Land to the rear of 42 Main Rd, Lower Hartshay, Ripley, DE5 3RP

Biodiversity Net Gain Report

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Contents

1. Summary 4
2. Introduction 5
Background 5
Relevant Documents 5
Site Description 5
Development Proposals 5
Planning status of project, certainty of design and assumptions made 5
Aims, Objectives & Scope 5
Planning Policy and Legislation 6
3. Methodology 7
Personnel 7
Desk Study 7
Field Survey 7
UKHab & Condition Assessment Survey 7
Biodiversity Net Gain Metric Calculation 7
Classification and Measurement of Habitats 8
Strategic Significance 8
Bespoke Compensation Agreed for Unacceptable Losses 9
Temporal Multiplier 9
Limitations 9
4. Results 11
Baseline Habitats 11
Proposed Design 17
Biodiversity Metric Results 19
5. Conclusion 20
6. References 21
7. Figures 22
Appendix 1: Planning Policy & Legislation Summary 23
National Planning Policy Framework 2024 23
The Environment Act 2021 24
Appendix 2: Photographs 25

Tables

Table 1: Summary 4
Table 2: On-site Habitat Baseline Areas 12
Table 3: Off-site Habitat Baseline Areas 12
Table 4: On-site Hedgerow Baseline 13
Table 5: Off-site Hedgerow Baseline 13
Table 6: Condition Assessment – Low Distinctiveness Grassland (Adapted from Defra, 2024) 14
Table 7: Condition Assessment – Woodland Habitat Type (Adapted from Natural England, 2024) 15
Table 8: On-site Habitat Creation 18
Table 9: Off-site Habitat Enhancement 18
Table 10: Off-site Hedgerow Creation 18
Table 11: Summary of Biodiversity Metric Output 19

Figures

Figure 1: Site Location Plan (Overleaf) 22
Figure 2: Baseline Habitat Plan (Overleaf) 22
Figure 3: Baseline Habitat Condition Plan (Overleaf) 22
Figure 4: Baseline Habitat Retention Plan (Overleaf) 22
Figure 5: Proposed Habitat Plan (Overleaf) 22
Figure 6: Proposed Habitat Condition Plan (Overleaf) 22

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 7th November 2024 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 a scheme of habitat and hedgerow creation, assessment has shown that a biodiversity net gain in habitats (22.78%) and hedgerows (42.73%) can be delivered at the site. The trading rules were satisfied.

2. Introduction

Background

2.1. Elton Ecology Ltd was commissioned by Ian Hartshorne to conduct a Biodiversity Net Gain (BNG) Study of the site known as Land to the rear of 42 Main Rd, Lower Hartshay, Ripley, DE5 3RP.

Relevant Documents

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

- Block Plan (Drawing reference: MRBP05.A) (Studio VII Architectural Design, June 2025)

Site Description

2.3. The site comprises an area of modified grassland with bordering hedgerows. The site is located at Land to the rear of 42 Main Rd, Lower Hartshay, Ripley, DE5 3RP (Figure 1: Site Location Plan) (central OS grid reference: SK 38140 51555).

Development Proposals

2.4. The development proposals include the construction of a single dwelling.

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 Proposed Site Plan.

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 created. It is accepted that re-submission of an updated BNG Report will typically be required with subsequent application(s), unless there are no significant changes to the original design proposed. This would include an updated BNG calculation using an appropriate metric to demonstrate how the net gain will be achieved.

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.

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 Lowland Derbyshire Biodiversity Action Plan (BAP) and includes:

- Hedgerows
- Lowland mixed deciduous woodland
- Traditional orchards

3. Methodology

Personnel

3.1. The UKHab & condition assessment survey was carried out by Ecologist EJ BSc (Hons). EJ is experienced in assisting and undertaking ecology surveys, GIS mapping and report writing. EJ has attended formal training in UKHab survey. The BNG calculation was also carried out by Ecologist EJ.

Desk Study

Important Ecological Features

3.2. A desk study was carried within the Preliminary Ecological Appraisal (Elton Ecology, 2024) and should be read in conjunction with the present report.

Field Survey

UKHab & Condition Assessment Survey

3.3. A UKHab and condition assessment survey was carried out of the site on 7th November 2024 with reference to best practice guidelines from UKHab Ltd (2023). The site was walked over, and the habitats present classified based on key indicator species present.

3.4. The condition assessment was carried out with reference to guidance within the Statutory Biodiversity Metric Condition Sheets and Technical Supplement (Defra, 2024). The condition of each habitat was assessed by scoring each habitat parcel against the criteria set out in the Statutory Biodiversity Metric Habitat Condition Assessment Sheets. A condition score was assigned to each habitat parcel based on a range of positive and negative indicators of quality against the optimum ecological state for the habitat, such as a grassland having species richness (positive) or the presence of invasive non-native plants (negative). This is used as an indicator for whether the habitat is a good or poor example of its habitat type/ distinctiveness, and to inform future management for ecological enhancement where applicable.

Biodiversity Net Gain Metric Calculation

3.5. The prevailing biodiversity metric calculation spreadsheet at the time of writing was used, the Statutory Biodiversity Metric, with reference to the Technical Supplement and User Guide (Natural England, 2023).

3.6. 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

Post-intervention Habitats are calculated as above, and then:

x Difficulty x Time to Target Condition x Spatial Risk = Post-intervention Biodiversity Units

The net gain or loss in Biodiversity Units is then calculated as:

Post-intervention units – Baseline units = (+/-) Net Change

3.7. 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

3.8. 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, 2024), to complete the broad habitat and habitat type variables of the Statutory Metric calculator.

