



Biodiversity Net Gain Assessment

Client

Alexander Bruce Estates Ltd

Project

Mount Pleasant, Repton

Date

January 2025

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Rev	Issue Status	Prepared/Date	Reviewed by/Date	Approved/Date
-	Final	DJF / 09.08.2023	-	JD / 11.08.2023
A	Final	DJF / 18.08.2023	PRA / 18.08.2023	JD / 19.08.2023
B	Final	DJF / 08.10.2024	-	JD / 09.10.2024
C	Final	DJF / 19.12.2024	-	JD / 20.12.2024

1.0 INTRODUCTION

- 1.1 The following report has been prepared by FPCR Environment & Design Ltd. on behalf of Alexander Bruce Estates regarding development at 42-44 Mount Pleasant, Repton, Derbyshire (the 'Site') (central OS grid ref. SK 31207 26232). This Assessment is provided to enable discharge condition 25 of the planning permission granted by South Derbyshire District Council (ref no. DMPA/2024/1328), which states:

"A revised Biodiversity Net Gain (BNG) assessment utilising the Statutory Biodiversity Metric shall be submitted to and be approved in writing by the LPA prior to the commencement of the development (including site preparatory works) to provide an assessment of how 10% net gain can be achieved. The revised BNG assessment shall identify the condition of the grassland and a 10% hedgerow unit net gain supported by an associated landscaping plan. The BNG assessment will include the condition assessments used for baseline habitats and post-development habitat creation"

- 1.2 The report has been produced to accompany an Ecological Appraisal (FPCR, August 2023) and should be read in conjunction with that document.

Site Location and Context

- 1.3 The Site comprises a derelict dwelling with associated outbuildings, including a partially constructed building, and a yard area which has been used in recent years for the storage of building materials. On the western side of the site is a small area of woodland plantation and a small area of grassland.
- 1.4 The Site is located approximately 1km south-east of the centre of the village of Repton, Derbyshire. The Site is immediately bound by Mill Hill (a road) to the north, beyond which are residential properties and a public house; to the east by residential properties and Mount Pleasant Road, beyond which is arable agricultural land; and, to the south by agricultural land and a farm complex.

Aims and Objectives

- 1.5 This BNG Report is broadly based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance¹. The scope and objectives of this report are to:
- Summarise the results of the baseline habitat survey² and habitat condition assessment survey following the Defra Statutory Biodiversity Metric (hereafter referred to as 'the Metric').
 - Provide an overview of the proposed habitats following completion of the scheme.
 - Present the results of the Metric assessment completed for the proposals.
 - Assess the feasibility of the proposals to achieve a net gain in biodiversity through the Metric.
 - Recommendations for the proposals to maximise their biodiversity potential.

¹ CIEEM (2021) Biodiversity Net Gain Report and Audit Templates Chartered institute of Ecology and Environmental Management, Winchester, UK.

² UKHab Ltd (2023) UK Habitat Classification Version 2.0 (at <http://www.ukhab.org>)

Biodiversity Impact Assessment Strategy

- 1.6 The Lawton Review³ summarises that that improvements for biodiversity in the UK need to be *"more, bigger, better and joined up"*.
- 1.7 Specifically, with regards to biodiversity offsetting for developments it recommends that *"Opportunities should be taken to pool habitat compensation from different developments so that larger habitat blocks can be created"*.
- 1.8 Following this guidance, a coherent, cumulative strategy is proposed to provide quality habitats which connect into existing ecological networks.
- 1.9 Through utilising a biodiversity metric, conservation activities can be designed to deliver biodiversity benefits in compensation for losses, with a measurable outcome. This provides a traceable record to track cumulative impacts and delivered biodiversity benefits.
- 1.10 Using the biodiversity metric means that a developer employs a standardised formula to calculate the number of biodiversity 'units' to be lost as a result of their development, based on the habitat(s) affected, their condition and extent. The developer then provides an 'offset' (where necessary) to deliver an equivalent number of biodiversity units.
- 1.11 Biodiversity offsetting is used only to compensate for adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been undertaken, according to the mitigation hierarchy as required by National Planning Policy Framework (NPPF, 2023)⁴.

Legislative and Policy Context

- 1.12 The Environment Act 2021
- 1.13 In England, biodiversity net gain is now required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990⁵ (inserted by the Environment Act 2021⁶). Under this framework, every grant of planning permission will be deemed to have been granted subject to a general biodiversity gain condition. This requires developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all onsite habitats.
- 1.14 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.
- 1.15 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals will be compliant with the requirements of the Environment Act.

³ Lawton, J.H et al., (2010) Making Space for Nature: a review of England's wildlife sites and ecological network. Report to Defra. <http://archive.defra.gov.uk/environment/biodiversity/documents/201009space-for-nature.pdf>

⁴ Department for Levelling Up, Housing & Communities, National Planning Policy Framework (2023) available at: <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

⁵ Town and Country Planning Act 1990, c.8 available at: <https://www.legislation.gov.uk/ukpga/1990/8/contents>

⁶ Environment Act 2021 c. 30 available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents>

Biodiversity Net Gain Hierarchy

- 1.16 The statutory framework allows for the 10% biodiversity gain to be delivered through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning⁷ (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:
- First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
 - Where these can't be avoid, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
 - Then, for all onsite habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - i. Prioritising the enhancement of existing habitats; then
 - ii. Creation of onsite habitats;
 - iii. Allocation of registered offsite unit gains; then
 - iv. Purchase of biodiversity credits
- 1.17 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation hierarchy set out in paragraph 186(a) of the National Planning Policy Framework (2024)⁸.

