Land to the north of 25 Lindridge Lane, Desford, Leicester, LE9 9GN

Biodiversity Net Gain Report

Document Control

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Technical Review:	PMH BSc (Hons), MSc, ACIEEM
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Contents

Tables

Figures

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 8th August 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	Following best practice guidelines for use of the Statutory Biodiversity Metric, assessment has shown a total net loss post development of -0.02 habitat units (-40.13%) and 0.06 hedgerow units (60.38%), this equates to a deficit of 0.03 habitat units and 0.07 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 0.03 habitat units and 0.07 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 Mr J. Eyre to conduct a Biodiversity Net Gain (BNG) Study of the site known as Land to the north of 25 Lindridge Lane, Desford, Leicester, LE9 9GN.

Relevant Documents

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

- Site Location Plan, Proposed Layout (Drawing No. 6540/E/10) (Graham Harris Partnership Ltd, 2.12.2025).

Site Description

2.3. The site comprises an area of introduced shrub, two shed structures, trees and hedgerows. The site is located at land to the north of 25 Lindridge Lane, Desford, Leicester, LE9 9GN (Figure 1: Site Location Plan) (central OS grid reference: SK 47610 03806).

Development Proposals

2.4. The development proposals include the construction of a two-storey 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 Site Location Plan, Proposed Layout (Drawing No. 6540/E/10) (Graham Harris Partnership Ltd, 2.12.2025).

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 Hinckley and Bosworth 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 Leicester, Leicestershire and Rutland Local Nature Recovery Strategy (LNRS).

3. Methodology

Personnel

3.1. The UKHab & Condition Assessment Survey was carried out by Ecologist EKJ BSc (Hons), accredited agent on Natural England Bat Licence Reference Number: 2018-33647-CLS-CLS. EKJ is a Qualifying member of CIEEM and is experienced in undertaking ecology surveys, GIS mapping, and report writing. EKJ holds a Level 3 Botanical Society of Britain and Ireland (BSBI) Field Identification Skills Certificate.

3.2. The 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 in undertaking ecology surveys, GIS mapping and report writing.

3.3. The final review of the present report was undertaken by Senior Ecologist PMH BSc (Hons) MSc ACIEEM. PMH holds a Natural England Level 1 Bat Licence (CL17) (reference number: 2025-84657-CL17-BAT) and a Natural England Level 1 Great Crested Newt Licence (CL08) (reference number: 2025-81652-SCI-CL08), a Level 4 Botanical Society of Britain and Ireland (BSBI) Field Identification Skills Certificate, and a Modular River Survey River Condition Assessment Certificate level of Qualified Surveyor. PMH has attended formal training in UKHab survey, Biodiversity Net Gain, and botanical species identification. PMH is an Associate member of CIEEM and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.

Desk Study

Important Ecological Features

3.4. A desk study was carried out within the Preliminary Ecological Appraisal (Elton Ecology, 2025) and should be read in conjunction with the present report.

Field Survey

UKHab & Condition Assessment Survey

3.5. A UKHab and condition assessment survey was carried out of the site on 8th July 2025 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, updated 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', there are 48 local nature recovery strategy areas covering England[1]. The relevant strategy area for the site is Leicester, Leicestershire and Rutland and the relevant responsible body is Leicestershire County Council[2].

3.15. The relevant Local Nature Recovery Strategy used to determine the strategic significance of habitats for the site is the Leicester, Leicestershire and Rutland Local Nature Recovery Strategy (2025).

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

3.17. The relevant Local Biodiversity Action Plan for the site is the Leicestershire and Rutland Biodiversity Action Plan.

Bespoke Compensation Agreed for Unacceptable Losses

3.18. 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.

[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

Temporal Multiplier

3.19. 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

3.20. 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.

3.21. 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.

3.22. The present study has been informed by the Site Location Plan, Proposed Layout (Drawing No. 6540/E/10) (Graham Harris Partnership Ltd, 2.12.2025) and as such assumptions have been made regarding the final planned design including landscaping.

3.23. With reference to the Statutory Biodiversity Metric User Guide (Defra, 2025), only medium, large, and very large trees are to be recorded within private gardens. The site has been assessed as a private garden under the definition given with the user guide (Defra, 2025); ‘A private garden is a garden within the curtilage of a privately owned or tenanted dwelling house’, and therefore small sized trees have not been included within the baseline data.

