG to be measurable, additional, designed to apply the mitigation hierarchy, avoid losses of irreplaceable biodiversity, be transparent, be deliverable and secured through appropriate long-term management and monitoring.

In accordance with this approach, the report first identifies the baseline biodiversity value, then describes avoidance, retention, creation and management measures, and finally presents the metric result and recommendations required to secure delivery.

3 Assessment Methodology

3.1 Desk Study and Information Sources

The metric information records that the assessment of designated sites and priority habitats was informed by NBN Atlas, local ecology records and MAGIC Maps. The metric records no designated sites and no priority habitats on or within 500 m of the site.

Aerial imagery supplied for this report was reviewed to describe the wider site context, relationship with the farmyard and adjoining agricultural land. The aerial imagery is used for ecological context only and does not replace the measured habitat plan or metric workbook.

3.2 Site Walkover and Condition Assessment

A site walkover was recorded as completed by A. Goodwin, Consultant Ecologist, BSc (Hons), MSc, on 15 April 2026. The walkover data are recorded as valid until 15 October 2026 within the metric information.

Habitat types were classified using UKHab categories as presented within the metric data. Habitat condition was assessed in accordance with the relevant Statutory Biodiversity Metric condition assessment criteria, where a condition assessment was required.

Developed land, sealed surface, artificial unvegetated surfaces and vegetated garden habitats do not require the same form of condition assessment within the metric as habitats such as grassland and individual trees.

3.3 Strategic Significance

Strategic significance was entered in accordance with the metric workbook data supplied. The majority of area habitat parcels were entered as area/compensation not in local strategy or no local strategy. Individual baseline trees were identified in the metric as formally identified in local strategy.

Prior to final submission, the strategic significance entries should be checked against the most up-to-date Local Nature Recovery Strategy, local plan policy mapping and any relevant ecological network evidence available to Amber Valley Borough Council.

3.4 Measurement of Habitat Areas and Biodiversity Unit Calculations

Habitat areas were measured in square metres and entered into the biodiversity metric. Individual tree areas are calculated using the metric tree area calculator and represent metric-derived canopy areas. Tree areas are therefore additive in the metric and may overlap other area habitat parcels.

The metric calculation combines habitat distinctiveness, condition, strategic significance, temporal risk, difficulty risk and spatial risk to generate biodiversity units. The report presents the headline results from the metric workbook and supporting habitat data.

3.5 Limitations

- This report is a BNG assessment and is not a full Preliminary Ecological Appraisal or protected species survey report.
- The ecological conclusions are based on the metric data, walkover date, aerial imagery and information supplied at the time of writing.
- The report assumes that the red line boundary and post-development layout used in the metric are correct and match the planning drawings submitted to the Local Planning Authority.
- Aerial imagery can assist with habitat interpretation but cannot confirm botanical composition, habitat condition or protected species use without supporting field survey evidence.

- If works affect buildings, mature trees, hedgerows, ponds, scrub or boundary features, separate protected species checks or mitigation may be required, particularly for bats and nesting birds.
- The metric headline should be checked before final submission to confirm that any residual validation warnings or blank fields are non-material and do not affect the reported BNG outcome.

4 Site Description and Ecological Context

4.1 Wider Site Context

The site is located within a rural agricultural landscape. The wider surrounding area comprises a mixture of improved or modified agricultural grassland, arable fields, hedgerow field boundaries, scattered mature trees, rural lanes, farm tracks, small waterbodies and associated agricultural holdings.

The wider landscape is moderately connected by hedgerows, treelines and vegetated field margins. These features are likely to provide commuting and foraging opportunities for bats, birds and small mammals, even where the immediate development footprint is dominated by low-value farmyard habitats.



Figure 1: Wider aerial context of Yew Tree Farm and surrounding agricultural landscape. The yellow boundary shown on the supplied image is indicative only.