National Planning Policy Framework (2024)

- 1.18 The NPPF (2024) in particular seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:
- "187. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- 192. b) 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."*

⁷ Town and Country Planning (Development Management Procedure) (England) Order 2015, No 595 available at: <https://www.legislation.gov.uk/uksi/2015/595/contents/made>

⁸ Department for Levelling Up, Housing & Communities, National Planning Policy Framework (2024)

2.0 METHODOLOGY

Baseline Habitat Assessment

- 2.1 The on-site baseline biodiversity value has been recorded based on two Extended Phase 1 Surveys on 29th July 2022 and 9th May 2023. Calculations are based on the habitat map set out in Figure 1 using the UK Habitat Classification categories prescribed in the Statutory Biodiversity Metric.
- 2.2 This report accompanies an Ecological Appraisal for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement (of which measurable biodiversity net gain will form a part of). The following elements from the Ecological Appraisal have also used to inform this assessment:
- Extended Phase 1 Habitat Survey (converted to UKHab habitat types in order to complete the Metric using guidance provided by Natural England¹¹)
 - A desktop study was undertaken by consulting Derbyshire Wildlife Trust (DWT) and the Multi Agency Geographic Information for the Countryside (MAGIC) website¹².
 - Habitat Condition Assessment Survey
- 2.3 Full details of the survey methodologies employed during the above surveys are provided in the accompanying Ecological Appraisal (FPCR, 2023).

Proposed Value

- 2.4 The post-development on-site proposed biodiversity value has been estimated using the information provided in the Sketch Proposals used for this assessment is illustrated on 'Drawing 23.4289.06 A' (David Granger Architectural Design Ltd., 2023).
- 2.5 Calculations make use of the Biodiversity Metric Tool provided (detailed below) and all measurements are taken from georeferenced GIS mapping for assessment of existing on-site habitats.

Statutory Biodiversity Metric

- 2.6 The Metric is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the flat "habitats" and linear features "hedgerows" separately, and is based on pre-determined values, along with published written guidance.
- 2.7 The site has been mapped and digitised using the Statutory Biodiversity Metric QGIS Template, with the existing habitats identified and areas automatically generated. In accordance with the Statutory Biodiversity Metric User Guide¹³. Habitats have been defined under UKHab Classification with minor departures from this methodology to allow for compatibility with the Metric where applicable. The detailed landscaping proposals for the Site were then uploaded

¹¹ Natural England, 2021. The Biodiversity Metric (JP039). Protected species and development: advice for local planning authorities. [online] Available at: <http://publications.naturalengland.org.uk/publication/6049804846366720>

¹² [Online]. <http://magic.defra.gov.uk/>

¹³ DEFRA (2024) Statutory Biodiversity Metric – User Guide. [online]

into the QGIS template, and the proposed habitats mapped and digitised to generate areas for each of the habitats proposed for creation.

- 2.8 These pre- and post-development habitat areas were then inputted into the Metric. Pre-development habitats were grouped into their habitat type and condition based on the results of the UKHab and condition assessment surveys, while post-developments were classified into their UKHab type as identified through the classification of proposed habitats within landscaping plans into appropriate UKHab types and their target condition scores. The Metric then provides a habitat distinctiveness score for each of the baseline and proposed habitats which are pre-assigned scores based on the habitat type.
- 2.9 The strategic significance of the habitats was also assessed for both the pre- and post-development habitats based on the location of the site, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.
- 2.10 The Metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement, or restoration proposals:
- Difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance
 - Temporal risk: This is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
 - Spatial Risk: This score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any offsite offsetting solutions.
- 2.11 Full details of the calculation methodology used is provided in the Statutory Biodiversity Metric – User Guide.

Limitations

- 2.12 The UKHab habitat map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 2.13 Natural ecological communities are susceptible to change; at times this change can be rapid as a result of internal and external environmental factors. The biodiversity offsetting calculations are based on ecological assessments of habitats carried out during 2022 and 2023; as a result, changes which may affect the conclusions of this report may occur if a prolonged period of time elapses prior to the commencement of the project.
- 2.14 The aim of biodiversity offsetting is to compensate for significant adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been taken, according to the mitigation hierarchy as required by the NPPF.
- 2.15 No other limitations specific to this report influenced this assessment.

- 2.16 Upon survey in 2023 an area which had previously been identified as grassland had become bare ground disturbed by activity of storing building materials at the Site. This area had previously been a mown tennis court for many years and had succeeded into a semi-improved grassland type through reduced management. At the time of the 2022 survey the habitat was described as semi-improved mown grassland in 2022 and is considered analogous with UKHab Other Neutral Grassland (g3c) and was not representative of any specific grassland community.
- 2.17 This habitat was also assessed to be in poor condition according to the condition assessment undertaken at the time (using DEFRA Metric 3.1). As per the requirements of the Environmental Act 2021 and the Statutory Metric guidance, where habitats have been degraded prior to development the pre-degradation habitat should be used for the assessment of BNG, as such in this case the grassland habitat present in 2022 has been used within the calculation of baseline habitats for the purposes of BNG.
- 2.18 The aim of biodiversity offsetting is to compensate for significant adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been taken, according to the mitigation hierarchy as required by the NPPF.
- 2.19 No other limitations specific to this report influenced this assessment.