3.24. All dimensions and distances provided are approximate.

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. Photographs of the habitats referred to are presented in Appendix 2: Photographs.

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

4.3. No irreplaceable habitats were present on site.

4.4. The baseline habitat date was taken to be 8th July 2025, with no evidence of recent prior habitat degradation occurring on site.

Table 2: 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**		
Urban	Developed land; sealed surface	1	0.0022	N/A – Other	Area/compensation not in local strategy/ no local strategy	0.0001 retained, 0.0021 lost.	Two shed structures were present on site. Building B1 and B2 as referenced in the Preliminary Ecological Appraisal Report (Elton Ecology Ltd, 2025).	1 & 2
Urban	Introduced shrub	2	0.0303	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Lost	The north of the site primarily comprised an area of overgrown, introduced shrub. Species included occasional leather-leaf viburnum *Viburnum rhytidophyllum*, sumac *Rhus sp*., *forsythia sp*., common box *Buxus sempervirens*, sea buckthorn *Hippophae rhamnoides*, dogwood *Cornus sanguinea*, red escallonia *Escallonia rubra*, holly *Ilex aquifolium*, Japanese maple *Acer palmatum*, yellow ox-eye *Buphthalmum salicifolium*, Mediterranean mallow *Lavatera maritima*, tutsan *Hypericum androsaemum*, purple toadflax *Linaria purpurea*, blue enrygo *Eryngium planum*, buddleia *Buddleja davidii*, valerian *Valeriana rubra* with locally abundant box-leaf honey suckle *Lonicera pileate*, bamboo *Bambusa sp.,* and cherry laurel *Prunus laurocerasus.*	3

Table 3: 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**		
h2b	Non-native, ornamental hedgerow	H1	0.01	Poor	Area/compensation not in local strategy/ no local strategy	Retained	Hedgerow H1 related to the hedgerow present on the west boundary of the site. The hedgerow was approximately 5m in height, 4m in width and 18m in length. The hedgerow was dominated by lawson cypress *Chamaecyparis lawsoniana.*	4
h2a6	Native Hedgerow	H2	0.016	Good	Area/compensation not in local strategy/ no local strategy	With reference to the Statutory Metric User Guide (2025), the post-development private garden has no public access, and biodiversity net gains cannot be legally secured. Therefore, where the condition of the hedgerow cannot be maintained post-development, the hedgerow has been recorded as lost with the same habitat created in poor condition, 30+ years in advance.	Hedgerow H2 related to the hedgerow present on the eastern boundary of the site. The hedgerow was approximately 2m in height, 2m in width and 6m in length. The hedgerow was dominated by hawthorn *Crataegus monogyna* with occasional elder *Sambucus nigra* and field maple *Acer campestre* with rarely present holly. The ground flora was dominated by ivy *Hedera helix*.	5

Proposed Design

4.5. The development proposals include the construction of a two-storey dwelling with associated hard and soft landscaping.

4.6. 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 4: 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	Developed land; sealed surface	0.0136	N/A – Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Vegetated garden	0.0188	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0	0

Table 5: On-site Hedgerow Creation

Data Entered into Metric					
Proposed Habitat	**Length (km)**	**Condition**	**Strategic Significance**	**Habitat created in advance/years**	**Delay in starting habitat creation/years**
Native Hedgerow*	0.016	Poor	Area/compensation not in local strategy/ no local strategy	30+	0

*With reference to the Statutory Metric User Guide (2025), the post-development private garden has no public access, and biodiversity net gains cannot be legally secured. Therefore, where the condition of the hedgerow cannot be maintained post-development, the hedgerow has been recorded as lost with the same habitat created in poor condition, 30+ years in advance.

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 6 below.

