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Biodiversity Net Gain Assessment

Site Address:

Hall Croft Farm, Uttoxeter Road, Hilton, Derby, Derbyshire, DE65 5FZ

Client:

Pete Robinson & Son Ltd

Assessment Date:

17th July 2026

Project:

This report is prepared to inform a planning application with South Derbyshire District Council. This proposal can be described as "The extension of an existing agricultural building".

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Victoria Walters BSc (Hons) MSc Consultant Ecologist	17 th July 2026
Proof	0.2	Jamie-Lee Anderson BSc (Hons), Principal Ecologist	27 th July 2026
Final	1.0	Victoria Walters BSc (Hons) MSc Consultant Ecologist	28 th July 2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid reference SK 23669 31210 and has an area of approximately 0.07ha. The site is well connected to nearby habitats via field margins, hedgerows and tree lines.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – Hall Croft Farm, DE65 5FZ – v1(Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (Emapsite Plans, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Hall Croft Farm, DE65 5FZ – v1(Arbtech Consulting Ltd., 2026)

Executive Summary

The current landscaping proposal generates a net gain of 0.02 area-based habitat units (+50.15%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of >10% was achieved for area-based habitat units.

All trading conditions have been satisfied.

A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. As enhancements to achieve a net gain are proposed using off-site land, a section 106 agreement will be required.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	24 th August 2019
	The baseline biodiversity value of the site is not derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026) as evidence of habitat degradation had occurred. Therefore, the baseline biodiversity value of the site is derived from assumptions inferred from historic satellite imagery (i.e. GoogleEarth). Whilst aerial imagery shows no difference, the PEA shows the grassland within the survey boundary to be bare ground.	
	Historical imagery < 24 Aug 2019 > >I  Historical imagery < 3 Apr 2025 > 	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.
BNG Target Uplift	+10%
National Character Area (NCA)	68 - Needwood and South Derbyshire Claylands
Strategic Significance	Derbyshire Local Nature Recovery Strategy - https://derbyshirenaturerecovery.co.uk/strategy/lhrs/ The site and habitats are not listed or mapped within the Derbyshire LNRS, therefore all habitats within this assessment are assigned Low Strategic Significance.
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified Grassland	0.03048	Before site clearance, the site comprised modified grassland which was an extension of the existing modified grassland adjacent to the site, which is poor condition, species poor intensely grazed grassland.	Moderate: Retrospective assessment assumed. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance

Developed land sealed surface (Building)	0.01806	There is an existing barn on site.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
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Baseline Biodiversity Value: Off-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Other neutral grassland	0.07624	The site is covered with grassland comprised of a variety of common grassland species. The grass has a consistent tall sward length, and no signs of compaction or damage are present, resulting in areas of bare ground totalling	<i>Poor: passes 4 of 6 criteria.</i> Assessed using the 'Grasslands medium/ high/ very high Distinctiveness' habitat type condition sheet.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Developed land sealed surface	0.01806	Existing building to be retained	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Created (A-2)	Developed land sealed surface	0.03048	Building to be extended.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Post-Development Biodiversity Value: Off-Site**Area-Based Habitats**

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Enhanced (A-3)	Other neutral grassland	0.07624	Small area of other neutral grassland to be enhanced from “poor” to “moderate” condition, through diversifying the botanical composition through localised scarification and overseeding with native broadleaved herbs, ceasing fertilizer and herbicide applications and establishing an appropriate hay-cutting or low intensity grazing regime to a varied sward structure and control competitive or undesirable species.	Anticipated to achieve “Moderate” condition. Habitat Management and Monitoring Plan (HMMP) required.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.06 units, comprising: ❖ Developed land, sealed surface: 0.00 units, ❖ Modified grassland: 0.06 units	❖ N/A	❖ N/A
	Post-Development	0.00 units, comprising: ❖ Developed land, sealed surface: 0.00 units		
	Net Change	-100% (-0.06 units)		
Off-Site	Baseline	0.34 units, comprising: ❖ Other neutral grassland: 0.34 units		
	Post-Development	0.52 units, comprising: ❖ Other neutral grassland: 0.52 units		
	Net Change	+54.57% (+0.18 units)		
Overall Net Change		+0.06 units (+50.15%)		

Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of 0.02 area-based habitat units (+50.15%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024as a minimum biodiversity net gain of +10% was achieved for area-based habitat units. All trading conditions have been satisfied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. As enhancements to achieve a net gain are proposed using off-site land, a section 106 agreement will be required.
BNG Mitigation Hierarchy	
Avoidance	On-site habitat avoidance is not possible due to site clearance.
Minimisation	On-site habitat impact minimisation not possible due to site clearance.
Mitigation	The enhancement of off-site other neutral grassland will off-set and mitigate losses of modified grassland on-site.
Offset	The enhancement of off-site other neutral grassland will off-set and mitigate losses of modified grassland on-site.

