Land at Yew Tree Cottage Farm, Upper Hartshay, Heage, DE56 2HW

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
Important Ecological Features 7
Field Survey 7
UKHab & Condition Assessment Survey 7
Biodiversity Net Gain Metric Calculation 8
Classification and Measurement of Habitats 8
Limitations 9
4. Results 10
Desk Study 10
Statutory Designated Sites 10
Granted Natural England Mitigation Licenses & Class License Returns 11
Priority or Irreplaceable Habitats 12
Baseline Habitats 12
Proposed Design 17
5. Biodiversity Metric Results 19
6. Conclusion 20
7. References 21
8. 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: Desk Study Sources and Areas 7
Table 3: Summary of Designated Sites. 10
Table 4: Summary of Granted EPS License Applications within a 2km radius of the site. 11
Table 5: Summary of Priority Habitats 12
Table 6: On-Site Habitat Baseline Areas 13
Table 7: Condition Assessment – Low Distinctiveness Grassland (Adapted from Natural England, 2025) 13
Table 8: Condition Assessment – Urban Habitat Type (Adapted from Defra, 2025) 14
Table 9: On-Site Hedge Baseline 15
Table 10: Condition Assessment – Hedgerows (Adapted from Natural England, 2025) 15
Table 11: On-site Habitat Creation 18
Table 13: 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 15th July 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	Following best practice guidelines for use of the Statutory Biodiversity Metric, assessment has shown a total net loss post development of -0.04 habitat units (-42.18%) and a no net loss in hedgerow units, this equates to a deficit of 0.05 habitat units and 0.01 hedgerow units below the biodiversity net gain target of 10%. Trading rules were not satisfied. It is considered that the on-site delivery of the 0.05 habitat units and 0.01 hedgerow units to deliver a 10% net gain would not be feasible. It is therefore recommended that off-site habitat compensation options are explored, such as exploring habitat creation/enhancement on land also under ownership of the applicant, or via purchasing the biodiversity units from a third-party habitat bank.

2. Introduction

Background

2.1. Elton Ecology Ltd was commissioned by David Roberts to conduct a Biodiversity Net Gain (BNG) Study of the site known as Land at Yew Tree Cottage Farm, Upper Hartshay, Heage, DE56 2HW.

Relevant Documents

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

- New Build (Project No. 2202UH 002 Rev D) (Will North, 08/04/26).

Site Description

2.3. The site comprises an agricultural storage building, portable office and shed surrounded by areas of gravel unsealed surface, sparsely vegetated urban land and modified grassland, bordered by a hedgerow. The site is located at Yew Tree Cottage Farm, Upper Hartshay, Heage, DE56 2HW (Figure 1: Site Location Plan) (central OS grid reference: SK 38282 50296).

Development Proposals

2.4. The development proposals include the erection of a new dwelling with associated hard and soft landscaping.

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 New Build (Will North, 08/04/26).

Aims, Objectives & Scope

2.6. 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

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

2.8. The Amber Valley Borough Council does not have a mandatory higher than 10% BNG target set within their local planning policy.

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

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 trained and experienced undertaking ecology surveys, GIS mapping and report writing.

3.2. Quality Assurance of the present report was undertaken by Consultant Ecologist EAM BSc (Hons), MSc. EAM is a Qualifying member of CIEEM, has attended formal training in UKHab survey and Biodiversity Net Gain, and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing. EAM holds a Level 3 Botanical Society of Britain and Ireland (BSBI) Field Identification Skills Certificate.

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 15th July 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 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].

3.15. The LNRS applicable to the site is the Derbyshire Local Nature Recovery Strategy (Derbyshire County Council, 2025).

[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

3.16. The relevant planning policy documents are:

- Amber Valley Borough Local Plan

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 New Build (Will North, 08/04/26) and as such assumptions have been made regarding the final planned design including landscaping.

3.24. Elton Ecology Ltd have been advised that the hedgerow located adjacent to the east boundary of the survey site is not located within the red line boundary of the development site. The hedgerow will therefore be unimpacted by the proposed development with the management of the hedgerow associated with the neighbouring land and pasture field.