3.0 BASELINE CONDITIONS

Desktop Study

Designated Sites of Nature Conservation Importance

- 3.1 The Site is not covered by any statutory designation, and none were found in the relevant search areas.
- 3.2 Mount Pleasant Meadow Potential Local Wildlife Site (pLWS) is located directly adjacent to the west of the Site and is designated for unimproved grassland.
- 3.3 A further four designations were present within 1km and designated for habitat as below:
- Sedge Wood and Repton Carr Local Wildlife Site (LWS) – secondary broadleaved woodland
 - Repton Small Fields LWS - wet grassland
 - Park Pond Complex LWS – standing open water
 - Off Pinfold Lane, Repton Potential LWS (pLWS) - unspecified

Strategic Significance

- 3.4 The surrounding land is dominated by agricultural land of low ecological value, although the pLWS to the west of the Site is agricultural pasture and designated as being representative of unimproved grassland though.
- 3.5 The Site is not designated or allocated for any strategic purposes within the South Derbyshire Local Plan Adopted by South Derbyshire District Council in July 2016. The medium and low distinctiveness habitats present or proposed for the Site do not feature in the designations of any nearby candidate or potential LWSs nor the local plan and thus the Site is considered of low strategic significance for these habitat types.

Biodiversity Units

Habitats

- 3.6 The Site currently comprises a builder's yard with associated hard standing, bare ground and outbuildings and with a partially built residential property on the northern boundary. To the west of the builder's yard is an area of woodland and an area of grassland with trees.
- 3.7 A summary of the baseline habitats present, and their corresponding condition assessments for on-site areas is provided in Table 1 below and are depicted on Figure 1 with the corresponding condition and distinctiveness values of each parcel used as part of the calculation for the baseline biodiversity units depicted in Figure 2.
- 3.8 The biodiversity units for each habitat on the site have been calculated and are presented on the attached statutory metric produced for the site.

Table 1: Summary of Baseline Habitats on-site

Habitat	Description	Condition	Distinctiveness	Biodiversity Units
Modified grassland	Modified grassland was present as a road verge along the north of the incomplete new building (B5).	Moderate	Low	0.02
Modified grassland	Modified grassland was present as a small road verge growing through a hardcore/aggregate substrate along the north of the derelict dwellings B1a and B1b. Modified grassland included here was noted to be growing along a track on the south-western corner of the Site (based on 2022 survey).	Poor	Low	0.02
Other neutral grassland	Areas of grassland were present within the builder's yard area, this was managed and had damage from disturbance. Part of the area included here was a former tennis court, noted to have become less managed in 2022 with other neutral grassland present and material storage taking place in the area. By 2023 this area had become predominately bare ground with material storage. The 2022 grassland habitat has been used for the purposes of this calculation. An area of grassland is located within the site boundary to the west of development area	Poor	Medium	0.36
Bramble scrub	A small area of bramble scrub is present on site at the western edge of the builder's yard	N/A	Medium	0.00
Ruderal/Ephemeral	Ruderal vegetation is located on the roof area of a shed on the south-western boundary of the Site	Moderate	Low	0.03
Ruderal/Ephemeral	Ruderal vegetation was located on a bund at the north of site in front of building B1a and B1b and within a small patch within the east of the Site.	Low	Low	0.01
Other Broadleaved Woodland	An area of woodland is located within the site boundary to the west of development area	Poor	Medium	0.33

Habitat	Description	Condition	Distinctiveness	Biodiversity Units
Developed land	Residential buildings and outbuildings associated with the builder's yard and a variety of sheds, chicken sheds and storage structures are located throughout the Site.	N/A	Very Low	0.00
Vacant/derelict land	Hard standing and bare ground were present in association with the builder's yard and access routes into the Site.	Poor	Low	0.35

Hedgerows

- 3.9 A hedgerow (H1) and a line of trees were present on the Site boundary (to the south and east respectively). The hedgerow/tree line type and associated details plus the biodiversity units for each hedgerow/tree line on site have been calculated and are presented in Table 2 below.

Table 2: Summary of Baseline Hedgerows and Treelines

Reference & Type	Condition	Hedgerow Biodiversity Units
H1 Native hedgerow	Moderate	0.18
Line of trees - coniferous	Moderate	0.14

Please note there may be minor discrepancies (rounding errors) between the columns and the totals, however, the numbers duplicate those presented within the matrix calculator.

4.0**4.0 PROPOSED DESIGN****Habitats****Habitat Retention**

- 4.1 Habitat retention is illustrated on Figure 3. The majority of habitats within the development area are lost with exceptions limited to the existing grassland and woodland as well as the hedgerow and line of trees on the southern and eastern Site boundaries.

Habitat Creation and Enhancement

- 4.2 The proposed habitats to be created at the Site are shown in Figure 4 and their corresponding conditions and distinctiveness are depicted in Figure 5.
- 4.3 Around the proposed development plots, habitat creation will prioritise ornamental planting and species-poor grassland types along roadside verges.
- 4.4 The woodland and grassland to the west will be enhanced through planting with young trees and scrub to provide an understorey and promote diversity in age classes. The grassland will be scarified and over-sown with of a native species rich seed mix including yellow rattle, with future management designed to create diversity in the sward structure and encourage species diversity.
- 4.5 The biodiversity units for each habitat have been calculated and are presented in Table 3, with a description of the management recommendations which will be employed to achieve the target conditions for each habitat type. Built linear features and developed land are not included as these areas are deemed by the metric to provide no biodiversity value.

Hedgerows**Hedgerow Retention**

- 4.6 The hedgerow on the southern Site boundary and lines of trees on the eastern Site boundary are to be retained. It is noted that the developer will only retain responsibility for the areas of hedgerow/line of trees within areas of public domain, those areas within the plots of new residential properties will become the responsibility of the new home owners upon purchase of the plots.

