



BIODIVERSITY NET GAIN (BNG) ASSESSMENT

IN RELATION TO

A FULL PLANNING APPLICATION FOR

PROPOSED AGRICULTURAL BUILDING AND ACCESS TRACK

AT

LAND AND BARN AT BROMLEYHEDGE LANE

WINKHILL, NR LEEK

ST13 7QA

CLIENT:

MR D CANTRILL

Report produced by:-

Bagshaws LLP

Vine House

Ashbourne

DE6 1AE

CONTENTS

1: SUMMARY	2
2: INTRODUCTION & CONTEXT	3
3: METHODOLOGY	
3.1 Desktop Research	4
3.2 Onsite Survey	4
3.3 Habitat Mapping	4
3.4 Statutory Biodiversity Metric	5
3.5 Mitigation hierarchy and good practice principles	
4: BNG RESULTS	
4.1 Strategic Significance	6
4.2 Baseline Habitat Units and Habitat Loss	6
4.3 Habitat Retained	6
4.4. Habitat Creation	7
4.5 Future Management	7
5: CONCLUSION	7

Appendices

Appendix 1: Habitat Features Plan

Appendix 2: Baseline Habitat Condition Assessment

Appendix 3: Post-development Habitat Condition Assessment

Appendix 4: Post-development Habitat Plan

1.0 SUMMARY

- A Biodiversity Net Gain (BNG) Assessment has been undertaken to support the submission of a full planning application for the erection of an agricultural building and formation of an access track on land at Bromleyhedge Lane, Winkhill. The site is part of an agricultural holding and is located on agricultural land.
- A BNG assessment for the site was undertaken by Bagshaws LLP on the 13th March 2025 using DEFRA's latest BNG Metric (Small sites or The Statutory Biodiversity Metric) which should be reviewed in conjunction with this report.
- To ensure that the development satisfies National and Local Planning Policy, the applicant proposes to create additional Habitat units onsite by planting native species trees.
- According to the Metric, this will provide a 10.63% net gain in habitat units in line with the planning policy requirements

2.0 INTRODUCTION & CONTEXT

- This report has been prepared by Bagshaws LLP on behalf of Mr D Cantrill. It sets out the findings of a Biodiversity Net Gain (BNG) assessment at Land at Bromleyhedge Lane, Winkhill hereinafter referred to as 'the site'. A Location plan is provided with the submission (Drawing reference 2025-DC-001).
- The design of the scheme has been informed by the BNG assessment process and the mitigation hierarchy, through avoiding impacts to habitats where possible, then minimising the impact, using mitigation, and finally compensating for a loss of habitat where this cannot be avoided.
- The site is approximately 963m² and comprises a parcel of grassland which is managed by the existing agricultural operation (i.e. livestock grazing).
- The objectives of this report are to:
 - ✓ Demonstrate the application of the mitigation hierarchy and minimise impacts on biodiversity where possible.
 - ✓ Establish a baseline condition of the site pre-development and calculate the post development biodiversity unit value.
 - ✓ Determine the change biodiversity units as a result of the proposed development
 - ✓ Advise on how to deliver a minimum of 10% increase in BNG.

3.0 METHODOLOGY

3.1. Desktop Research

- Online data sources including DEFRA'S interactive MAGIC map, Google Earth, DEFRA's priority habitat inventory, Soilscape, LandIS Soils association in England and Wales and LandApp were used for an initial desktop baseline assessment of the site.
- This provided access to environmental information such as the location of Special Protection Areas, Special Areas of Conservation, RAMSAR sites, SSSI Impact Risk Zones, Nature Conservation Sites, soil types, land use and Priority Habitats.

3.2. Onsite survey

- An onsite walkover survey was undertaken on the 30th January 2025 by Mr C G Barks MRICS.
- The survey involved a walkover of the site which collated information in relation to the following:
 - Land use
 - Species
 - Habitats present
 - The size and location of each habitat parcel
 - The condition of each habitat parcel
- Habitats were identified in accordance with 'UKHab The UK Habitat Classification (Version 2.0)'.

3.3. Habitat Mapping

- Ordnance Survey Digital Maps were used alongside the British National Grid OSG:27700 co-ordinate system to accurately map the baseline habitat units.

3.4. Statutory Biodiversity Metric

- The 'Small Sites' Statutory Biodiversity Metric (Version 1.2.2) was used to calculate the baseline habitat units of the site.

3.5. Mitigation hierarchy and good practice principles

- The proposals for the site have been developed with reference to the ecological mitigation hierarchy which is central to the BNG process.
- The scheme has been designed to follow the mitigation hierarchy by avoiding ecological impacts as much as possible, with the development to be located within the habitats of lowest ecological importance, namely the modified grassland. The development does not involve the removal of any hedgerows or trees.
- Where impacts to habitats cannot be avoided, specific measures will be undertaken to compensate any loss of habitats and impacts that occur, to ensure opportunities for wildlife are provided for the long-term, biodiversity increases, and an overall ecological enhancement occurs.