3.25. Elton Ecology Ltd have been advised that the hedgerow H1, which formed the north boundary of the survey site, will be unimpacted by the proposed development and will be managed accordingly post development in order to maintain its condition. Hedgerow H1 has, therefore, been retained within the BNG assessment.

3.26. All dimensions and distances provided are approximate.

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
Crich Chase	SSSI	Mosaic of semi-natural habitats including, woodland, unimproved neutral and acid grassland and scrub.	3.4km northwest.
Cromford Canal	SSSI, LNR	Disused eutrophic freshwater canal with significant emergent and submerged vegetation surrounded by a marsh-wet grassland margin.	3.6km northwest.
Shining Cliff Woods	SSSI	Ancient semi-natural oak *Quercus sp.* woodland.	4.7km northwest.
Ambergate & Ridgeway Quarries	SSSI	Geological importance.	2.65km northwest.
Belper Parks	LNR	Included within the Lowland Derbyshire Biodiversity Action Plan comprising broad leaved woodland, scrub, wetland, semi-improved acid and neutral grassland.	4.05km southwest.

Carr Wood	LNR	Mixed woodland surrounded by unimproved grassland.	2km northeast.
Hammersmith Meadows, Ripley	LNR	Semi-natural grassland and lowland meadows.	1.9km northeast.
Red River	LNR	Woodland, flowing water stream and pond habitat which supports a population of great crested newt *Triturus cristatus.*	4.9km southeast.
Oakerthorpe	LNR	Pond habitat which supports amphibians and grass snake *Natrix natrix*, a regionally rare species in Derbyshire.	4.85km northeast.

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**
Brown long-eared bat, common pipistrelle	2015/2020	Damage and destruction of a non-breeding resting place.	1.55km northwest.
Brown long-eared bat, common pipistrelle	2016/2021	Damage and destruction of a non-breeding resting place.	1.55km northwest.

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
Traditional Orchards	0.35km northwest.
Deciduous Woodland	0.7km northeast.
Lowland Fens	0.9km north

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. Watercourses, including watercourse riparian zones were not present on site.

4.9. No irreplaceable habitats were present on site.

4.10. The baseline habitat date was taken to be 15th July 2026, with no evidence of recent prior habitat degradation occurring on site.

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	0.0015	Poor	Area/compensation not in local strategy/ no local strategy	Lost	An area of modified grassland was present adjacent to the boundary hedgerow in the southeast of the survey site. The grassland appeared unmanaged with tall forbs in the east resulting in a varied sward height and an average of 4 species per m^2. Species included abundant Yorkshire fog *Holcus lanatus* with frequent perennial ryegrass *Lolium perenne*, great willowherb *Epilobium hirsutum*, common nettle *Urtica dioica*, hedge bindweed *Calystegia sepium*, and dandelion *Taraxacum officinale*, occasional creeping buttercup *Ranunculus repens*, bramble *Rubus fruticosus agg.*, soft brome *Bromus hordeaceus*, common bent *Agrostis capillaris*, and curly dock *Rumex crispus,* and rarely present feverfew *Tanacetum parthenium*, slender sowthistle *Sonchus tenerrimus*, cow parsley *Anthriscus sylvestris*, sycamore sapling *Acer pseudoplatanus*, ribwort plantain *Plantago lanceolata* and bitter dock *Rumex obtusifolius*.	1
Sparsely Vegetated land	Ruderal/ephemeral	2	0.0242	Moderate	Area/compensation not in local strategy/ no local strategy	Lost	Two areas of gravel with vegetation encroachment were present on site. An area of gravel used as storage for equipment and machinery with approximately 50% vegetation encroachment was present in the northeast of the survey site. Species included frequent perennial ryegrass with occasional common nettle, bramble, dandelion, great willowherb, herb-Robert *Geranium robertianum*, cleavers *Galium aparine*, petty spurge *Euphorbia peplus*, common sowthistle *Sonchus oleraceus*, forget-me-not *Myosotis sp.* and great willowherb, and rarely present oak *Quercus sp.* sapling, ash *Fraxinus excelsior* sapling. A further area of gravel used as storage for equipment and machinery with approximately 50% vegetation encroachment was present in the centre of the survey site. Species included occasional common nettle, spear thistle *Cirsium vulgare*, bramble, great willowherb, dandelion, petty spurge, and fringed willowherb *Epilobium ciliatum*, and rarely present oak sampling, and rough hawkbit *Leontodon hispidus*.	2 & 3
Urban	Artificial unvegetated, unsealed surface	3	0.0566	N/A – Other	Area/compensation not in local strategy/ no local strategy	0.0287 retained, 0.0279 lost.	An area of gravel was present on site forming the site access track and yard.	4 & 5
Urban	Developed land; sealed surface	4	0.0221	N/A – Other	Area/compensation not in local strategy/ no local strategy	0.0139 retained, 0.0082 lost.	An agricultural storage building, portable office and shed were present on site.	6-8