Table 3: Summary of Proposed Habitat Creation/Enhancement

Habitat (UKHab Type)	Targets for Creation/Enhancement/Management	Target Condition	Distinctiveness	Biodiversity Units
Modified Grassland	The modified (amenity type) grassland areas will be situated within the development area along the roadside. Targeting poor condition requires minimal management though the below prescriptions are recommended to ensure establishment of the correct habitat type and condition in these areas: - Regular management to prevent scrub/bracken encroachment; and - Reseeding any areas of failed establishment.	Poor	Low	0.04
Introduced shrub	These areas will be managed primarily for their amenity/ornamental value and are fixed by the metric as being in poor condition. No management actions are required for this habitat, aside from any preferred for their amenity value.	N/A	Low	0.02
Urban Trees	One small tree will be planted within the retained grassland. The tree will be targeted to moderate condition only but with aspiration to meet the criteria for moderate condition via the management prescriptions below: - All trees should be native species; - If planted in groups, the distance between centers should be set such that the expected canopies should be less than 5m apart; - Relaxed management removing only branches that pose a risk to traffic/pedestrians such that trees retain more than 75% of the expected canopy size for the corresponding age; and - Planted with verges or green infrastructure such that at least 20% of the ground beneath each tree is vegetated.	Moderate	Medium	0.01
Mixed scrub	An areas of native scrub planting will be created to compensate for the loss of bramble scrub The areas targeting moderate condition will be managed to achieve this through the following measures: Planting will ensure a diversity of native species within each block of scrub with no one species comprising more than 75% cover in any block;	Moderate	Medium	0.03

Habitat (UKHab Type)	Targets for Creation/Enhancement/Management	Target Condition	Distinctiveness	Biodiversity Units
	- Management will encourage a diverse structure to scrub, with more open areas in larger blocks of scrub to encourage natural regeneration and corresponding age structure; - Any invasive non-native species are to be removed if present; - Replacement planting of failed specimens during the establishment period; and - Additional planting after 10 years where natural regeneration has not been successful.			
Other Broadleaved Woodland	The retained woodland will be enhanced and managed to achieve moderate condition through the following measures: - Planting will ensure a minimum of five native woody species are present and the understorey also comprises native species only; - Management will encourage a diverse structure of woodland with established/mature trees, understory, and regeneration of trees present; - The borders of woodland will be subject to relaxed management extended to at least 2m from the edge to encourage a diverse interface between habitats; - Replacement planting of failed specimens during establishment period; - Additional planting after 10 years where natural regeneration has not been successful.	Moderate	Medium	0.54
Other Neutral Grassland	Small areas of grassland will be retained along the northern and southern boundary, these will be largely unmanaged. The grassland to the west will be enhanced with management focusing on maximizing the biodiversity to create a diverse sward by employing the following management measures: Scarification and supplementary planting sowing of a native species rich seed mix including yellow rattle to achieve a diverse sward;	Moderate	Medium	1.02

Habitat (UKHab Type)	Targets for Creation/Enhancement/Management	Target Condition	Distinctiveness	Biodiversity Units
	• Management to create a varied sward height, following the suppliers' specifications with two cuts per year following establishment; • Reseeding any areas of failed establishment; and • Removal of any bracken, bramble, or scrub clumps.			

5.0 BNG METRIC

Biodiversity Net Gain

- 5.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. Table 4 provides a summary of the headline results (not including the undrawn additional hedgerow lengths discussed above) of the Statutory Biodiversity Metric assessment completed for the proposals. The full metric has been provided in Appendix A.

Table 4: Statutory Biodiversity Metric Headline Results

Baseline	Habitat Units	2.57
	Hedgerow Units	0.37
Post-Intervention	Habitat Units	2.83
	Hedgerow Units	0.37
Total Net Unit Change	Habitat Units	0.27
	Hedgerow Units	0.00
Total Net Percentage Change	Habitat	10.34%
	Hedgerow	0.00%

- 5.2 The assessment has demonstrated that the proposals will lead to an overall gain of 0.27 biodiversity units representing a gain of 10.34%.
- 5.3 Under the current proposals result in net change in hedgerow biodiversity units equivalent to a 0% overall change.

Habitat Trading

- 5.4 All trading rules have been satisfied for all habitats.
- 5.5 No high or very high distinctiveness habitats are present on site.
- 5.6 The loss of grassland and scrub of medium distinctiveness habitat will be fully compensated for by the habitat creation on-site.
- 5.7 The loss of low distinctiveness habitat, bare ground, will be full compensated for by the habitat creation on-site.
- 5.8 Very low distinctiveness habitats do not require compensation within the Metric.