4.0 BNG Results

4.1 Strategic Significance

- The site is not located within any statutory or non-statutory sites designation, and none are located adjacent to the site.
- The site is not identified as an area of nature conservation. No local strategic policy or objectives were identified which would classify the site habitats as being of strategic importance to the local area.
- The site is not considered to provide benefits for protected or priority species or nesting or foraging opportunities for birds given the level of disturbance from grazing and the intensity of the agricultural use.
- Based on the above the site habitats (both pre and post development) are therefore assessed as being of low strategic significance.

4.2. Baseline Habitat Units and Habitat Loss

- The site is part of a parcel of agricultural grassland. A baseline Habitat Features Plan is provided in Appendix I with a copy of the Baseline Habitat Condition Assessment in Appendix II.
- According to the Small Sites Metric (The Statutory Biodiversity Metric), there is a single habitat type within the red-line boundary comprising Modified Grassland.

4.3. Habitat Retained

- The modified grassland surrounding site will be retained together with the existing developed land.

4.4. Habitat Creation

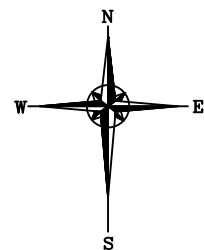
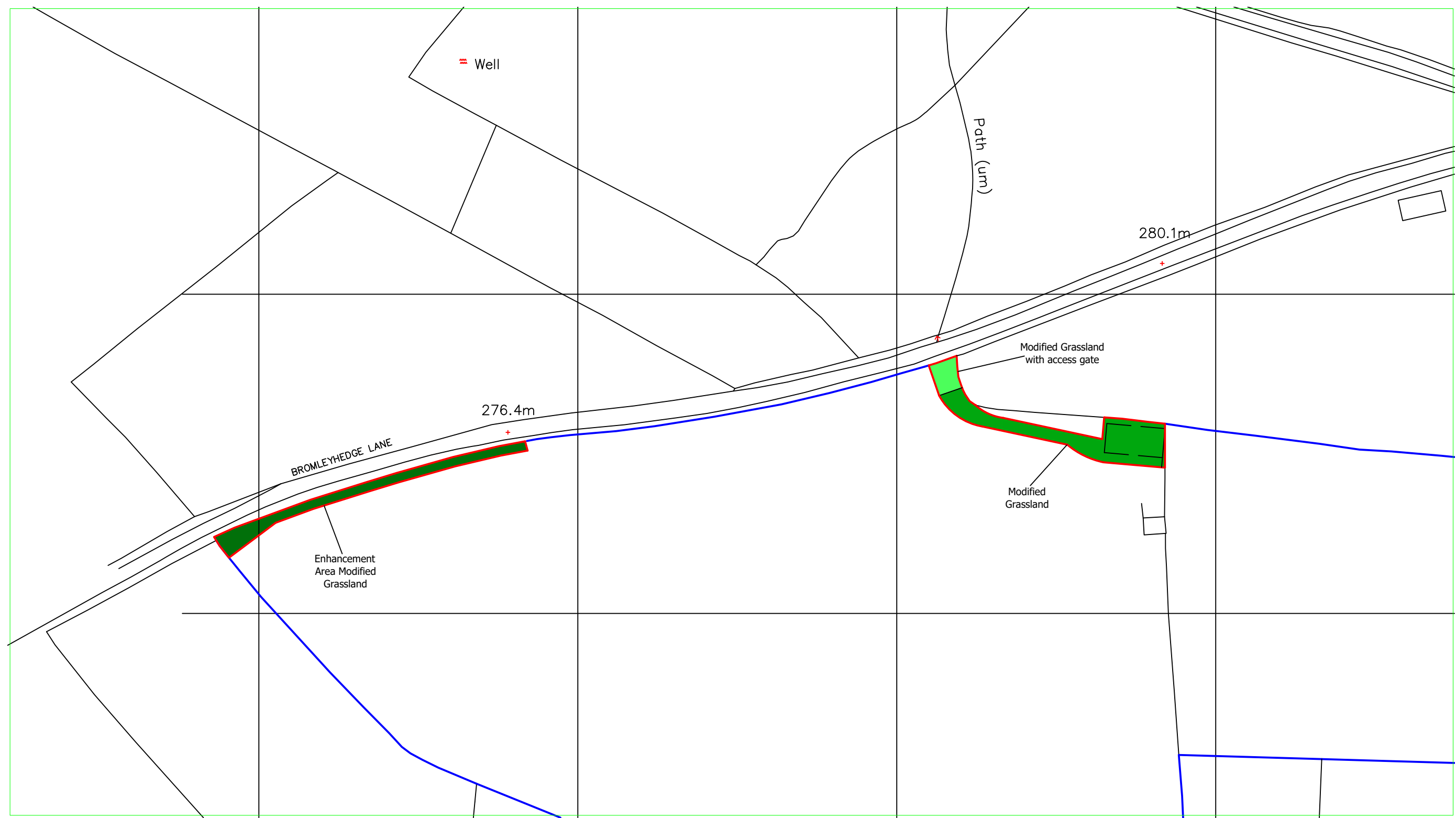
- The proposed habitat creating comprises the planting of 23no. individual trees. A Post-development Habitat Plan showing the proposed habitat creation is included at Appendix 4 along with a copy of the Post-development Habitat Condition Assessment within Appendix 3.
- This proposal will create 0.0409 habitat units onsite, providing a 10.63% net gain in habitat units.