Table 6: Summary of Biodiversity Metric Output

	Habitat / Hedgerow	**Unit**
On-site Baseline Units	**Habitat Units**	0.06
	Hedgerow Units	0.11
On-Site Post-Intervention Units	**Habitat Units**	0.04
	Hedgerow Units	0.04
Total Net Unit Change	**Habitat Units**	**-0.02**
	Hedgerow Units	**-0.06**
Total % Unit Change	**Habitat Units**	**-40.13%**
	Hedgerow Units	**-60.38%**
Trading Rules Satisfied?		**No**

6. Conclusion

6.1. Regarding the creation of habitats in private dwelling gardens post-development, the Statutory Biodiversity Metric User Guide states that:

'*The post-development private garden has no public access, and biodiversity net gains cannot be legally secured. As these gains cannot be secured you should only record created private gardens as either:*

- *'urban – vegetated garden'; or*
- *'urban - unvegetated garden'*

You should not:

- *record the creation of any other new habitats within private gardens*
- *record enhancement of any habitat within private gardens*'

6.2. Due to the above, and as the post-development site lies entirely within residential private ownership, on-site habitat creation beyond vegetated and unvegetated garden cannot be counted towards achieving a biodiversity net gain at the site. It is therefore not possible to deliver a 10% Biodiversity Net Gain within the site.

6.3. Following best practice guidelines for use of the Statutory Biodiversity Metric, assessment has shown a total net loss post development of -0.02 habitat units (-40.13%) and 0.06 hedgerow units (60.38%), this equates to a deficit of 0.03 habitat units and 0.07 hedgerow units below the biodiversity net gain target of 10%. Trading rules were not satisfied.

6.4. It is considered that the on-site delivery of the 0.03 habitat units and 0.07 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

Baker, J. Hoskin, R. Butterworth, T (2019) *Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide*. CIRIA. ISBN: 978-0-86017-791-3

British Standards Institute (BSI) (2013). *BS 42020:2013 Biodiversity. Code of practice for planning and development.* British Standards Institute, London.

British Standards Institute (BSI) (2021). *BS 8683:2021 Biodiversity. Process for designing and implementing Biodiversity Net Gain — Specification*. British Standards Institute, London.

CIEEM (2017) *Guidelines on Ecological Report Writing.* Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) *Guidelines for Ecological Impact Assessment in The UK and Ireland*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2021). *Biodiversity Net Gain Report and Audit Templates*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

Defra, 2025. *The Statutory Biodiversity Metric - User Guide.* Department for Environment, Food & Rural Affairs, last updated 3 July 2025.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at https://www.ukhab.org)

8. Figures

Legend

Red Line Boundary

Project:

Land to the north of 25 Lindridge Lane, Desford, Leicester, LE9 9GN

Drawing:

Figure 1: Site Location Plan

Date: 10-12-2025

Version: FINAL

Author: HIT

Job No: P2865/2

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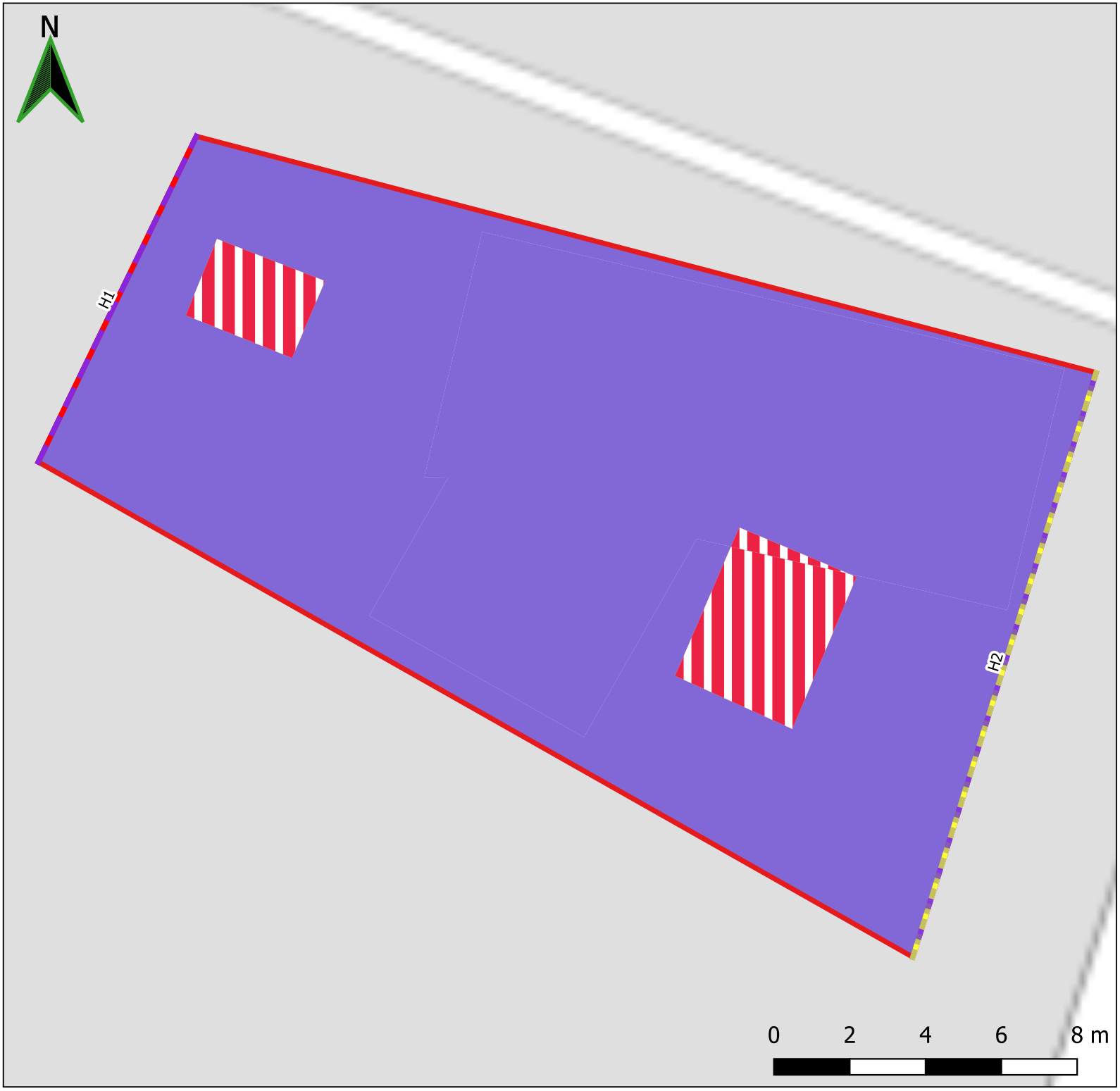