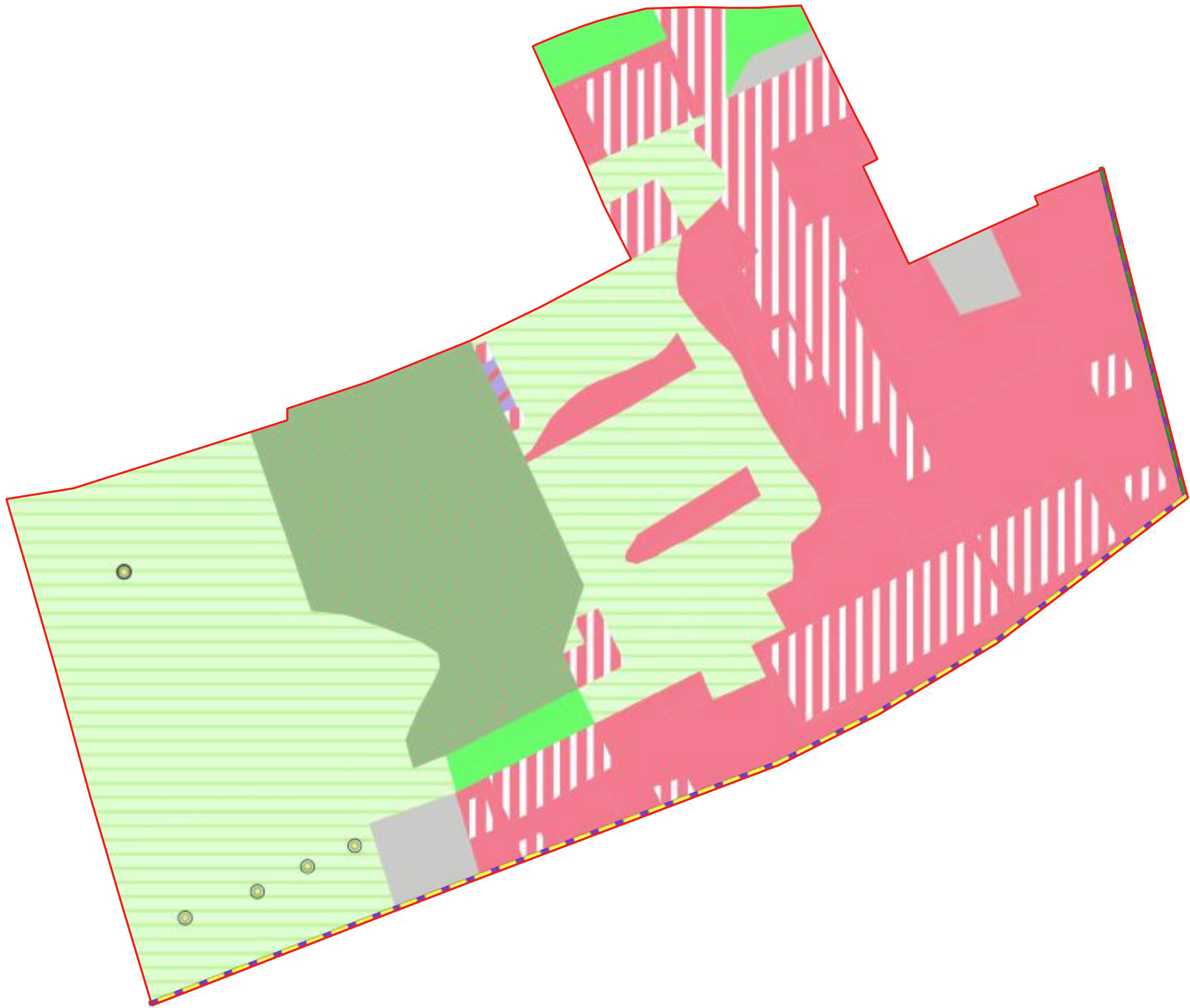
6.0 CONCLUSIONS

- 6.1 The Biodiversity Net Gain assessment has been used to inform the habitat creation and enhancement proposals for the scheme and to guide decisions around additional habitat provision. The approach to habitat management will aim to maximise and enhance the biodiversity value of the site in the Habitat Management and Monitoring Plan (FPCR, Jan 2025).
- 6.2 The results of the assessment demonstrate that the current proposals produce gains for biodiversity, and the target of 10% net gain is attainable within the on-site land.