4.2 Existing Farmyard and Development Area

The current assessment area forms part of an existing farmyard complex. The lower part of the farmyard includes agricultural buildings, barn bases, compacted stone tracks, yard surfaces, managed modified grassland and scattered trees. The close-up aerial imagery indicates that the development footprint is heavily influenced by existing farm infrastructure and agricultural management.

The farmyard setting is of relatively low intrinsic habitat value where it comprises sealed concrete, compacted stone, bare or disturbed ground and agricultural buildings. The higher ecological value within and around the site is associated with retained boundary vegetation, trees, adjacent grassland, hedgerows and the wider connected rural landscape.

The areas of modified grassland within the red line boundary are interpreted as agricultural or farmyard-associated grassland. No evidence from the provided aerial imagery suggests the presence of species-rich semi-natural grassland within the immediate farmyard footprint, although the metric records one modified grassland parcel in moderate condition and a narrow disturbed modified grassland strip in poor condition.



Figure 2: Close-up aerial imagery of the existing farmyard, showing buildings, hardstanding, tracks, grassland and boundary vegetation.

4.3 Protected Species and Ecological Features

The metric information records no European protected species present on site. This should be interpreted as no confirmed presence within the BNG metric information rather than a substitute for detailed protected species survey where such surveys are required.

The existing farm buildings and mature or semi-mature trees may provide potential opportunities for nesting birds and, depending on construction and condition, potential bat roost features. If any buildings or trees are to be demolished, converted, removed or materially altered, appropriate protected species checks should be undertaken prior to works.

Hedgerows and roadside vegetation along Gunhills Lane and adjoining field boundaries are important landscape connectivity features. Where these features are outside the development footprint, they should be retained and protected from construction impacts.

5 Description of Habitats Pre and Post Development

5.1 Baseline Habitat Areas

The baseline area habitat calculation, excluding metric-derived individual tree canopy area, totals 5,097.21 m^2. Baseline habitats comprise modified grassland, artificial unvegetated unsealed surface, developed land/sealed surface and individual trees.

The baseline area habitats and units are summarised in Table 2. Individual tree areas are shown separately because the metric calculates trees as additive canopy area.

Ref	Broad habitat	Habitat type	Area / metric area	Condition / notes	Baseline units
1	Grassland	Modified grassland	3,610.02 m^2	Moderate condition; field area north-east/east/west of barns	1.4440
2	Grassland	Modified grassland	102.40 m^2	Poor condition; narrow strip alongside hardstanding, with vehicle encroachment and compaction	0.0400
3	Urban	Artificial unvegetated, unsealed surface	747.04 m^2	MOT Type 2 stone farm tracks and hardstanding; negligible biodiversity value	0.0000
4	Urban	Developed land; sealed surface	528.68 m^2	Sealed concrete base of Barn 4; negligible biodiversity value	0.0000
5	Urban	Developed land; sealed surface	109.07 m^2	Sealed concrete base of Barn 5; negligible biodiversity value	0.0000
Trees	Individual trees	Urban/rural tree	488.33 m^2 metric area	Six trees; four small and two medium; entered through tree area calculator	0.4493
Total			5,097.21 m^2 area habitats plus 488.33 m^2 tree metric area		1.9342

5.2 Habitat Areas to be Retained

The metric records 84.69 m^2 of modified grassland retained on site. This retained area contributes 0.0339 retained area habitat units. No baseline individual trees are recorded as retained within the tree area calculator.

All retained habitats and boundary features should be protected during construction through appropriate working methods, site demarcation and avoidance of storage, compaction, tracking or contamination outside the defined working area.

5.3 Habitat Areas to be Lost

The metric records 5,012.52 m^2 of baseline area habitats lost to the development, producing a loss of 1.9004 area habitat units. This includes the majority of the modified grassland and all baseline hardstanding/sealed surface parcels within the development footprint.

The metric also records loss of six individual trees, comprising four small trees and two medium trees. These are offset by post-development planting of 38 new small trees.

