

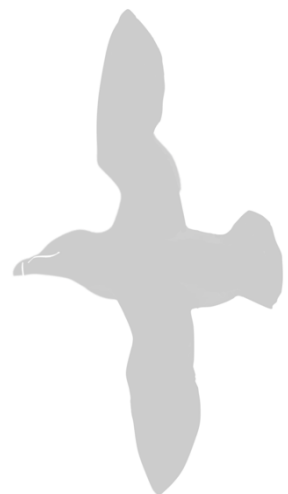


**42-44 Main Street,
Carlton**

Biodiversity Net Gain Statement

Mr D Bream

March 2025



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The advice within this document has been produced in accordance with guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM).

Revision	Prepared by	Date
-	Bill Jeffreys BSc (Hons) MSc, Ecologist	19 th March 2025
A – Added missing condition assessment sheet	Bill Jeffreys	31 st July 2025

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1.0 Executive Summary

- 1.1 Alca Ecology were commissioned to undertake a Biodiversity Net Gain (BNG) assessment at a site located at 42-44 Main Street, Carlton.
- 1.2 This included a site survey and condition assessment. Data was then used to undertake a BNG assessment using the Statutory BNG Metric.
- 1.3 The assessment shows a net loss of units (0.22 units / 82.00% lost), with trading rules unsatisfied.
- 1.4 An off-site unit purchase is therefore required to ensure the site is in accordance with BNG legislation.

2.0 Introduction

Background / Site Context

- 2.1 This report has been prepared by Alca Ecology on behalf of Mr D Bream. Alca Ecology were commissioned to undertake a Biodiversity Net Gain (BNG) assessment at a site located at 42-44 Main Street, Carlton (central grid ref SK 39747 05001), hereafter referred to as 'the site'.
- 2.2 A desk study and site walkover were undertaken to categorise present habitats and to determine the strategic significance of on-site habitats. The Statutory BNG Metric was then used to calculate the baseline and post-development unit value.
- 2.3 The site, approximately 0.072 hectares in extent, lies in the village of Carlton. The site consists of a grassland, mixed scrub, bramble scrub, individual trees and several small unused / dilapidated structures. The site had been used to store old construction materials, and several areas of the site were strewn with litter / rubbish. The site is surrounded on all sides by residential development, with a residential garden to the south.
- 2.4 Proposals for the site include the construction of a single house, with associated driveway and garden.

Legislation

- 2.5 BNG is a statutory requirement under Schedule 7A of the Town and Country Planning Act 1990, as part of the Environment Act 2021. This legislation came into effect on the 12th February 2024, meaning any applications submitted after this date (with certain exceptions) must demonstrate a measurable 10% net gain in biodiversity post-development. If a sufficient on-site gain is not achievable, off-site biodiversity units must be purchased.

3.0 Methods

- 3.1 All stages of the BNG assessment were undertaken in accordance with the Statutory Biodiversity Metric User Guide¹.

Desk Study

- 3.2 A consultation exercise was undertaken whereby baseline ecological information was collected from Natural England via the Multi Agency Geographic Information for the Countryside (MAGIC) website². Any designated sites, including statutory and non-statutory designations, were recorded, as well as any Priority Habitats within the Priority Habitat Inventory.

Habitat Survey

- 3.3 A walkover of the site was undertaken on the 8th March 2025 by an experienced botanist with a Field Identification Skills Certificate (FISC) level 4. Survey methods broadly followed the UKHab survey methodology. The purpose of the walkover was to classify present habitats and assess their condition in line with guidance using Statutory Condition Assessment sheets. The abundance of species was quantified using the DAFOR scale, ranging from Dominant (>75%), through Abundant (75-51%), Frequent (50-26%) and Occasional (25-11%) to Rare (10-1%).

Biodiversity Net Gain (BNG) Assessment

- 3.4 A BNG assessment was undertaken based on the most up-to-date proposals. The UKHab data was inputted to GIS software, analysed, and the Statutory Metric Tool³ was used to calculate the change in biodiversity unit value between the baseline habitats and proposed habitats.

Limitations

- 3.5 The botanical survey was undertaken slightly outside the optimal botanical survey season, however the species list obtained was considered sufficient information to determine habitat types.