3.9. The habitat areas were mapped via the QGIS 3.34.0 “Prizren” geographic information system application using a geo-referenced and ground-checked satellite image of the site.

3.10. Post-development habitat areas were measured from the illustrative Proposed Site Plans, georeferenced into QGIS.

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

Strategic Significance

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

3.13. With reference to the Department of Environment, Food & 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 the Derbyshire County Council[2].

3.14. If no LNRS is available for the local authority area applicable to the site, other relevant documents and criteria are used which can include local published plans, strategies or policies, as listed within the Statutory Biodiversity Metric User Guide Draft on page 25 and any other relevant documents. If the geographic location or type of habitat present is listed within the other relevant documents, a score of high is assigned to the given habitat area. These include:

- Statutory Designated Sites
- Non-Statutory Designated Sites
- National BAP Priority Habitats
- Local Plan
- Neighbourhood Plan

[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

- Area of Outstanding Natural Beauty Management Plan
- Local Biodiversity Action Plan
- Species and protected sites conservation strategies
- Green Infrastructure / Tree / Woodland Strategies
- River Basin Management Plans
- Catchment Plans and Catchment Planning Systems
- Habitats Supporting Populations of Notable/ Priority and/or Protected Species
- Biodiversity Opportunity Map (BOM)

3.15. Where there are no relevant documents, professional judgement was used to assign a strategic significance score of either 'medium' or 'low'. If a habitat location or type is not listed within a relevant document and there is a lack of evidence to support a professional judgement of 'medium' strategic significance, a score of 'low' is assigned.

3.16. The relevant planning policy documents are:

- Amber Valley Borough Local Plan Adopted April 2006

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

3.18. As detailed in Amber Valley Borough Local Plan Adopted April 2006, the relevant Local Biodiversity Action Plan for the site is the Lowland Derbyshire Biodiversity Action Plan (BAP).

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. Post-development habitat areas were measured from the concept landscape plans, georeferenced into QGIS.

3.22. Reasonable assumptions have been made with regards to the type/condition of habitats that could be created, which would need to be informed by a detailed Landscape Ecological Management Plan.

3.23. The 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.

3.24. All dimensions and distances provided are approximate.

3.25. The present study has been informed by Block Plan (Studio VII Architectural Design, October 2024) and as such assumptions have been made regarding the final planned design including the precise extent of proposed landscaping and property boundaries.

3.26. A review of aerial imagery shows the habitats on site to have been degraded since 30th January 2020. With reference to Section 14 of the Environment Act 2021, where habitats have been degraded on site since 30th January 2020:

'the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities'.

Therefore, habitats were included from a review of aerial imagery and conditions were assumed as detailed in Tables 2 and 3 below.

4. Results

Baseline Habitats

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

4.2. River habitats were not present on site.

Table 2: On-site Habitat Baseline Areas

UKHab Habitat Code	UKHab Habitat Classification	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Unique Polygon Reference No.	Area (hectares)	Condition	Strategic Significance	Habitat retained/enhanced/lost		
g4	Modified grassland	1	0.0546	Poor	Area/compensation not in local strategy/ no local strategy	Lost	The site primarily comprised an area of modified grassland. The grassland was dominated by perennial rye *Lolium perenne*, with abundant creeping buttercup *Ranunculus repens*, occasional ribwort plantain *Plantago lanceolata*, common nettle *Urtica dioica*, rough meadow grass *Poa trivialis*, with rarely present timothy *Phleum pratense*, hogweed *Heracleum sphondylium* and creeping cinquefoil *Potentilla reptans*. The grassland comprised 4 species per metre squared with a uniform short sward length.	1
u1c	Artificial unvegetated, unsealed surface	2	0.0284	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.0272 Retained 0.0012 Lost	An area of gravel surfacing was present in the southeast of the site, forming the entrance track.	3
847	Introduced shrub	3	0.0063	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Lost	A review of aerial imagery shows this area to have been cleared from the site, the area was identified as introduced shrub. This area has been calculated retrospectively as required by The Environment Act 2021 (see Limitations section).	N/A
200	Individual tree	5	0.0041	Moderate	Location ecologically desirable but not in local strategy	Lost	This tree had been removed prior to the survey visit, the tree was identified as a conifer species from aerial imagery. This area has been calculated retrospectively as required by The Environment Act 2021 (see Limitations section).	N/A

Table 3: Off-site Habitat Baseline Areas

UKHab Habitat Code	UKHab Habitat Classification	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Unique Polygon Reference No.	Area (hectares)	Condition	Strategic Significance	Habitat retained/enhanced/lost		
g4	Modified grassland	1	0.0294	Poor	Area/compensation not in local strategy/ no local strategy	Enhanced	The site primarily comprised an area of modified grassland. The grassland was dominated by perennial rye *Lolium perenne*, with abundant creeping buttercup *Ranunculus repens*, occasional ribwort plantain *Plantago lanceolata*, common nettle *Urtica dioica*, rough meadow grass *Poa trivialis*, with rarely present timothy *Phleum pratense*, hogweed *Heracleum sphondylium* and creeping cinquefoil *Potentilla reptans*. The grassland comprised 4 species per metre squared with a uniform short sward length.	1
847	Introduced shrub	2	0.0069	N/A - Other	Condition Assessment N/A	Enhanced	A review of aerial imagery shows this area to have been cleared from the site, the area was identified as introduced shrub. This area has been calculated retrospectively as required by The Environment Act 2021 (see Limitations section).	N/A
w1f	Lowland mixed deciduous woodland	3	0.0132	Moderate	Location ecologically desirable but not in local strategy	Retained	A small area of woodland was present in the north of the site, the canopy comprised abundant ash *Fraxinus excelsior*, occasional hazel *Corylus avellana* and horse chestnut *Aesculus hippocastanum*. The ground flora included abundant bare ground with locally abundant ivy *Hedera helix* and rarely present bramble *Rubus fruticosus*.	2