Legend

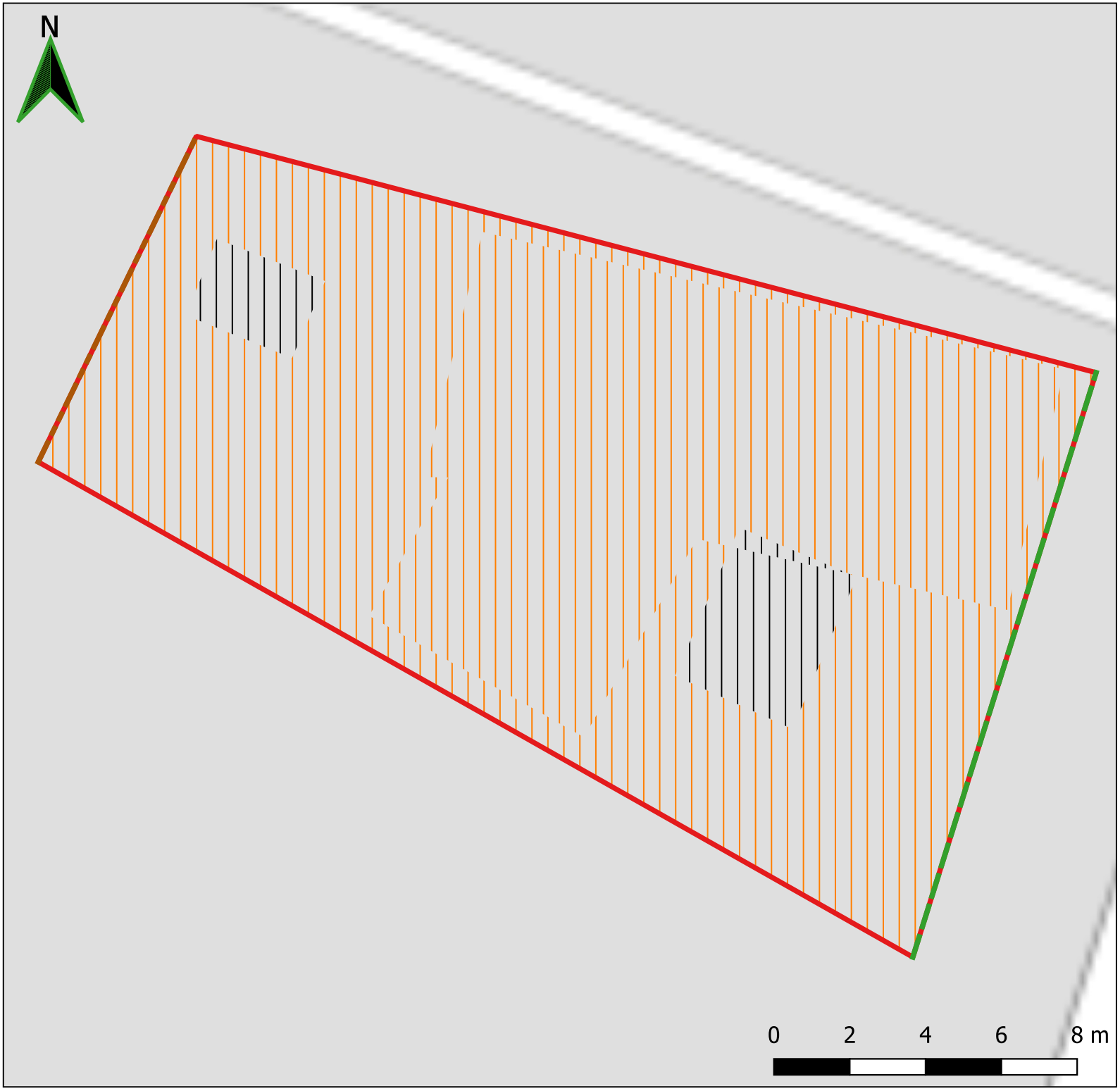
- Red Line Boundary
- Developed land; sealed surface
- Introduced shrub
- Non-native and ornamental hedgerow
- Native hedgerow