5.4 Habitat Areas to be Created

The post-development habitat creation strategy combines residential built form and hardstanding with vegetated garden, new tree planting and a substantial area of other neutral grassland. The other neutral grassland is the principal habitat creation measure delivering the majority of the biodiversity unit uplift.

Created area habitats total 5,012.52 m^2, excluding the metric-derived canopy area of new individual trees. Created habitats produce 2.2334 area habitat units, with a further retained contribution of 0.0339 units.

Ref	Broad habitat	Created habitat type	Area / metric area	Target condition / notes	Created units
1	Urban	Vegetated garden	265.21 m^2	Private residential garden; condition assessment not applicable	0.0512
2	Urban	Artificial unvegetated, unsealed surface	23.18 m^2	Decking or hardstanding around pond; negligible biodiversity value	0.0000
3	Urban	Developed land; sealed surface	573.32 m^2	Main concrete pad for proposed dwelling	0.0000
4	Urban	Developed land; sealed surface	123.49 m^2	Larger patio	0.0000
5	Urban	Developed land; sealed surface	32.02 m^2	Smaller patio	0.0000
6	Urban	Artificial unvegetated, unsealed surface	471.92 m^2	Aggregate driveway and hard landscaping	0.0000

7	Urban	Vegetated garden	1,362.77 m^2	Private residential garden; condition assessment not applicable	0.2630
8	Grassland	Other neutral grassland	2,160.61 m^2	Moderate condition target; principal BNG habitat creation area	1.4464
Trees	Individual trees	Urban/rural tree	1,546.39 m^2 metric area	38 new small trees; moderate condition target	0.4728
Total			5,012.52 m^2 area habitats plus 1,546.39 m^2 tree metric area		2.2334 created + 0.4728 tree units

5.5 Individual Trees

The baseline tree calculation records six trees, comprising four small trees and two medium trees, with a total metric area of 488 m^2 and 0.4493 biodiversity units. No baseline trees are recorded as retained.

The post-development tree calculation records planting of 38 new small trees, with a metric area of 1,546 m^2 and 0.4728 biodiversity units. The proposed tree planting therefore produces a small positive net change in individual tree units and assists with wider landscape integration.

6 Results

6.1 Irreplaceable Habitats

No irreplaceable habitats have been identified within the assessment area. The site does not include ancient woodland, ancient or veteran trees, blanket bog, limestone pavement, lowland fen or other irreplaceable habitats based on the information provided.

6.2 Strategic Significance

Most baseline and proposed area habitats were entered as area/compensation not in local strategy or no local strategy. Individual baseline trees were entered as formally identified in local strategy. This input should be confirmed against the latest local ecological network and strategic significance evidence before final submission.

6.3 Biodiversity Unit Calculations

Metric category	Baseline units	Post-development units	Net unit change	Net % change
Area habitat units	1.9342	2.2673	+0.3331	+17.22%
Hedgerow units	0.0000	0.0000	0.0000	Target not appropriate
Watercourse units	0.0000	0.0000	0.0000	Target not appropriate

The development achieves a net positive change of 0.3331 area habitat units, equivalent to a 17.22% biodiversity net gain. This exceeds the statutory 10% biodiversity net gain requirement on the basis of the metric information supplied.

No off-site habitat units, off-site hedgerow units, off-site watercourse units or statutory biodiversity credits are required to meet the target.

6.4 Trading Rules and Net Gain Position

The metric records habitat trading rules as satisfied. Medium distinctiveness provision increases from 0.4493 baseline units to 1.919 post-development units, giving a positive net change of 1.4699 medium distinctiveness units. Low distinctiveness habitat decreases, but the metric records this as acceptable because the loss is offset by higher distinctiveness habitat creation and overall surplus area habitat units.

The metric records surplus area habitat biodiversity units after offsetting low distinctiveness units of 0.3331. The submitted position is therefore that the development meets BNG targets and satisfies habitat trading rules.