¹ Department for Environment, Food & Rural Affairs, 2024. *The Statutory Biodiversity Metric User Guide*.

² <https://magic.defra.gov.uk/>

³ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

4.0 Results / Conclusion

- 4.1 No designated sites were recorded within 1km of the site (the nearest being Ashby Canal SSSI approximately 1.26km away), and the site was surrounded by residential development. As such the habitats were considered to be of low strategic significance ('Area/compensation not in local strategy/no local strategy').

Baseline Habitats

- 4.2 The site consisted mostly of modified grassland with patches of mixed scrub and bramble scrub around the edges. Three individual trees were recorded in the west of the site. Four old, dilapidated buildings / structures were present, two of which had scrub partially encroaching within. Baseline habitats are shown in Figure 1.

Modified grassland

- 4.3 The modified grassland contained a low species diversity, dominated by false oat grass *Arrhenatherum elatius*, locally abundant instances red fescue *Festuca rubra* and cock's foot *Dactylis glomerata*, and locally occasional instances of perennial ryegrass *Lolium perenne*. Forb species included frequent instances of common mouse ear *Cerastium fontanum*, occasional instances of bramble *Rubus fruticosus* agg., and rare instances of great plantain *Plantago major*, white clover *Trifolium repens*, ragwort *Jacobaea vulgaris*, nettle *Urtica dioica*, bulbous buttercup *Ranunculus bulbosus*, dovesfoot cranesbill *Geranium molle* and ribwort plantain *Plantago lanceolata*.
- 4.4 The modified grassland was assessed as being in poor condition.

Mixed scrub

- 4.5 Scrub habitats were dominated by bramble, though the areas of mixed scrub included nettle, Japanese kerria *Kerria japonica* and goat willow *Salix caprea*.
- 4.6 Scrub habitats were assessed as being in poor condition.

Individual trees

- 4.7 Three small individual trees were present, including two Norway spruce *Picea abies* and one Leyland cypress *Leylandii* sp. These were assessed as being in moderate condition.
- 4.8 No linear habitats were recorded. Table 1 provides a summary of baseline habitats and their value.

Table 1: Baseline habitat value

Habitat Type	Area	Distinctiveness	Condition	Baseline Habitat Score
Developed land; sealed surface	0.0143	Very low	N/A	0
Modified grassland	0.0482	Low	Poor	0.1
Mixed scrub	0.0113	Medium	Poor	0.05
Bramble scrub	0.0083	Medium	Poor	0.03
Individual trees	0.0122	Medium	Moderate	0.1
Total	0.08			0.27

N.B. Individual tree area is calculated within the metric and corresponds to the number of trees - these areas are not included in the total habitat area. Scores / totals are taken directly from the BNG metric, any apparent rounding errors correspond to the internal calculations within the metric.

Proposed Habitats

- 4.9 All habitats will be lost to facilitate development. Proposed habitats include developed land; sealed surface and vegetated garden. These are detailed in Table 2 and shown in Figure 2.

Table 2: Proposed habitat value

Habitat Type	Area	Distinctiveness	Condition	Baseline Habitat Score
Developed land; sealed surface	0.0567	Very low	N/A	0
Vegetated garden	0.0254	Low	N/A	0.05
Total	0.08			0.05

Assessment Results

- 4.10 The assessment shows a loss of 0.22 habitat units (-82.00%). The metric's trading rules are therefore also not satisfied.

Table 3 Headline results from Statutory Metric

Baseline Habitats Score	Post-Development Habitats Score	Unit Difference	Percentage Difference
0.27	0.05	-0.22	-82.00%

5.0 Recommendations

- 5.1 Due to the net loss of on-site biodiversity units resulting from development, off-site units from a third-party biobank will need to be purchased. A total of 0.25 biodiversity units are required in order to achieve a total 10% net gain. Of the 0.25 purchased units, 0.08 must be mixed scrub and 0.1 must be individual trees (or any habitat of a high or very high distinctiveness).
- 5.2 A search for off-site unit providers using the government's Biodiversity gain sites register is recommended, available at: <https://environment.data.gov.uk/biodiversity-net-gain>.
- 5.3 Alternatively, statutory credits may be purchased. According to the Unit Shortfall Summary within the Statutory Metric, 0.5 statutory credits would be required. Statutory units should be seen as a last resort, with masterplan amendments or off-site biobank units explored in the first instance.
- 5.4 Minor updates to the proposals are unlikely to result in significant changes to the BNG metric results. However if any changes that result in large scale alterations to proposals are made, an updated BNG assessment should be undertaken.