Project:
Land to the north of 25 Lindridge Lane, Desford, Leicester, LE9 9GN

Drawing:
Figure 2: Baseline Habitat Plan

Date: 10-12-2025
Version: FINAL
Author: HIT
Job No: P2865/2

Elton Ecology



Legend

- Red Line Boundary

Baseline Habitat Condition

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

Baseline Hedgerow Condition

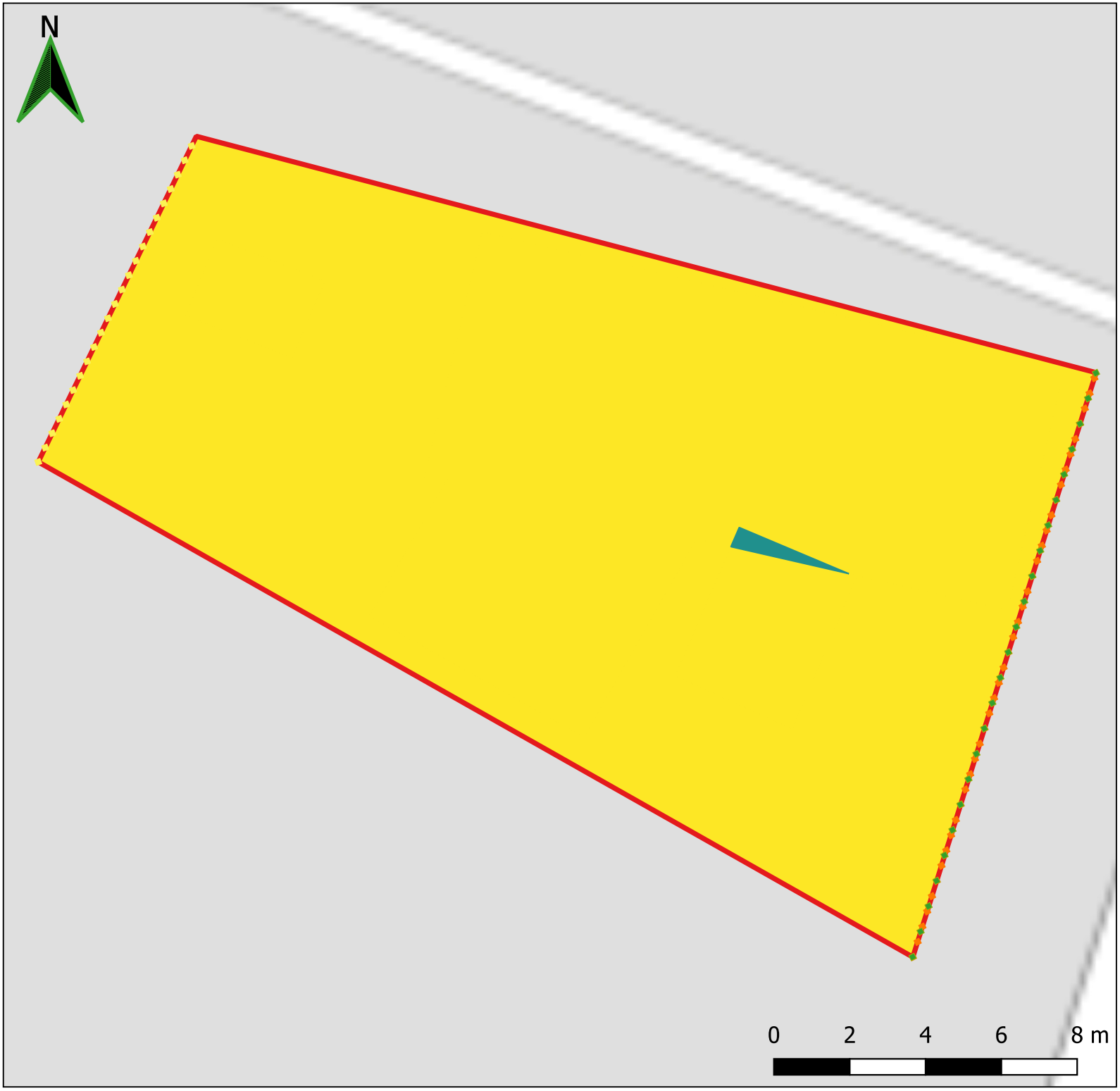
- Good
- Poor

Project:
Land to the north of 25 Lindridge Lane, Desford, Leicester, LE9 9GN

Drawing:
Figure 3: Baseline Habitat Condition Plan

Date: 10-12-2025
Version: FINAL
Author: HIT
Job No: P2865/2

Elton Ecology



Legend

- Red Line Boundary

Habitats Retention

- Retained
- Lost

Hedgerow Retention

- Created
- Retained
- Lost

Project:

Land to the north of 25 Lindridge Lane, Desford, Leicester, LE9 9GN

Drawing:

Figure 4: Baseline Habitat Retention Plan

Date: 10-12-2025

Version: FINAL

Author: HIT

Job No: P2865/2

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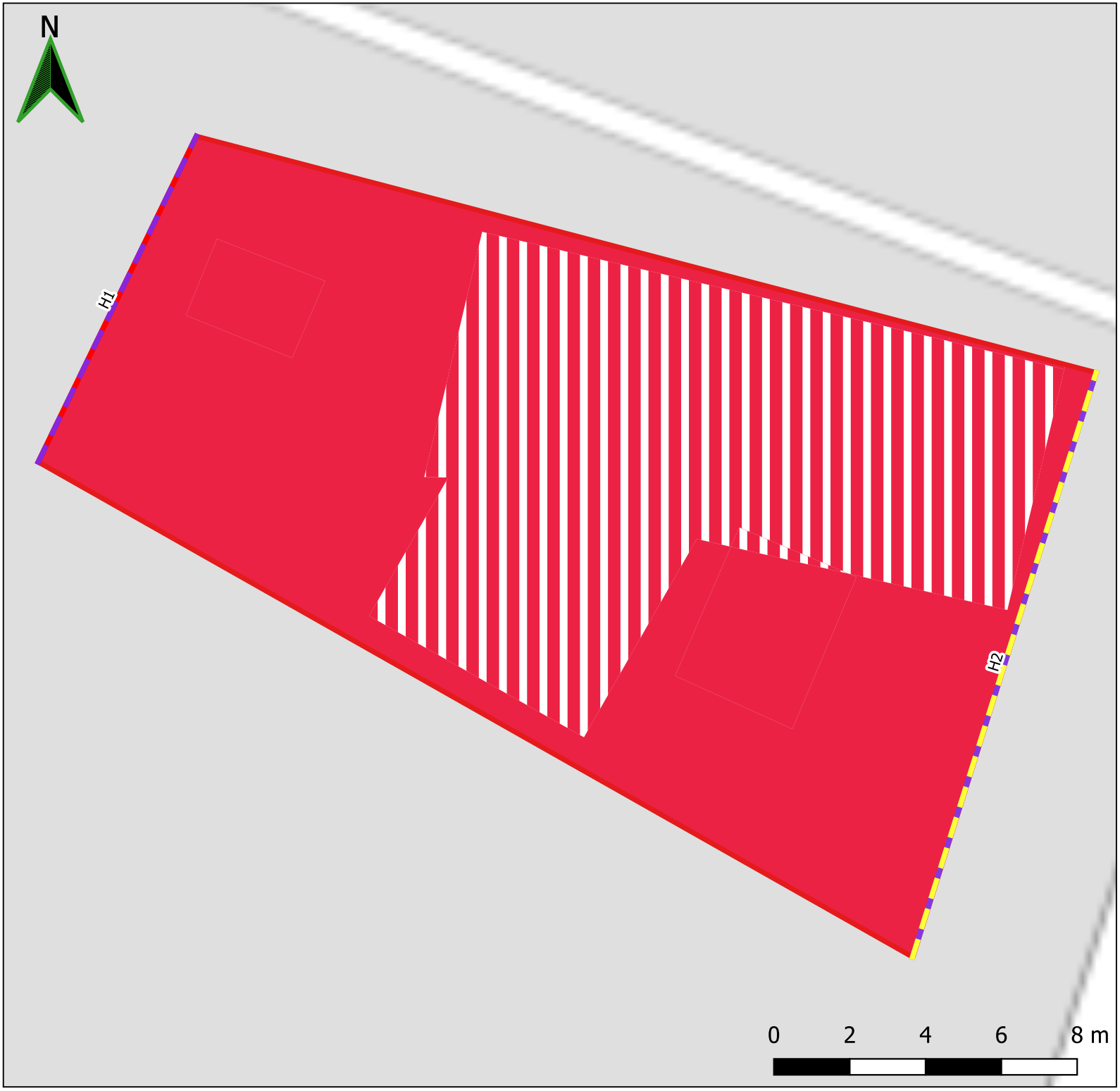

Legend

- Red Line Boundary
- Developed land; sealed surface
- Vegetated garden
- Non-native and ornamental hedgerow
- Native hedgerow