Table 7: Condition Assessment – Low Distinctiveness Grassland (Adapted from Natural England, 2025)

Condition Assessment Criteria		On and off-site modified grassland
		Condition Achieved (Y/N)
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 – average of 4 species per square metre.
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 – unmanaged 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 – bramble present but not covering greater than 20% of grassland.
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 – rubble pile and refuse dumping present within grassland covering greater than 5% area of grassland.
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N – rubble piles and refuse dumping creating greater than 10% bare ground.
6	Cover of bracken less than 20%.	Y – no bracken observed.
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y – no INNS observed.
Essential criterion 1 achieved (Y/N)		N
Number of criteria passed		4
Condition Assessment Result	**Condition Assessment Score**	
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 8: Condition Assessment – Urban Habitat Type (Adapted from Defra, 2025)

Condition Sheet:					
Condition Assessment Criteria		Northeast area		Centre area	
		Condition Achieved (Y/N)	Notes/Justification	Condition Achieved (Y/N)	Notes/Justification
1	Varied vegetation structure, without one single structural habitat component or vegetation type accounting for more than 80% of the total area of the habitat.	N	Primarily ground level flora.	N	Primarily ground level flora.
2	Presence of different plant species beneficial to wildlife. An example would include species that flower to provide nectar sources at different times.	Y	Spring and summer flowering species present.	Y	Spring and summer flowering species present.
3	Invasive non-native species (INNS) and other species judged detrimental to native wildlife account for less than 5% of the vegetated area. Note: In order to achieve a good condition, this criterion must be met with the complete absence of INNS.	Y	No INNS observed.	Y	No INNS observed.
Number of criteria passed:		2		2	

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	Score Achieved ×/✓
Passes 3 criteria and the requirement for good within criterion 3	**Good (3)**		
Passes 2 criteria or passes 3 criteria and fails the requirement for good within criterion 3	**Moderate (2)**	✓	✓
Passes 1 or fewer criteria	**Poor (1)**		

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	Other native hedgerow	H1	0.03	Moderate	Area/compensation not in local strategy/ no local strategy	Retained	Hedgerow H2 related to the other native hedgerow which formed the north boundary of the survey site and was approximately 32m in length, 3m in height and 1m in width. Hedgerow species included abundant hawthorn *Crataegus monogyna* and ivy *Hedera helix* with occasional bramble and rarely present sycamore. The ground flora included primarily bare ground and leaf litter with occasional ivy and bramble.	9

Table 10: Condition Assessment – Hedgerows (Adapted from Natural England, 2025)

	Condition Sheet: Hedgerow Habitat Types	
Attributes and functional groupings (A, B, C, D & E)	**Criteria (the minimum requirements for 'favourable condition')**	**Condition Achieved (Y/N)** **H1**
Functional Group A.		
A1. Height	**>1.5 m average along length**	Y – 3m in height at highest point.
A2. Width	**>1.5 m average along length**	N – approximately 1m in width on average.
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')**	N – ground to canopy base gap greater than 0.5m for greater than 10% of its length.
B2. Gap - hedge canopy continuity	**Gaps make up <10% of total length and no canopy gaps >5 m**	Y – localised gaps present, however, none more than 5m or 10% of hedgerow length in total.
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 – road and immediately adjacent building on each side.
C2. Undesirable perennial vegetation	**Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground**	Y – None observed.
D1. Invasive and neophyte species	**>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species**	Y – none observed.
D2. Current damage	**>90% of the hedgerow or undisturbed ground is free of damage caused by human activities**	Y – none observed.
Functional Group E (for hedgerows with trees only)		
E1. Tree age	**There is more than one age- class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.**	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 tree health by damage from livestock or wild animals, pests or diseases, or human activity.**	N/A
Condition Categories		
Category/ Weighting (score)	**Maximum number of attributes that can fail to meet 'favourable condition' criteria**	**H1**
Good (3)	**No more than 2 failures in total; AND No more than 1 failure in any functional group.**	
Moderate (2)	**No more than 4 (5 for hedgerows with trees) failures in total; AND <u>does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).**	✓
Poor (1)	**Fails a total of more than 4 (5 for hedgerows with trees) attributes; OR <u>fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).**	