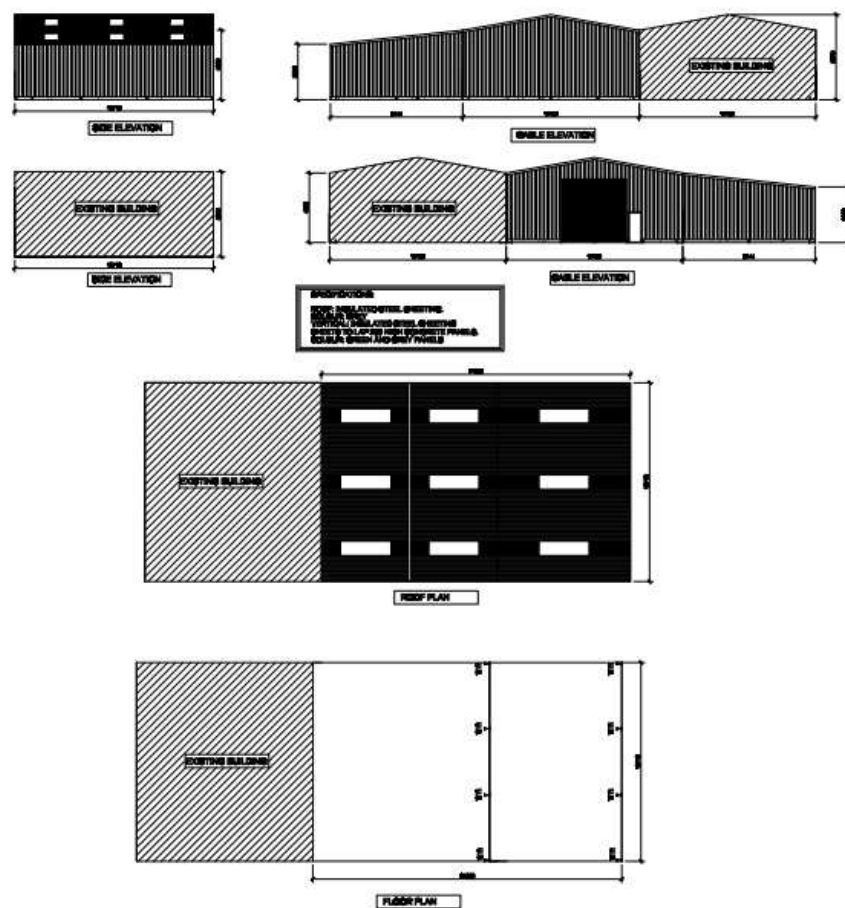
Appendix 1: On-site Baseline Habitat Plan