Project:
Land to the north of 25 Lindridge Lane, Desford, Leicester, LE9 9GN

Drawing:
Figure 5: Proposed Habitat Plan

Date: 10-12-2025
Version: FINAL
Author: HIT
Job No: P2865/2

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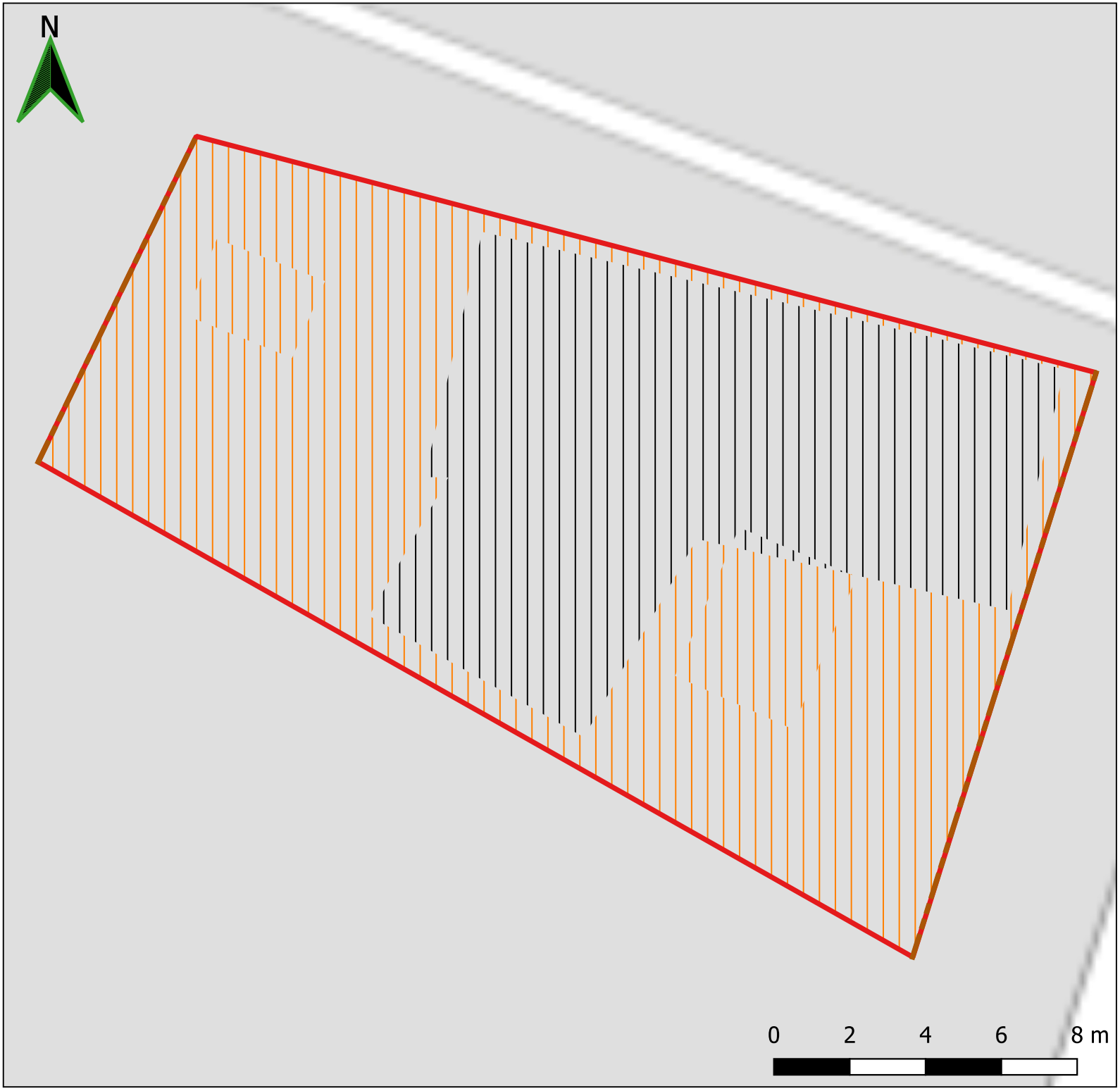

Legend

- Red Line Boundary

Proposed Habitats Condition

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

Proposed Hedgerow Condition

- Poor

Project:

Land to the north of 25 Lindridge Lane, Desford, Leicester, LE9 9GN

Drawing:

Figure 6: Proposed Habitat Condition Plan

Date: 10-12-2025 Version: FINAL

Author: HIT Job No: P2865/2

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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: Building B1.

Photo 2: Building B2.

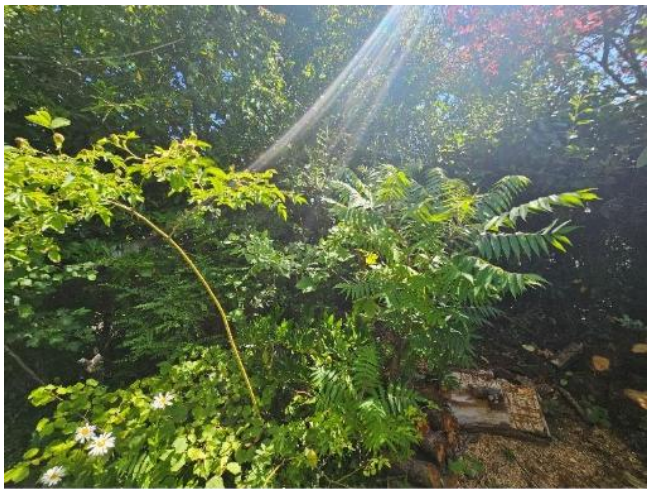

Photo 3: Introduced shrub present on site.

Photo 4: Hedgerow H1.

Photo 5: Hedgerow H2.