FPCR Environment and Design Ltd

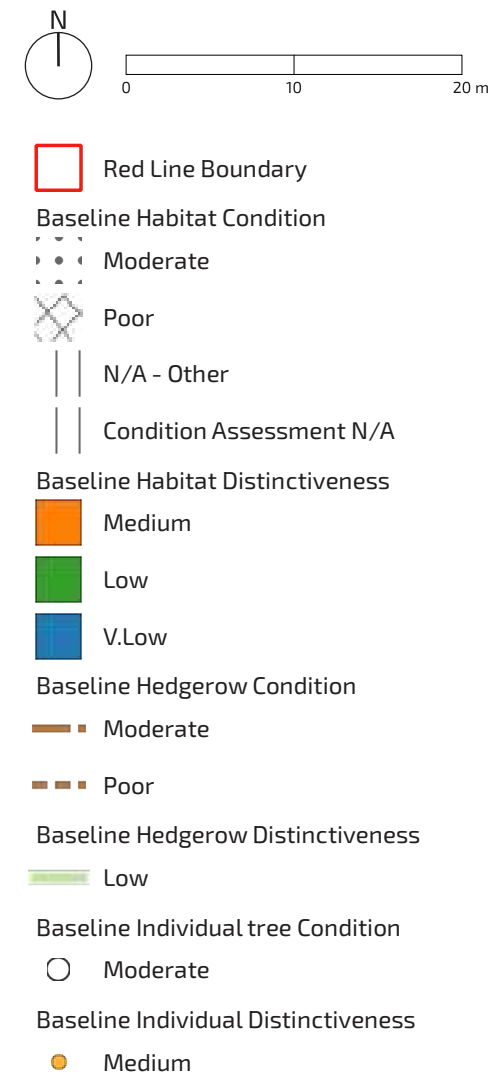
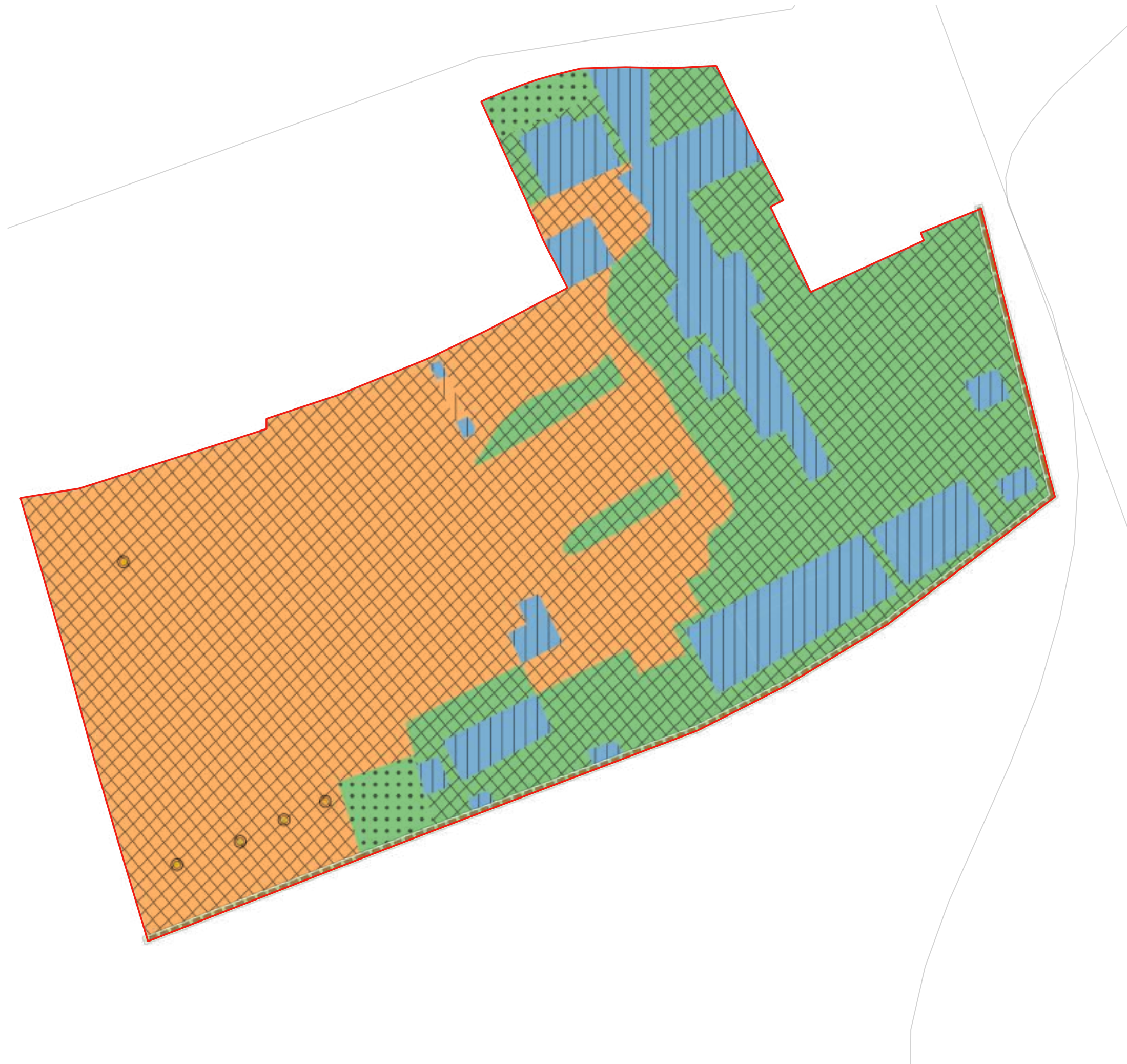
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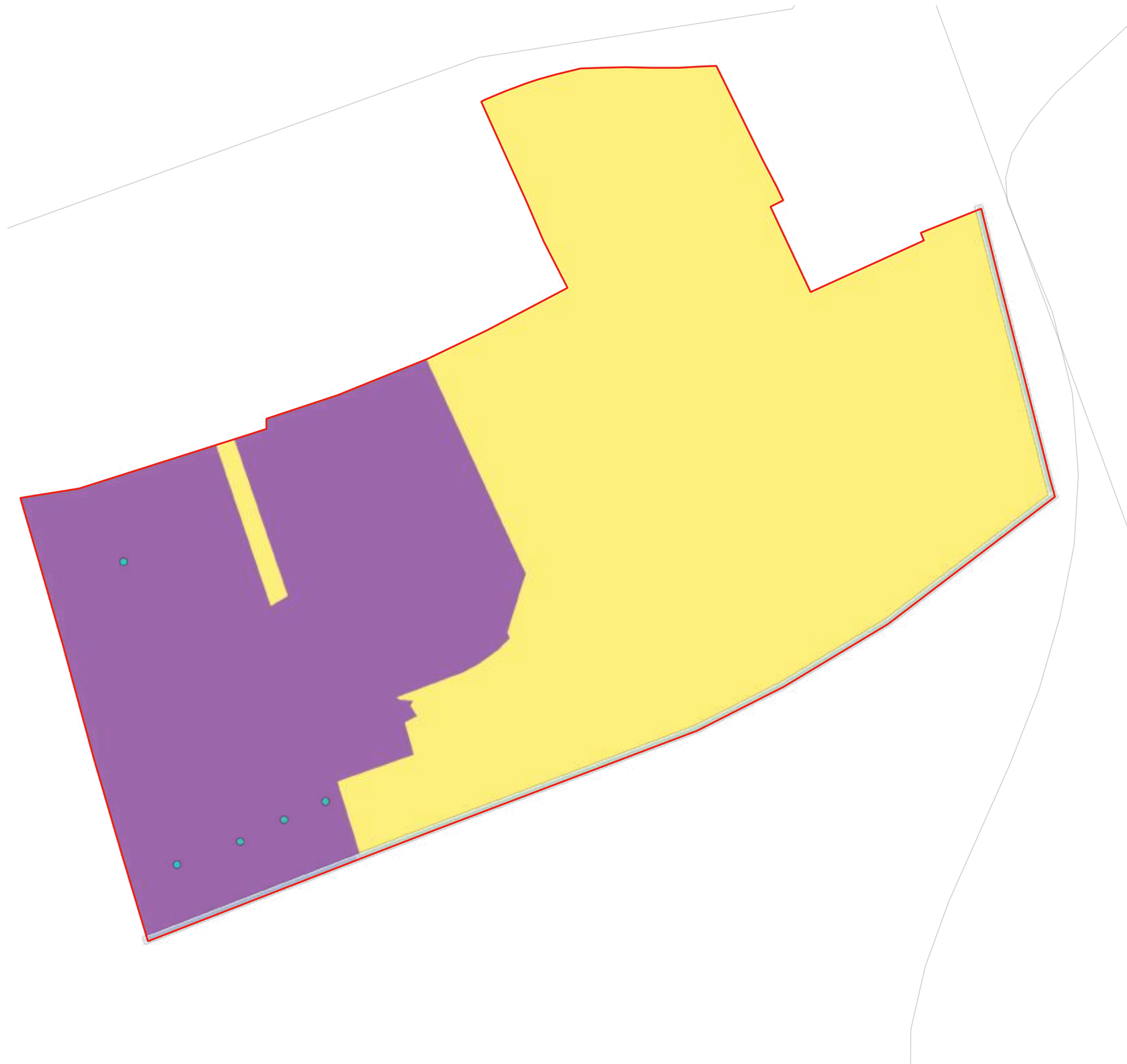