Proposed Design

4.11. The development proposals include the erection of a new dwelling with associated hard and soft landscaping.

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.

Table 11: 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	0.0007	N/A – Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Developed land; sealed surface	0.0312	N/A – Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Vegetated garden	0.0299	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0	0

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 13 below.

Table 12: Summary of Biodiversity Metric Output

	Habitat / Hedgerow	Unit
On-site Baseline Units	**Habitat Units**	0.10
	Hedgerow Units	0.12
On-Site Post-Intervention Units	**Habitat Units**	0.06
	Hedgerow Units	0.12
Total Net Unit Change	**Habitat Units**	**-0.04**
	Hedgerow Units	**-0.00**
Total % Unit Change	**Habitat Units**	**-42.18%**
	Hedgerow Units	**0.00%**
Trading Rules Satisfied?		**No**

6. Conclusion

6.1. Following best practice guidelines for use of the Statutory Biodiversity Metric, assessment has shown a total net loss post development of -0.04 habitat units (-42.18%) and no net loss in hedgerow units (0.00%), this equates to a deficit of 0.05 habitat units and 0.01 hedgerow units below the biodiversity net gain target of 10%. Trading rules were not satisfied.

6.2. It is considered that the on-site delivery of the 0.05 habitat units and 0.01 hedgerow units to deliver a 10% net gain would not be feasible. It is therefore recommended that off-site habitat compensation options are explored, such as exploring habitat creation/enhancement on land also under ownership of the applicant, or via purchasing the biodiversity units from a third-party habitat bank.

7. References

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8. Figures

Figure 1: Site Location Plan (Overleaf)