Table 4: On-site Hedgerow Baseline

UKHab Habitat Code	UKHab Habitat Classification	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Hedgerow No.	Length (km)	Condition	Strategic Significance	Hedgerow retained/enhanced/lost		
h2b	Non-native and ornamental hedgerow	1	0.026	Poor	Area/compensation not in local strategy/ no local strategy	Lost	The hedgerow had been removed prior to the site visit; the hedgerow was identified to be dominated by a conifer species through aerial imagery. This area has been calculated retrospectively as required by The Environment Act 2021 (see Limitations section).	N/A

Table 5: Off-site Hedgerow Baseline

UKHab Habitat Code	UKHab Habitat Classification	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Hedgerow No.	Length (km)	Condition	Strategic Significance	Hedgerow retained/enhanced/lost		
h2b	Non-native and ornamental hedgerow	1	0.015	Poor	Area/compensation not in local strategy/ no local strategy	Lost	The hedgerow had been removed prior to the site visit; the hedgerow was identified to be dominated by a conifer species through aerial imagery. This area has been calculated retrospectively as required by The Environment Act 2021 (see Limitations section).	N/A

Table 6: Condition Assessment – Low Distinctiveness Grassland (Adapted from Defra, 2024)

Condition Sheet:			
Condition Assessment Criteria		Modified grassland	
		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	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.	N	Uniform short 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	No scrub.
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.	N	Large amounts of damage.
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground above 10%.
6	Cover of bracken less than 20%.	Y	No bracken present.
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	No INNS present.
Essential criterion 1 achieved (Y/N)		N	
Number of criteria passed		3	
Condition Assessment Result	**Condition Assessment Score**	**East section** **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)**	✓	

Table 7: Condition Assessment – Woodland Habitat Type (Adapted from Natural England, 2024)

Condition Sheet: WOODLAND Habitat Type						
Indicator		**Good (3 Points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**	**Notes/Justification**
1	Age distribution of trees	Three age classes present	Two age classes present	One age class present	2	Two age classes present.
2	Wild, domestic, and feral herbivore damage	No significant browsing damage evident in woodland	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3	No significant browsing damage evident in woodland.
3	Invasive plant species	No invasive species present in woodland	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, other invasive species <10% cover.	Rhododendron or laurel present, or other invasive species > 10% cover	3	No invasive species present within the woodland.
4	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	2	Three native tree species present.
5	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native	3	> 80% of canopy trees and >80% of understorey shrubs are native.
6	Open space within woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	2	21-40% of the woodland had areas of temporary open space.
7	Woodland regeneration	All three classes present in woodland; trees 4-7cm DBH, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	2	Only saplings were present.

8	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high-risk pest or disease present	2	11-25% mortality due to a number of dead ash trees.
9	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	1	No recognisable NVC community.
10	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	2	Two storeys across all survey plots.
11	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1	No veteran trees.
12	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	1	Less than 25% of all survey plots had deadwood.
13	Woodland disturbance	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	3	No nutrient enrichment or damaged ground evident.
Total Score					27	
Condition Assessment Result				**Condition Assessment Score**	Result Achieved	
Total score >32 (33 to 39)				Good (3)	Moderate	
Total score 26 to 32				Moderate (2)		
Total score <26 (13 to 25)				Poor (1)		

Proposed Design

4.3. The proposed design comprises the construction of a single dwelling.

4.4. The proposed ‘consolidated’ values for post-development created habitats and hedgerows at the site entered into the Biodiversity Metric are given in Table 8, 9 and 10 and mapped on Figure 5: Proposed Habitats Plan. The target conditions for the habitats and hedgerows are shown in Figure 6: Proposed Habitat Target Condition Plan.

Table 8: 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	0.0006	N/A - Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Developed land, sealed surface	0.0173	N/A - Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Vegetated garden	0.0442	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0	0

Table 9: Off-site Habitat Enhancement

Data Entered into Metric							
Baseline Habitat	**Proposed Broad Habitat**	**Area (hectares)**	**Condition**	**Strategic Significance**	**Habitat created in advance/years**	**Delay in starting habitat creation/years**	**Enhancement Details**
Modified grassland	Traditional orchards	0.0294	Poor	Formally identified in local strategy	0	0	The modified grassland can be enhanced to a traditional orchard through the planting of fruit trees with an 8m distance within this area, with a relaxed management of the grassland beneath.
Urban – Introduced shrub	Traditional orchards	0.0069	Poor	Formally identified in local strategy	0	0	

Table 10: Off-site Hedgerow Creation

Data Entered into Metric						
Hedge No.	**Habitat Type**	**Length (km)**	**Condition**	**Strategic Significance**	**Habitat created in advance/years**	**Delay in starting habitat creation/years**
1	Native hedgerow	0.027	Poor	Area/compensation not in local strategy/ no local strategy	0	0

Biodiversity Metric Results

4.5. 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 11 below.