4.5. Future Management:

- Habitats created off site will be maintained for at least 30 years post development to satisfy the conditions for BNG in the Environment Act 2021, as well as best practice guidelines. This should be secured through a Habitat Management and Monitoring Plan (HMMP), this document will be provided along with the BNG Plan following the Local Authority granting planning approval for the proposal. The management will be adapted based on monitoring results to ensure the best desired outcomes are achieved.

5. CONCLUSION

- The Small Sites Metric (The Statutory Biodiversity Metric) has calculated that the compensatory area results in a net gain of 0.0409 habitat units, equating to +10.63% BNG.
- As well as the requirement for achieving 10% BNG, the Environment Act also requires all trading rules to be met. The trading rules have been satisfied with the cumulative surplus of units being medium distinctiveness habitat, replacing the loss of low distinctiveness habitat.



Reproduced from Ordnance Survey digital map data, 1:2500 scale, by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office.
© Crown copyright. All rights reserved. Licence Number: 100005813

Bagshaws LLP
Vine House, Ashbourne, Derbyshire. DE6 1AE
Telephone: 01335 342201 opt:2
www.bagshaws.com

Applicant:		Mr D Cantrill Land and Barn at Bromleyhedge Lane, Winkhill, ST13 7QA	
Proposal:		Proposed Agricultural Building and Access Track	
Scales:	1:1250 @ A3	Detail:	Habitat Features Plan
Date:	13th March 2025	Drawing No.	Appendix 1

Appendix 2: Baseline Habitat Condition Assessment

On Site Habitats

The following table provides a summary of the condition assessments completed with regard to the baseline onsite habitats described in the Section 4. These criteria in the tables below are taken from the *'The Statutory Biodiversity Metric – Technical Annex I – Condition Assessment Sheets and Methodology.'*

1. Modified Grassland – Used for Grazing (Low Distinctiveness Grassland Type)

Criteria	Details	Result
A – Species number	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type with indicator species clearly visible. There are 6-8 species per m2.	Fail
B – Sward height	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 vertebrates and invertebrates to live and breed.	Fail
C - Scrub	Any scrub present accounts for less than 20% of the total grassland area.	Pass
D – Damage	Grass is largely free from physical damage (<5%)	Pass
E – Bare ground	Cover of bare ground is <10%.	Pass
F – Bracken	There is no bracken present.	Pass
G – Invasive species	No non native species are present	Pass
Overall Score	Pass 0-3 Criteria OR 4-6 Criteria but fails Criteria 1 = Poor / 4-5 Criteria (inc. Criteria 1) = Moderate / 6-7 Criteria (inc. Criteria 1) = Good	Poor