Appendix 2: On-site Post-Development Habitat Plan

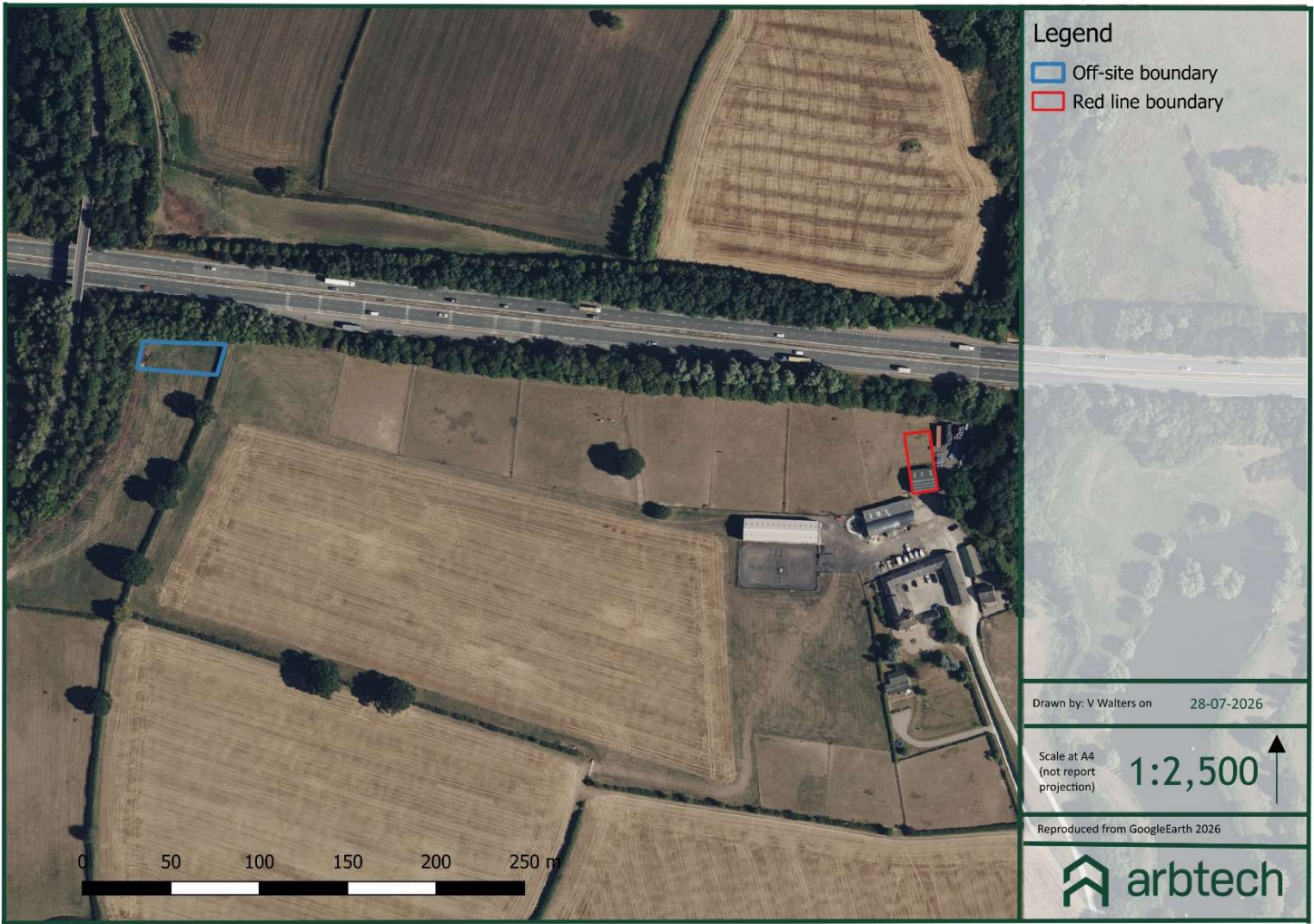


Appendix 3: Proposed Development Plan



Name	Date	Description	
Bill materials			
TOTAL			
HIDDEN			
NEW AGRICULTURAL BUILDING			

Appendix 4: On-site and Off-site boundaries



Appendix 5: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.06
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	50.15%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
<i>Area habitat units</i>	10.00%	0.12	0.13	0.00	No additional area habitat units required to meet target ✓
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² .
B	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 vertebrates and invertebrates to live and breed.	N	Regularly mown, uniform sward height present.
C	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 scattered scrub present (less than 20% coverage).
D	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.	Y	Physical damage present in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			5
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	

Other Neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.	N	Species poor
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N	No varied sward height (All tall)
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y	Cover of bare ground does not exceed 5%.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	Management anticipated to control bracken cover, if present.
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	Physical damage does not exceed 5% of total area. No invasives
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note – this criterion is essential for achieving good condition for non-acid grassland types only.	N	Not 10 or more vascular plant species per m ² .
Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		3	
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Non-acid grassland types (result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F		Good (3)	
Passes 3 - 5 criteria, including essential criterion A		Moderate (2)	✓
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F		Poor (1)	

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Other Neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.	Y	Species composition of proposed seed mixes closely resembles definition of g3c 'other neutral grassland'.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N	Varied sward height not anticipated.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N	Cover of bare ground anticipated to exceed 5%.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	Management anticipated to control bracken cover, if present.
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	Physical damage not anticipated to exceed 5% of total area. No invasives anticipated.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note – this criterion is essential for achieving good condition for non-acid grassland types only.	Y	Species composition of seed mixes suggests there will likely be 10 or more vascular plant species per m ² .
Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)		Y	
Number of criteria passed		4	
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Non-acid grassland types (result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F		Good (3)	
Passes 3 - 5 criteria, including essential criterion A		Moderate (2)	✓
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F		Poor (1)	