Appendix 1: BNG Condition Assessments

Modified Grassland

Criteria		Pass/Fail	Justification
A	6-8 species per m ²	Fail	Less than 6 species present per m ² .
B	Varied sward height	Pass	-
C	Scrub cover less than 20%	Fail	More than 20% of grassland contains bramble.
D	Physical damage in less than 5% of area	Fail	Lots of rubbish / litter present and site has been used to store construction materials.
E	Cover of bare ground between 1% and 10%	Fail	More than 10% bare ground.
F	Cover of bracken less than 20%	Pass	-
G	Absence of invasive non-native species	Pass	-
Total		3 passes	Poor condition

6-7 passes and passes Criterion A: Good condition; 4-5 passes and passes Criterion A: Moderate condition; 3 passes or fewer OR passes 4-6 criteria but fails Criterion A

Mixed Scrub

Criteria		Pass/Fail	Justification
A	Represent a good example of its habitat type: At least 80% of scrub is native There are at least three native woody species No single species comprises more than 75% of the cover	Fail	Mostly consist of bramble / introduced species.
B	Seedlings, saplings, young shrubs and mature are all present.	Fail	Not all are present.
C	Absence of invasive non-native species	Pass	No invasive non-native species present.
D	Well-developed edge	Fail	Exists within fallen down building.
E	Presence of clearings/glades/rides	Fail	Not large enough to have these.
Total		1 pass	Poor condition

>4 passes: Good condition; 3-4 passes: Moderate condition; <3 passes: Poor condition

Individual Trees

Criteria		Tree Ref			
		T1	T2	T3	Notes / Justification
		Pass / Fail			
A	The tree is a native species (or at least 70% within the block are native species).	Fail	Fail	Fail	All trees are non-native species
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass	Pass	Pass	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Pass	Pass	Pass	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Fail	Fail	Fail	All trees have large / heavy rubbish close by.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Pass	Fail	Ivy present on T1 and T2, non ecological niches present in T3.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Fail	Pass	Pass	T1 is close to hardstanding at the edge of the site.
Total passes		3	4	3	

5-6 passes: Good condition; 3-4 passes: Moderate Condition; 1-2 passes: Poor condition



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Key

Habitats Baseline

- Existing building
- Bramble scrub
- Developed land; sealed surface
- Mixed scrub
- Modified grassland

Individual Tree Baseline

- Existing Small Urban Tree



client
Mr D Bream

project name
42-44 Main Street,
Carlton

title
Baseline Habitat Plan

title
FIGURE 1



date
18/03/25

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BRJ

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Key

Habitats Proposed

- Built linear features
- Developed land; sealed surface
- Vegetated garden



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project name

42-44 Main Street,
Carlton

title

Proposed Habitat Plan

title

FIGURE 2

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ecology

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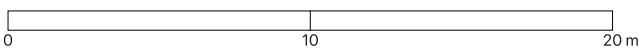
Key

Habitat Retention

Lost

Individual Tree Retention

Proposed Lost



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Carlton

title
Habitat Retention Plan

title
FIGURE 3



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Key

Baseline Habitat Condition

- XX Poor
- || Condition Assessment N/A

Baseline Habitat Distinctiveness

- Medium
- Low
- V.Low

Baseline Individual tree Condition

- Moderate

Baseline Individual Distinctiveness

- Medium



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title

Baseline Habitat Condition /
Distinctiveness

title

FIGURE 4

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Key

Proposed Habitat Condition

|| Condition Assessment N/A

Proposed Habitat Distinctiveness

Low

V.Low



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project name
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Carlton

title
Proposed Habitat Condition /
Distinctiveness

title
FIGURE 5



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