Table 11: Summary of Biodiversity Metric Output

	Habitat / Hedgerow	Unit
On-site Baseline Units	Habitat	0.15
	Hedgerow	0.03
Off-site Baseline Units	Habitat	0.25
	Hedgerow	0.02
On-Site Post-Intervention Units	Habitat	0.09
	Hedgerow	0.00
Off-Site Post-Intervention Units	Habitat	0.36
	Hedgerow	0.05
Total Net Unit Change	Habitat	**+0.04**
	Hedgerow	**+0.01**
Total net % change	Habitat	**+22.78%**
	Hedgerow	**+42.73%**
Trading rules satisfied?		**Yes**

5. Conclusion

5.1. Via a scheme of habitat and hedgerow creation, assessment has shown that a biodiversity net gain in habitats (22.78%) and hedgerows (42.73%) can be delivered at the site.

5.2. The trading rules were satisfied.

6. References

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7. Figures

Figure 1: Site Location Plan (Overleaf)

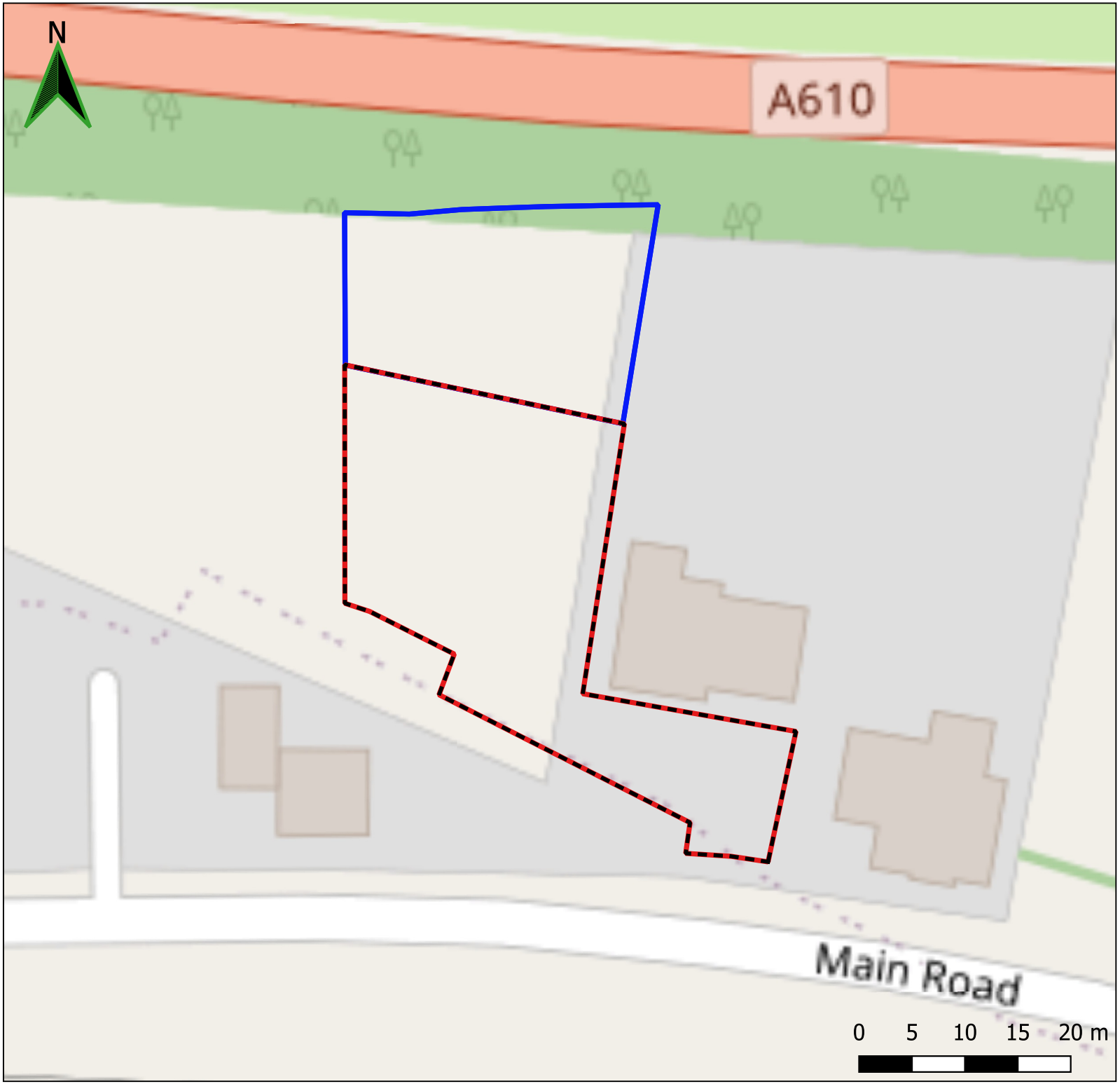
Figure 2: Baseline Habitat Plan (Overleaf)

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
- Residential Curtilage

Project:

Land to the rear of 42 Main Rd, Lower Hartshay, Ripley DE5 3RP

Drawing:

Figure 1: Site Location Plan

Date: 29-07-2026 Version: FINAL

Author: PMH Job No: P2705

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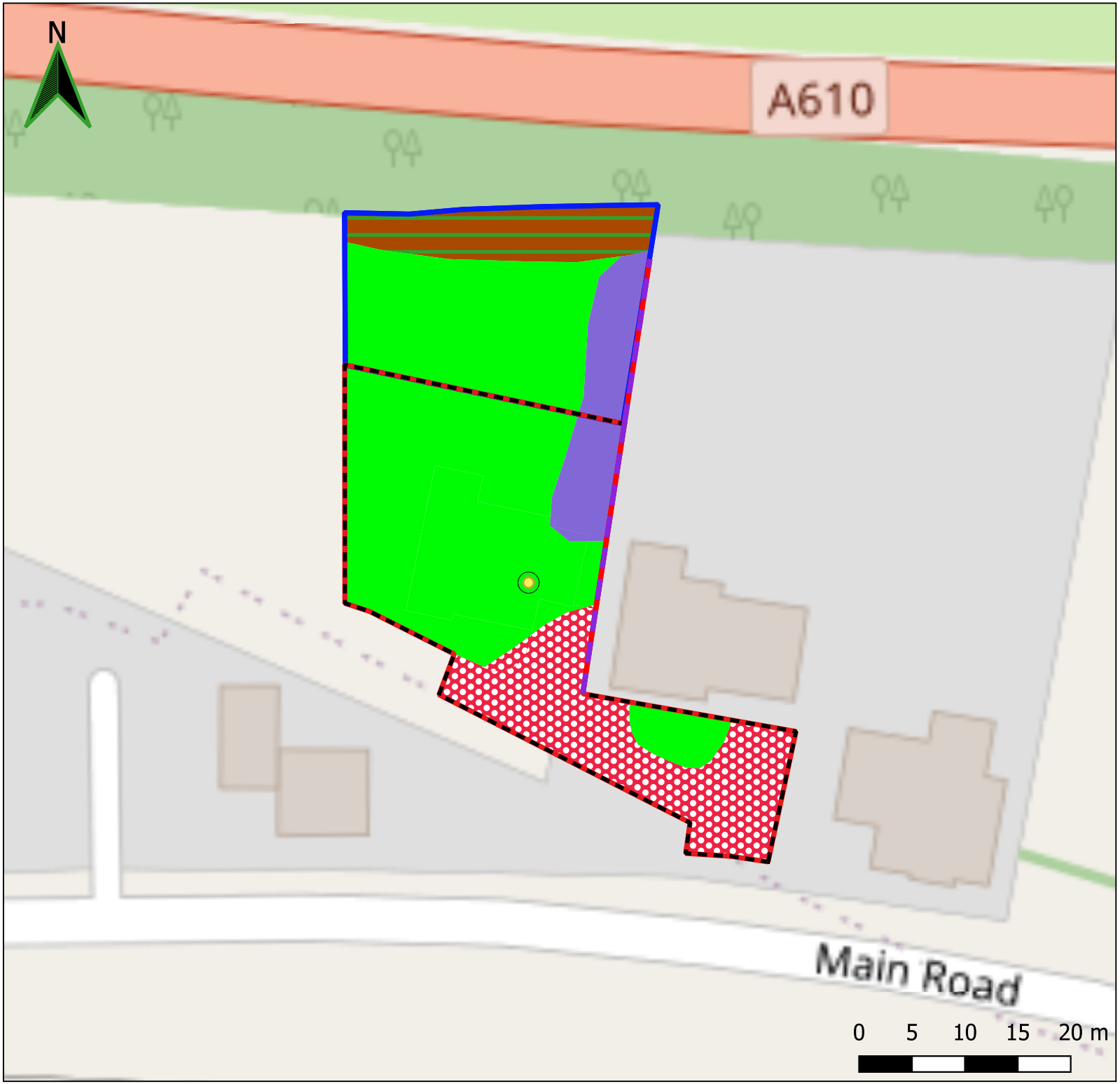

Legend

- Red Line Boundary
- Blue Line Boundary
- Residential Curtilage
- Artificial unvegetated, unsealed surface
- Introduced shrub
- Lowland mixed deciduous woodland
- Modified grassland
- Existing Small Rural Tree
- Non-native and ornamental hedgerow

Project:

Land to the rear of 42 Main Rd, Lower Hartshay, Ripley DE5 3RP

Drawing:

Figure 2: Baseline Habitat Plan

Date: 29-07-2026 Version: FINAL

Author: PMH Job No: P2705

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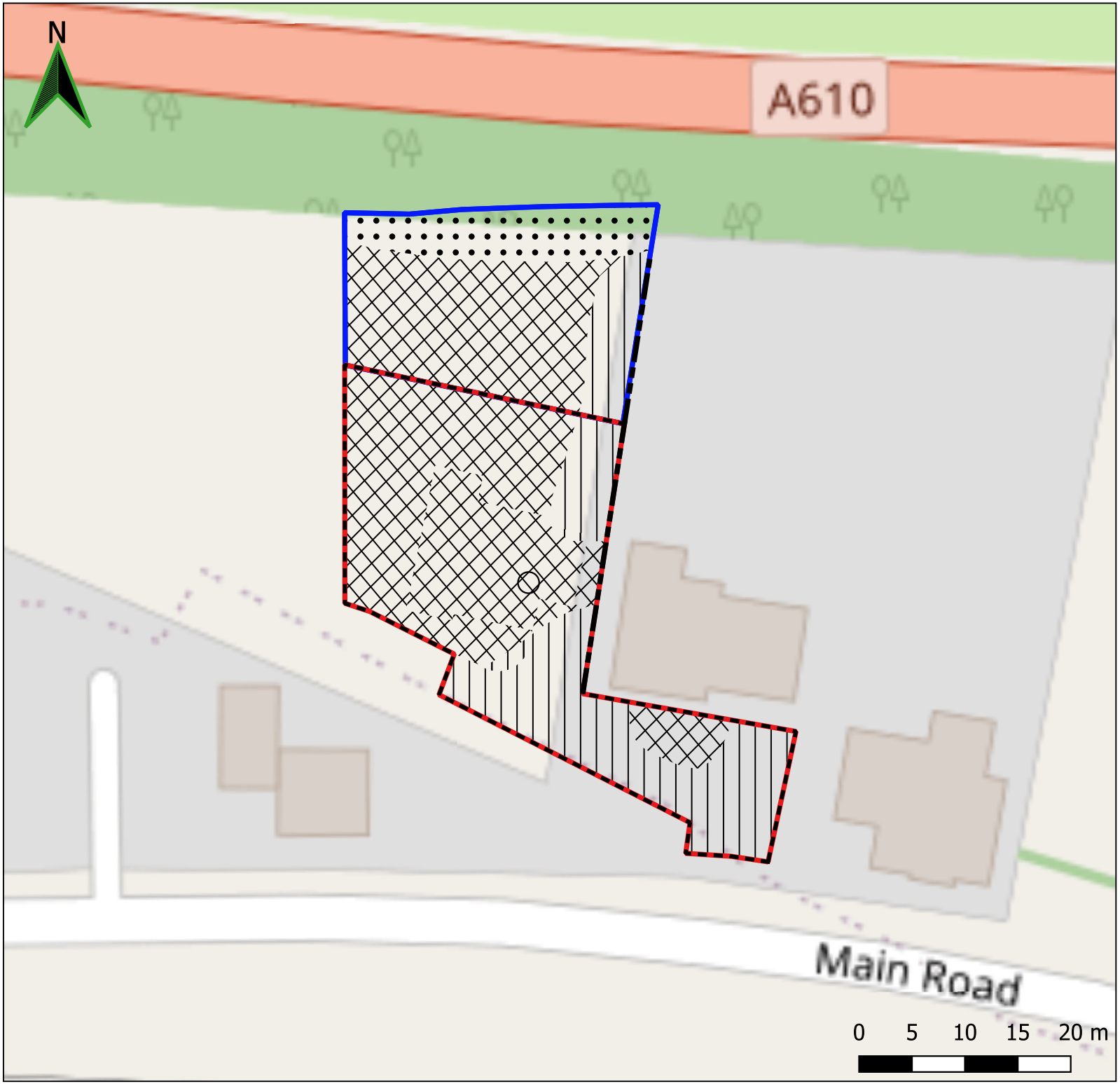

Legend

- Red Line Boundary
- Blue Line Boundary
- Residential Curtilage

Baseline Habitat Condition

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

Baseline Individual tree Condition

- Moderate

Baseline Hedgerow Condition

- Poor

Project:

Land to the rear of 42 Main Rd, Lower Hartshay, Ripley DE5 3RP

Drawing:

Figure 3: Baseline Habitat Condition Plan

Date: 29-07-2026 Version: FINAL

Author: PMH Job No: P2705

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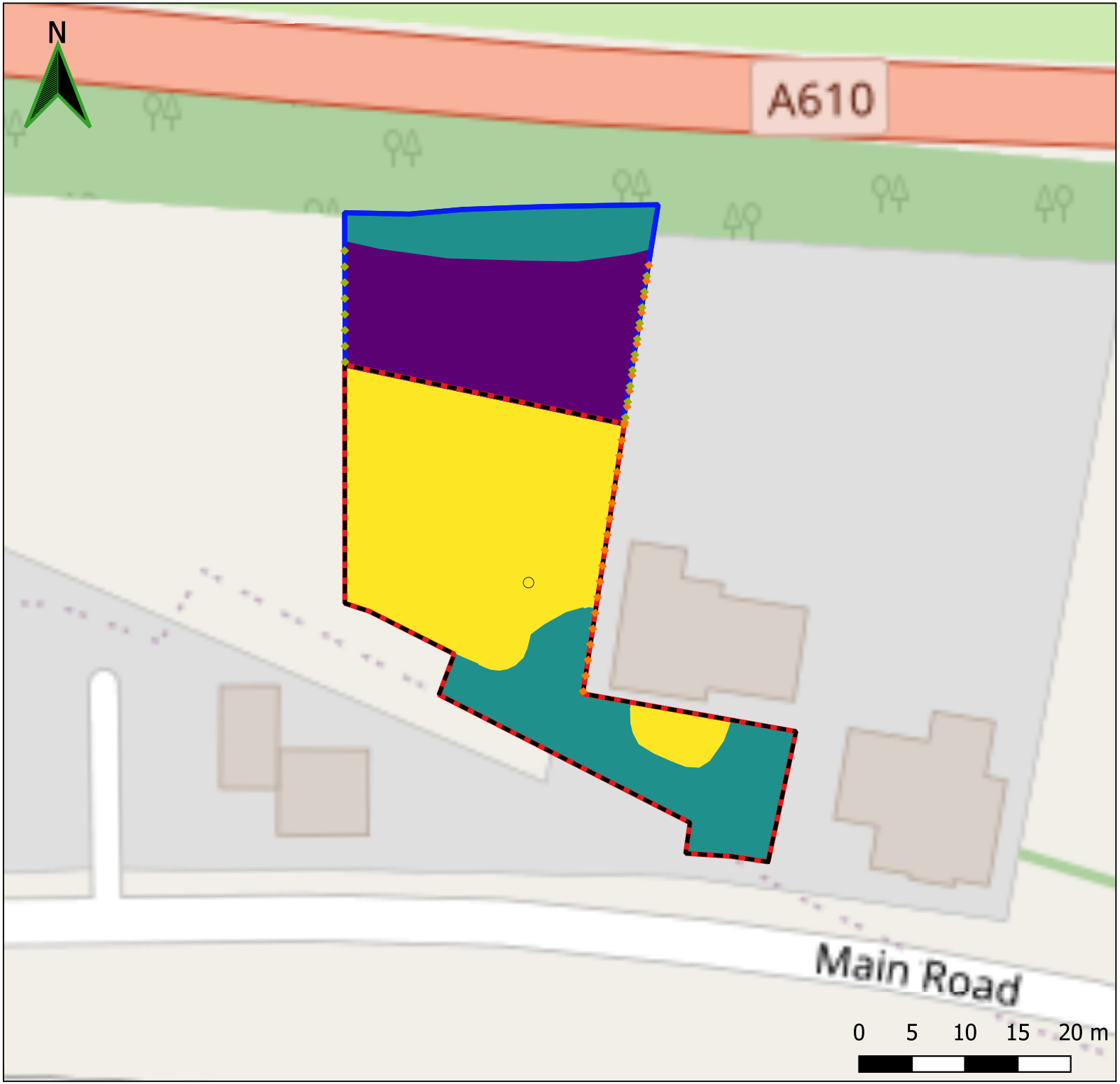