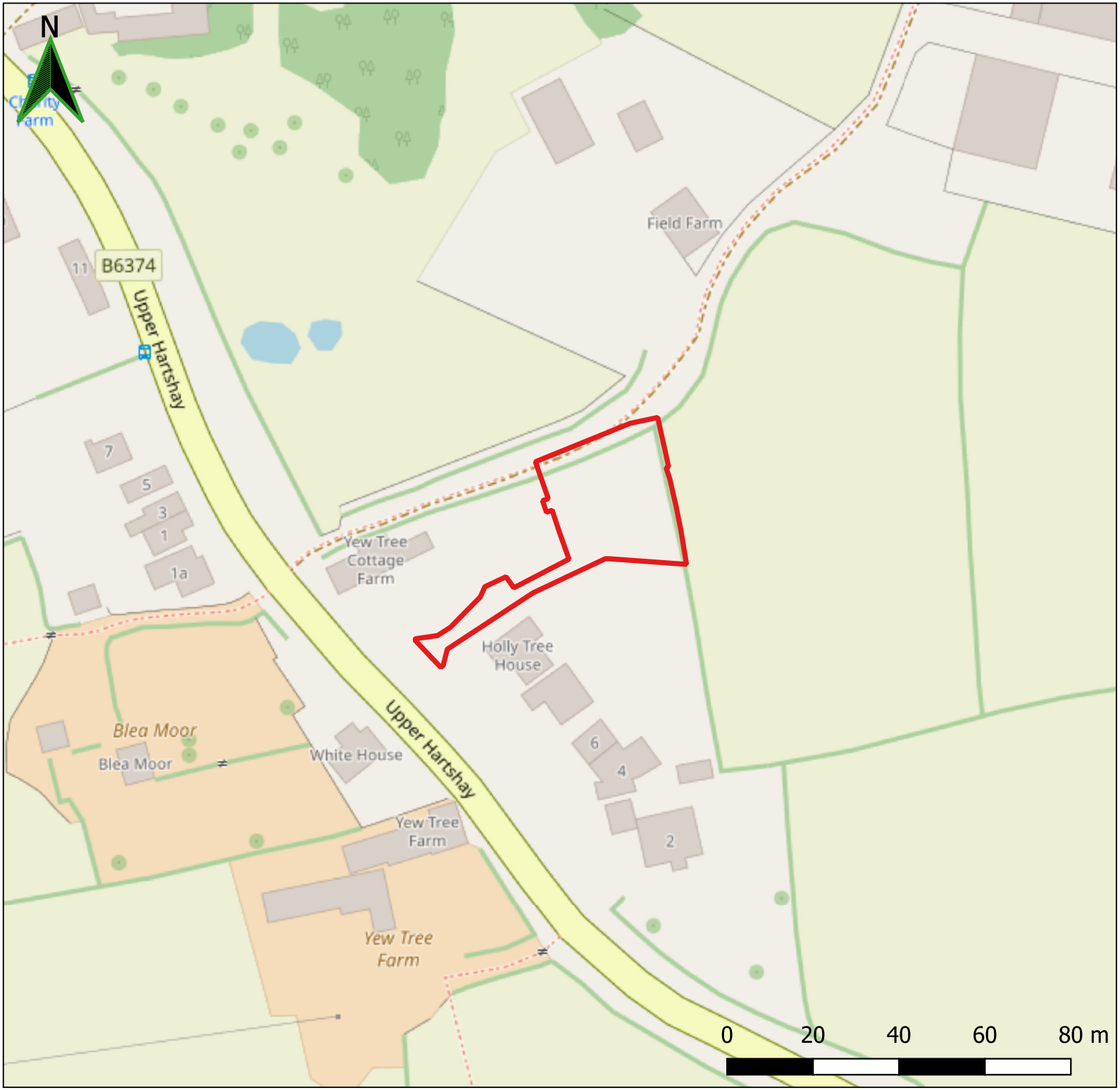
Figure 2: Baseline Habitat Plan (Overleaf)

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

Project:

Land at Yew Tree Cottage Farm, Upper Hartshay, Heage, DE56 2HW

Drawing:

Figure 1: Site Location Plan

Date: 04-09-2026

Version: FINAL

Author: HIT

Job No: P3098

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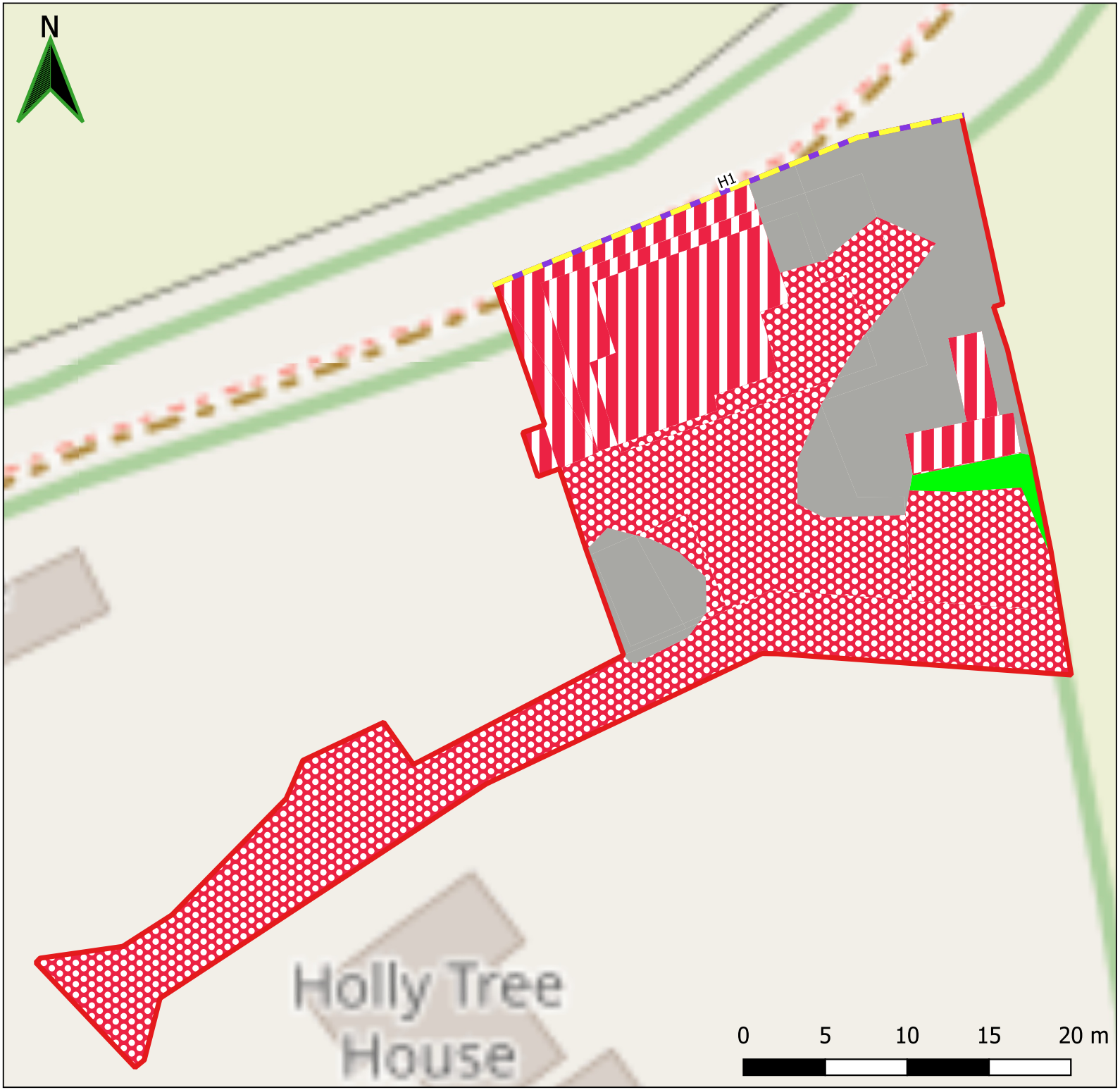

Legend

- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Ruderal/Ephemeral
- Native hedgerow

Project:
Land at Yew Tree Cottage Farm, Upper Hartshay, Heage, DE56 2HW

Drawing:
Figure 2: Baseline Habitat Plan

Date: 04-09-2026
Version: FINAL
Author: HIT
Job No: P3098

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Legend

- Red Line Boundary

Baseline Habitat Condition

- Moderate
- Poor
- N/A - Other

Baseline Hedgerow Condition

- Moderate

Project:

Land at Yew Tree Cottage Farm, Upper Hartshay, Heage, DE56 2HW

Drawing:

Figure 3: Baseline Habitat Condition Plan

Date: 04-09-2026

Version: FINAL

Author: HIT

Job No: P3098

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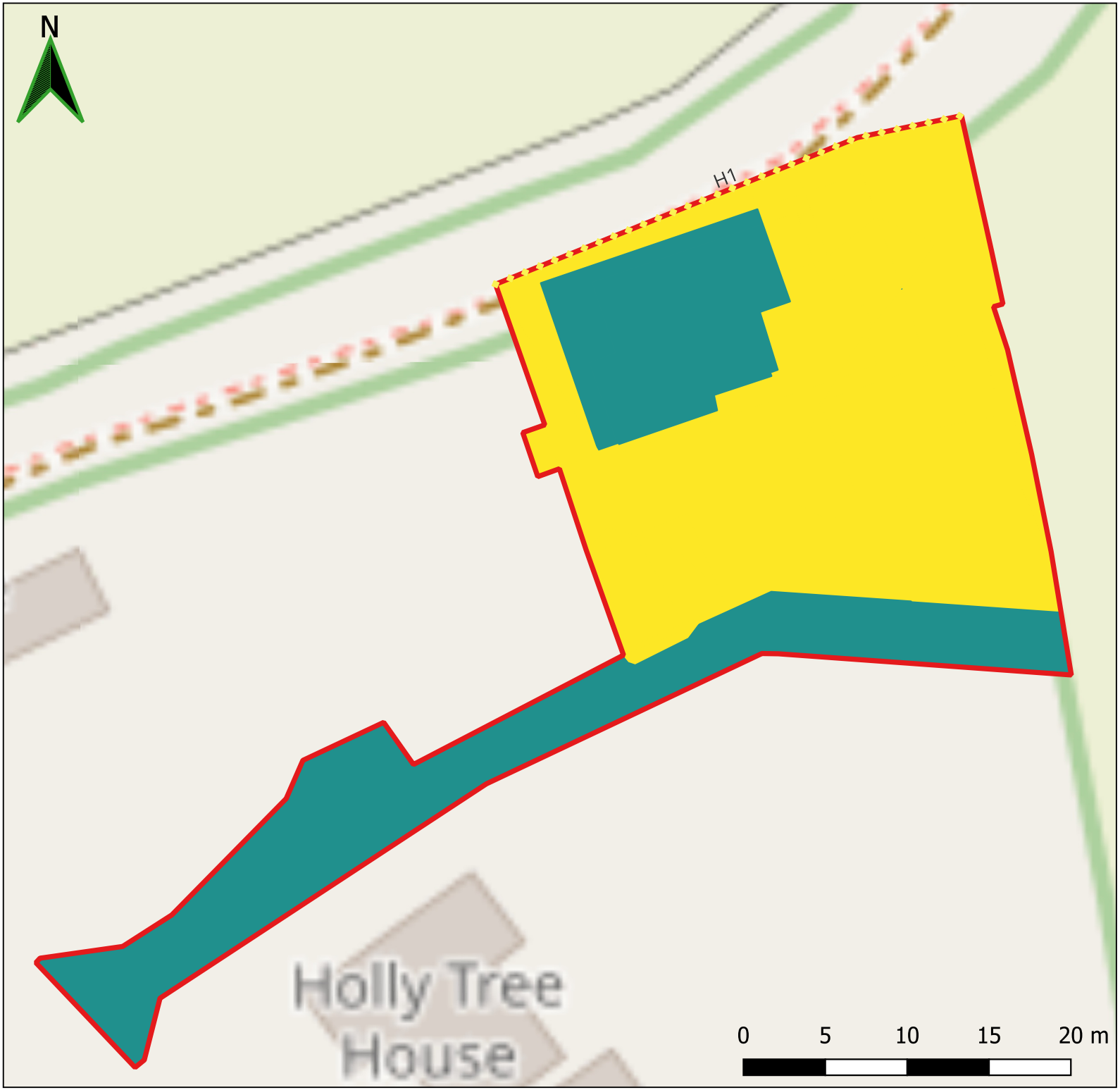

Legend

- Red Line Boundary

Habitats Retention

- Retained
- Lost

Hedgerow Retention

- Retained

Project:
Land at Yew Tree Cottage Farm, Upper Hartshay, Heage, DE56 2HW

Drawing:
Figure 4: Baseline Habitat Retention Plan

Date: 23-09-2026
Version: FINAL
Author: HIT
Job No: P3098

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Legend

- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Vegetated garden
- Native hedgerow

Project:
Land at Yew Tree Cottage Farm, Upper Hartshay, Heage, DE56 2HW

Drawing:
Figure 5: Proposed Habitat Plan

Date: 04-09-2026
Version: FINAL
Author: HIT
Job No: P3098

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Legend

- Red Line Boundary

Proposed Habitats Condition

- N/A - Other
- Condition Assessment N/A

Proposed Hedgerow Condition

- Moderate

Project:

Land at Yew Tree Cottage Farm, Upper Hartshay, Heage, DE56 2HW

Drawing:

Figure 6: Proposed Habitat Condition Plan

Date: 23-09-2026 Version: FINAL

Author: HIT Job No: P3098

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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 adjacent to the boundary hedgerow in the southeast of the survey site.



Photo 2: Area of gravel with vegetation encroachment present in the northeast of the survey site.



Photo 3: Area of gravel with vegetation encroachment present in the centre of the survey site.



Photo 4: Gravel yard area present on site.



Photo 5: Site access track.



Photo 6: Agricultural storage present building on site.



Photo 7: Portable office present on site.



Photo 8: Shed present on site.



Photo 9: Hedgerow H1.