7 Discussion and Recommendations

7.1 Application of the Mitigation Hierarchy

The design should continue to apply the mitigation hierarchy by avoiding unnecessary impacts on boundary hedgerows, trees and retained grassland; minimising construction impacts; restoring temporary disturbance; and creating replacement and enhanced habitats within the site.

The on-site BNG strategy is appropriate for a farmyard/residential conversion context because the primary biodiversity uplift is delivered through neutral grassland creation and additional tree planting rather than relying on small ornamental areas alone.

7.2 Habitat Retention and Protection

- Retained modified grassland and any retained boundary features should be clearly marked on the construction drawings and fenced or otherwise demarcated prior to works.
- No materials, spoil, plant, fuel or construction traffic should be stored or tracked across retained habitats.
- Existing hedgerows and trees outside the red line or outside the working area should be protected in accordance with appropriate arboricultural and ecological safeguards.
- Any accidental damage or compaction to retained areas should be remediated as soon as practicable and reviewed by a competent ecologist if it could affect the BNG baseline or delivery.

7.3 Other Neutral Grassland Creation and Management

The creation of 2,160.61 m^2 of other neutral grassland to moderate condition is central to the delivery of BNG on this site. This habitat should be created using an appropriate native neutral grassland seed mix suited to local soil conditions and should be managed to achieve the target condition entered in the metric.

The creation area should be prepared to reduce soil fertility where necessary, remove construction debris and avoid compaction. Seeding should be undertaken at the appropriate seasonal window and establishment should be monitored to ensure a suitable sward develops.

- Use a native neutral meadow/grassland mix appropriate to Derbyshire and local soil conditions.
- Avoid fertiliser, herbicide and pesticide use except where targeted control of injurious or invasive species is necessary.
- During establishment, cut more frequently to suppress competitive ruderal growth and remove arisings.
- Once established, manage by one or two annual cuts, with arisings removed, or by appropriate light conservation grazing where suitable.
- Maintain a varied sward structure with small areas of longer grass where compatible with the target condition and site use.
- Monitor for invasive non-native species and dominant undesirable species and implement corrective management where required.

7.4 Tree Planting and Vegetated Garden Areas

The metric includes planting of 38 new small trees. The tree planting strategy should use a locally appropriate mix of native and wildlife-beneficial species, designed to complement the rural setting and avoid future conflict with buildings, access, utilities or visibility splays.

Vegetated garden areas should be designed to provide genuine biodiversity value where possible, through native hedgerow planting, nectar-rich planting, fruit trees, climbers, log piles, composting areas, small ponds and avoidance of extensive artificial lawn or impermeable surfacing.

- Suitable tree species may include field maple, rowan, crab apple, hawthorn, wild cherry, silver birch, hornbeam, oak and hazel, subject to final landscape design and site constraints.
- Trees should be planted with appropriate stakes, guards, mulch and watering arrangements for at least the establishment period.
- Failed trees should be replaced like-for-like or with a suitable alternative during the next planting season.
- Private garden covenants or homeowner information packs should discourage later removal of BNG-critical planting or replacement with artificial grass/hardstanding.

7.5 Nesting Birds

Any vegetation clearance, building works affecting nesting opportunities, or tree/scrub removal should ideally be undertaken outside the main nesting bird season, generally March to August inclusive. If works are required during this period, a nesting bird check should be completed by a suitably competent person immediately prior to works.

If active nests are found, works affecting the nest should stop until the young have fledged and the nest is no longer in use.

7.6 Bat Boxes and Building Enhancements

Although bat boxes and bird boxes do not normally generate biodiversity metric units, they provide meaningful ecological enhancements for a rural residential conversion and are recommended as additional measures.

A minimum of two integrated bat boxes or bat tubes should be incorporated into suitable elevations of the proposed dwellings or retained buildings, away from bright lighting and with clear flight access. Additional bird nesting features, such as sparrow terraces, swift bricks or open-fronted boxes, should also be considered where suitable.