- N
- 0 10 20 m
- Red Line Boundary
 - Bramble scrub
 - Developed land; sealed surface
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Ruderal/Ephemeral
 - Vacant or derelict land
 - Tall forbs
 - Line of trees
 - Native hedgerow
 - Existing Large Rural Tree
 - Existing Medium Rural Tree

date	19/12/24	drwn/chkd	DJF
client	Alexander Bruce Estates Limited		
project	42-44 Mount Pleasant, Repton		
title	BASELINE HABITATS	scale	1:450 @ A3
number	FIGURE 1	rev	-



date	19/12/24	drwn/chkd	DJF
client	Alexander Bruce Estates Limited		
project	42-44 Mount Pleasant, Repton		
title	BASELINE HABITAT CONDITION AND DISTINCTIVENESS	scale	1:450 @ A3
number	FIGURE 2	rev	-



N

0

10

20 m

Red Line Boundary

Habitat Retention

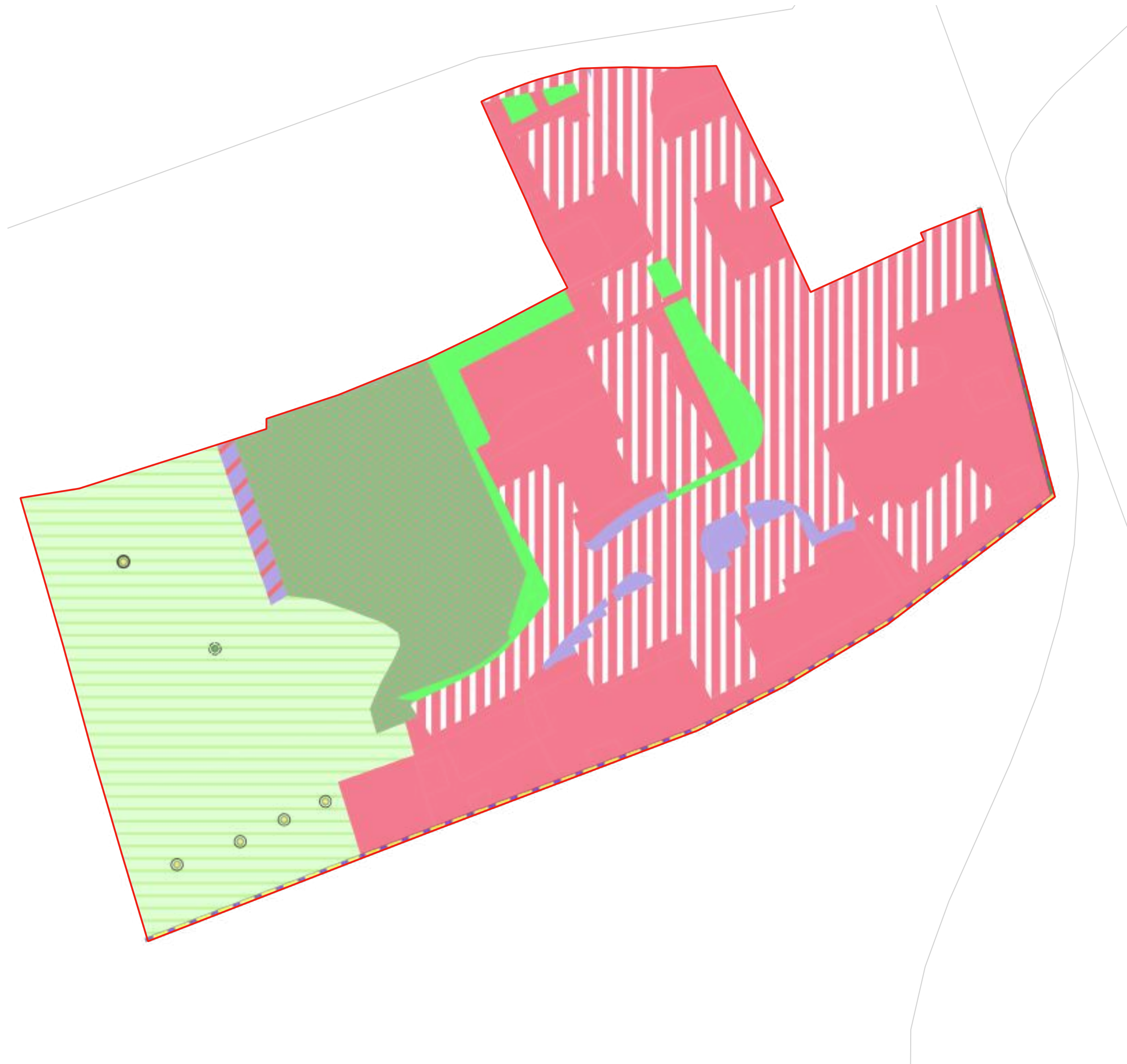
Habitat Enhanced

Habitat Lost

Hedgerow Retained

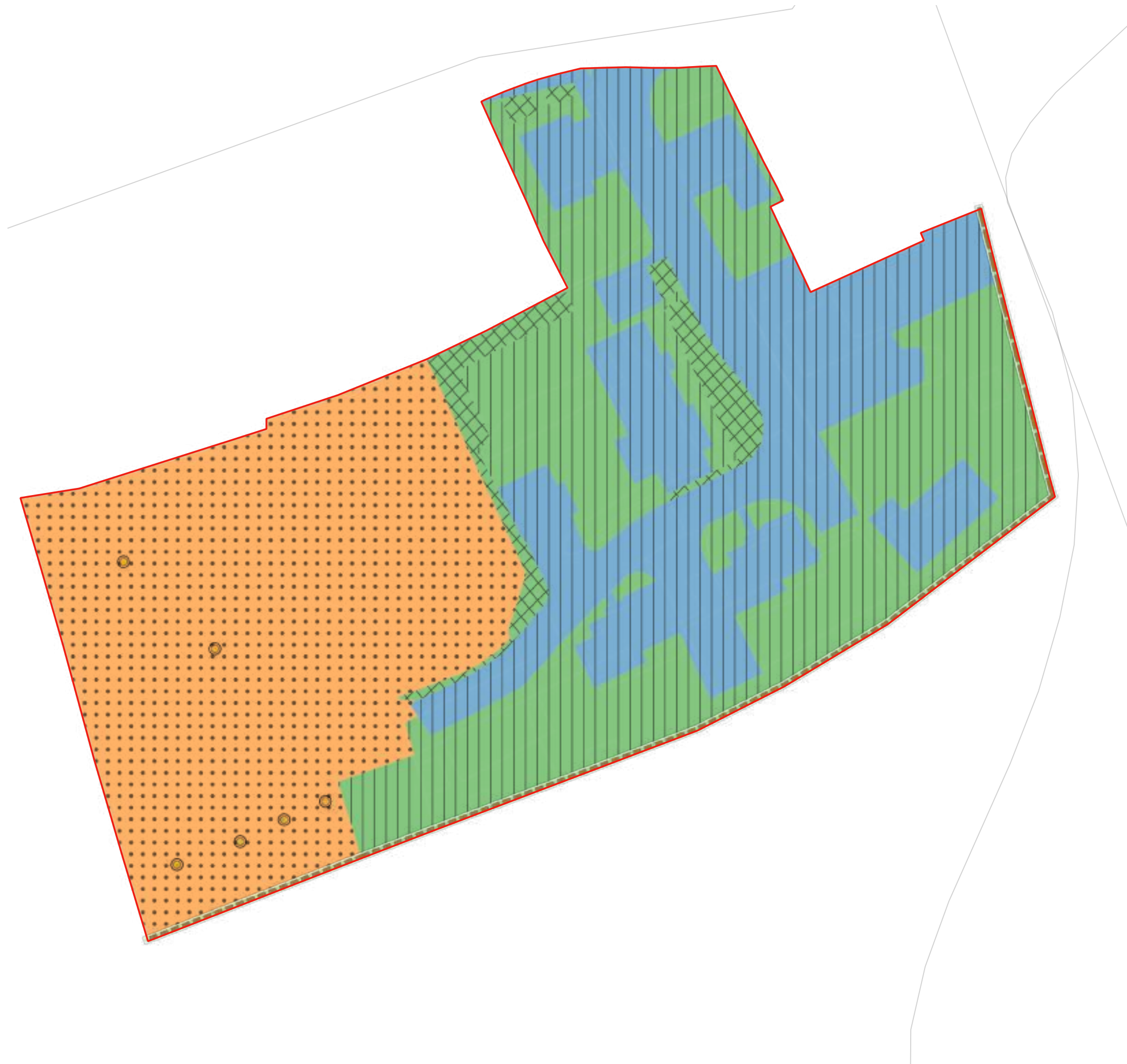
Tree Retained

date	19/12/24	drwn/chkd	DJF
client	Alexander Bruce Estates Limited		
project	42-44 Mount Pleasant, Repton		
title	HABITAT RETENTION	scale	1:450 @ A3
number	FIGURE 3	rev	-



- N
- 0 10 20 m
- Red Line Boundary
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Vegetated garden
 - Line of trees
 - Native hedgerow
 - Proposed Small Rural Tree
 - Retained Large Rural Tree
 - Retained Medium Rural Tree

date	19/12/24	drwn/chkd	DJF
client	Alexander Bruce Estates Limited		
project	42-44 Mount Pleasant, Repton		
title	PROPOSED HABITATS	scale	1:450 @ A3
number	FIGURE 4	rev	-



N

0

10

20 m

Red Line Boundary

Proposed Habitat Condition

Moderate

Poor

Condition Assessment N/A

Proposed Habitat Distinctiveness

Medium

Low

V.Low

Proposed Hedgerow Condition

Moderate

Poor

Proposed Hedgerow Distinctiveness

Low

Proposed Individual tree Condition

Moderate

Proposed Individual Distinctiveness

Medium

date	19/12/24	drwn/chkd	DJF
client	Alexander Bruce Estates Limited		
project	42-44 Mount Pleasant, Repton		
title	PROPOSED HABITAT CONDITION AND DISTINCTIVENESS	scale	1:450 @ A3
number	FIGURE 5	rev	-

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