2. Developed land; sealed surface (Urban Habitat Type)

No condition assessment required

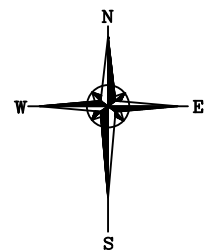
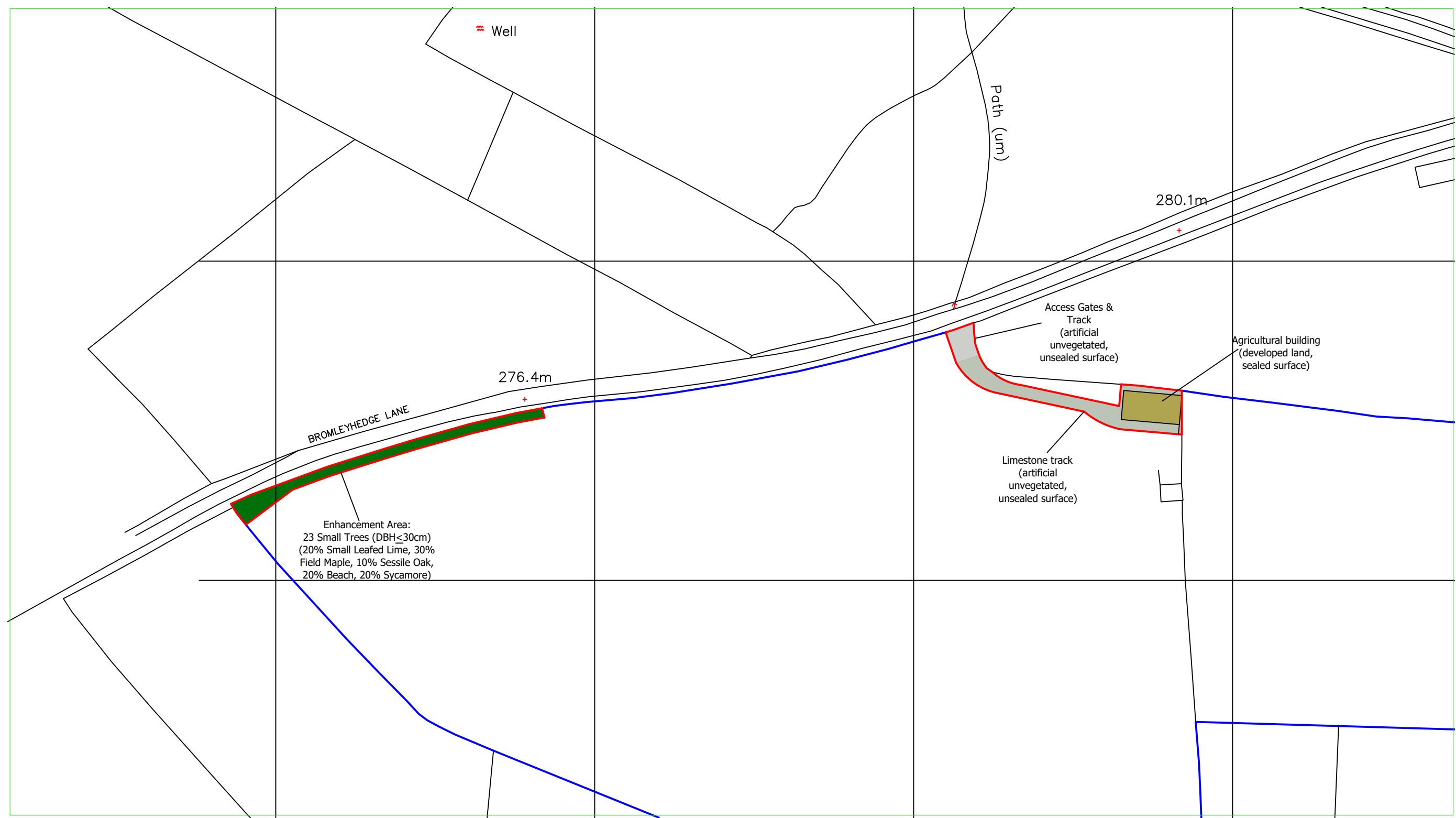
Appendix 3: Post-development Habitat Condition Assessment

On Site Habitat Created

The following table provides a summary of the condition assessment completed for post development onsite habitat described in Section 4. These criteria in the tables below are taken from the *'The Statutory Biodiversity Metric – Technical Annex I – Condition Assessment Sheets and Methodology.'*

1 Individual Rural Tree (Medium Distinctiveness Grassland Type)

Criteria	Pass/Fail	Commentary
A – The tree is a native species.	Pass	Expected to pass – with an appropriate sapling planted
B – Individual trees automatically pass	Pass	N/A
C - The tree is mature.	Pass	With favourable management through a HMMP, the tree should reach maturity.
D - Little or no evidence of an adverse impact on tree health by human activities and no current regular pruning regime.	Pass	Area within farmers landholding and to be fenced off from livestock and farming operations to prevent degradation.
E - Natural ecological niches for vertebrates and invertebrates are present.	Pass	With appropriate management to reach maturity, this is expected to follow.
F - More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Planting within a field.
Overall score Passes 2 of fewer criteria = Poor / 3 or 4 criteria = Moderate / 5 or 6 criteria = Good	Good	



Reproduced from Ordnance Survey digital map data, 1:2500 scale, by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office.
© Crown copyright. All rights reserved. Licence Number: 100005813

Bagshaws LLP
Vine House, Ashbourne, Derbyshire. DE6 1AE
Telephone: 01335 342201 opt:2
www.bagshaws.com

Applicant:		Mr D Cantrill Land and Barn at Bromleyhedge Lane, Winkhill, ST13 7QA	
Proposal:		Proposed Agricultural Building and Access Track	
Scales:	1:1250 @ A3	Detail:	Post Development Habitat Plan
Date:	13th March 2025	Drawing No.	Appendix 4