7.7 Lighting

External lighting should be designed to avoid light spill onto boundary hedgerows, trees, grassland creation areas and dark corridors along the rural lane. Lighting should be low-level, directional, warm-spectrum and fitted with cowls or shields where necessary.

Lighting should be controlled by timers or motion sensors where practicable and should avoid unnecessary illumination of new bat/bird boxes, trees, hedgerows and grassland habitat.

7.8 Habitat Management and Monitoring Plan

A Habitat Management and Monitoring Plan should be prepared where required by the Local Planning Authority to secure the delivery, management and monitoring of significant on-site BNG habitats. The HMMP should set out the responsibilities, establishment methods, management prescriptions, monitoring schedule, remedial actions and reporting requirements.

The HMMP should cover the other neutral grassland creation area, retained modified grassland, tree planting and any additional habitat features that are relied upon to deliver the metric outcome. It should include clear condition targets and a monitoring programme capable of demonstrating that the habitats are progressing towards the target conditions over time.

8 Conclusion

The proposed residential development at B5 & B6 at Yew Tree Farm, Gunhills Lane, Windley, Derbyshire, DE56 2LR has been assessed for Biodiversity Net Gain using the metric data provided.

The baseline consists primarily of modified grassland, low-value farmyard hardstanding/sealed surfaces and six individual trees. The post-development design includes residential built form, hardstanding, vegetated gardens, 38 new small trees and 2,160.61 m^2 of other neutral grassland targeted to moderate condition.

The metric records a baseline of 1.9342 area habitat units and post-development provision of 2.2673 area habitat units. The resulting net change is +0.3331 area habitat units, equivalent to +17.22%. The statutory 10% BNG target is therefore met and the metric records the trading rules as satisfied.

No hedgerow or watercourse units are recorded as present within the metric. No irreplaceable habitats, designated sites or priority habitats are recorded within the relevant assessment information. Boundary hedgerows, roadside vegetation and retained features should nevertheless be protected during construction and occupation.

Subject to final checking of the metric workbook, submission of accurate baseline and post-development habitat plans, and securing of appropriate habitat management and monitoring, the proposals are considered capable of delivering a measurable biodiversity net gain on site.

9 References

- Chartered Institute of Ecology and Environmental Management (CIEEM), Institute of Environmental Management and Assessment (IEMA) (2016). Biodiversity Net Gain: Good Practice Principles for Development.
- CIEEM,). Biodiversity Net Gain: Good Practice Principles for Development - A Practical Guide.

- CIEEM (2021, updated resource). Biodiversity Net Gain Report and Audit Templates.
- Department for Environment, Food and Rural Affairs / Natural England. Statutory Biodiversity Metric tools, user guide and condition assessment guidance.
- Department for Environment, Food and Rural Affairs / Natural England. Creating a Habitat Management and Monitoring Plan for BNG and HMMP template guidance.
- Environment Act 2021.
- Town and Country Planning Act 1990, Schedule 7A.
- National Planning Policy Framework.
- Wildlife and Countryside Act 1981, as amended.
- Conservation of Habitats and Species Regulations 2017, as amended.
- Natural Environment and Rural Communities Act 2006.
- UK Habitat Classification documentation and relevant Statutory Biodiversity Metric habitat condition assessment sheets.
- MAGIC Maps, NBN Atlas and local ecology records, as recorded in the site metric information.

B5 & B6 at
Yew Tree Farm, Gunhills Lane, Windley,
Derbyshire, DE56 2LR



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BIODIVERSITY NET GAIN BASELINE

50 m
Scale 1:1250 (at A3)

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B5 & B6 at
Yew Tree Farm, Gunhills Lane, Windley,
Derbyshire, DE56 2LR



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BIODIVERSITY NET GAIN PROPOSED DEVELOPMENT

50 m
Scale 1:1250 (at A4)

N