Legend

- Red Line Boundary
- Blue Line Boundary
- Residential Curtilage

Habitats Retention

- Enhanced
- Retained
- Lost

Individual tree Retention

- Proposed Lost

Hedgerow Retention

- Created
- Lost

Project:

Land to the rear of 42 Main Rd, Lower Hartshay, Ripley DE5 3RP

Drawing:

Figure 4: Baseline Habitat Retention Plan

Date: 29-07-2026 Version: FINAL

Author: PMH Job No: P2705

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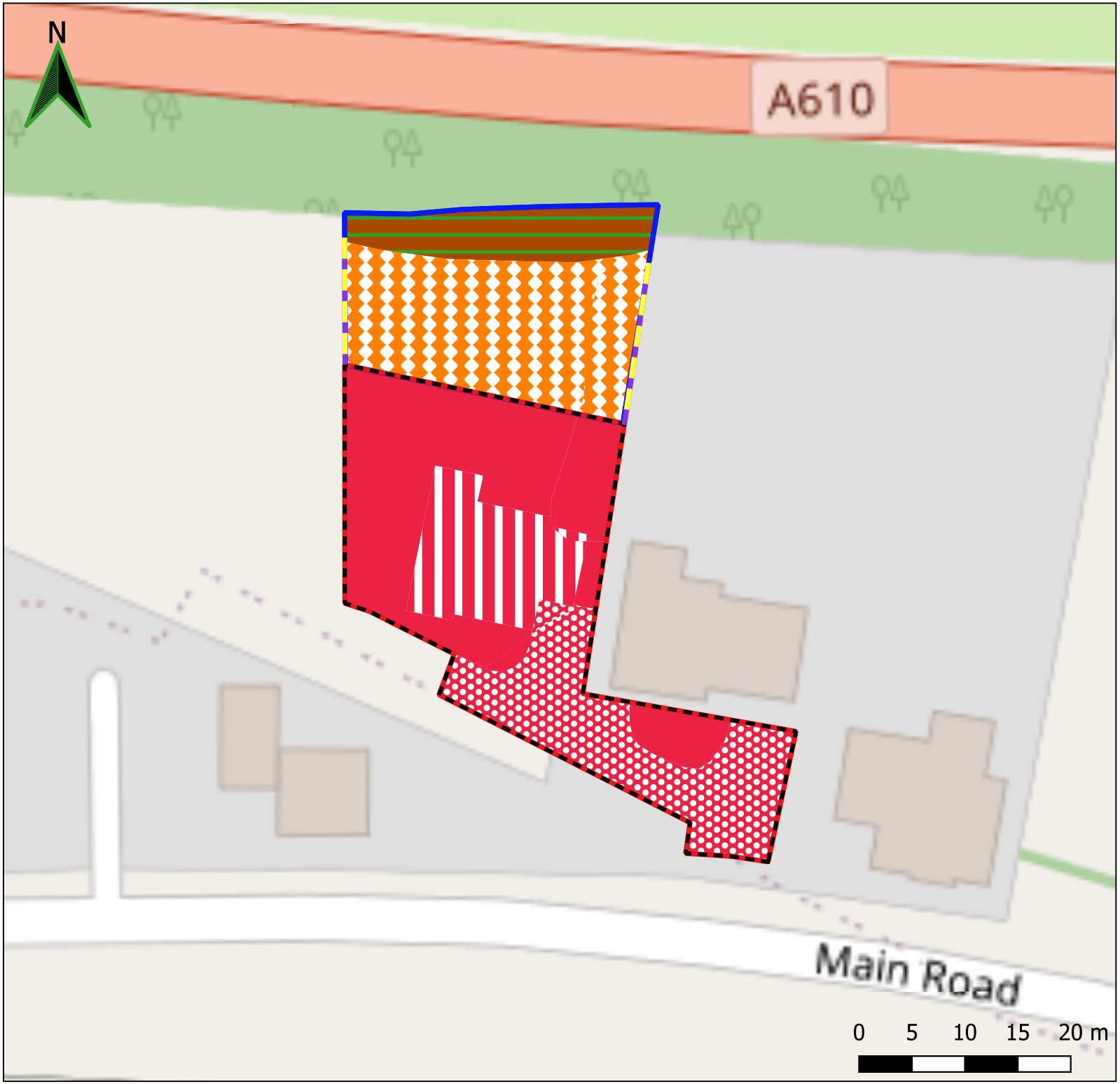

Legend

- Red Line Boundary
- Blue Line Boundary
- Residential Curtilage
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Traditional orchards
- Vegetated garden
- Native hedgerow

Project:

Land to the rear of 42 Main Rd, Lower Hartshay, Ripley DE5 3RP

Drawing:

Figure 5: Proposed Habitat Plan

Date: 29-07-2026 Version: FINAL

Author: PMH Job No: P2705

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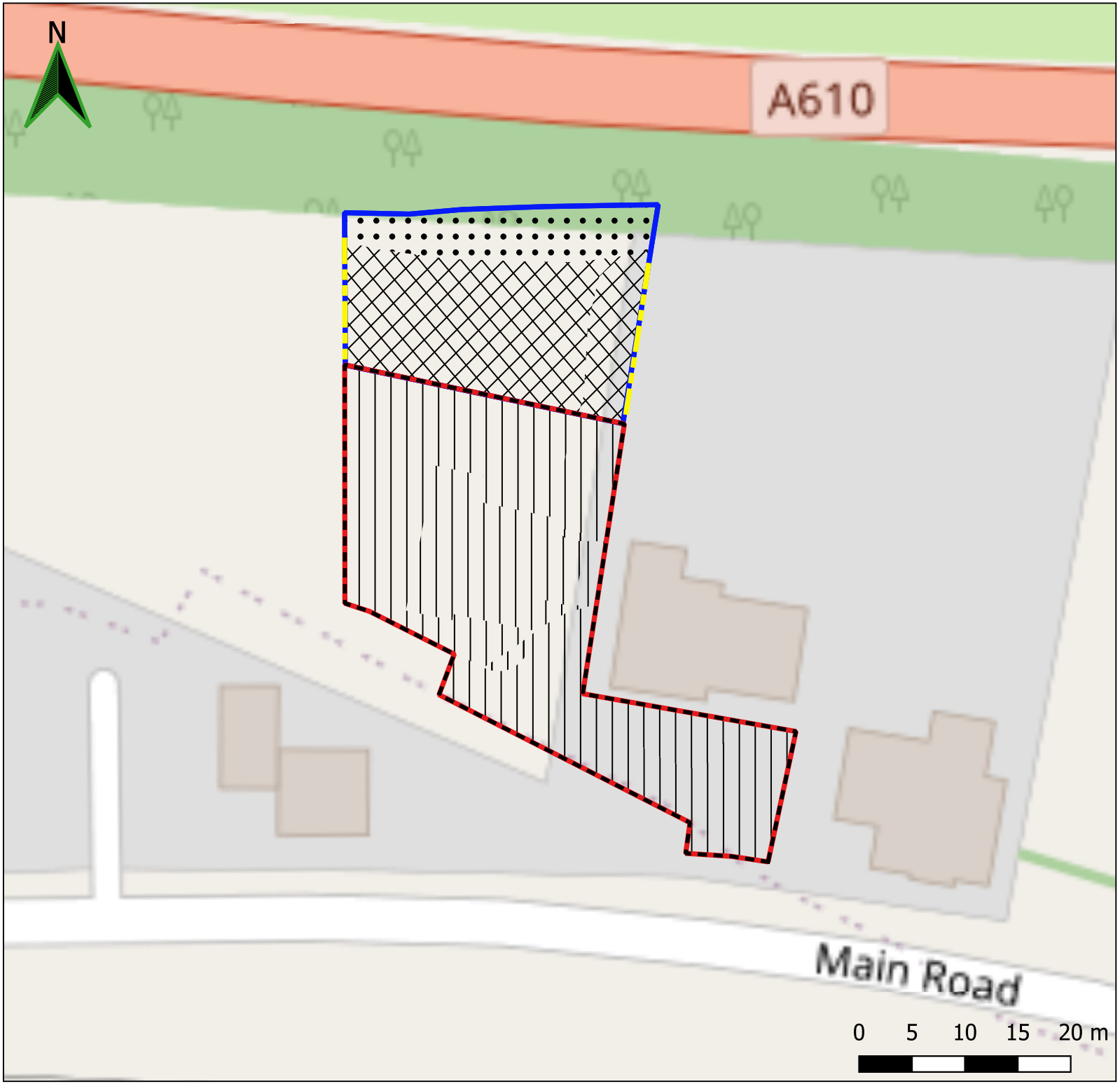

Legend

- Red Line Boundary
- Blue Line Boundary
- Residential Curtilage

Proposed Habitats Condition

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

Proposed Hedgerow Condition

- Poor

Project:

Land to the rear of 42 Main Rd, Lower Hartshay, Ripley DE5 3RP

Drawing:

Figure 5: Proposed Habitat Plan

Date: 29-07-2026 Version: FINAL

Author: PMH Job No: P2705

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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 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.

Appendix 2: Photographs



Photo 1: Modified grassland present in the north of the site.



Photo 2: The woodland present on site.



Photo 3: The area of gravel present on site.