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Armstrong Ecology Ltd

Oak Tree Paddock, Pinxton

Biodiversity Net Gain Assessment

November 2025

Client:	Roger Yarwood Planning Consultant Ltd
Site:	Oak Tree Paddock, Pinxton
Report title:	Biodiversity Net Gain Assessment Report
Surveyor and report author:	Brian Armstrong
Date of Issue:	10 th November 2025
Status:	Final report
Reference:	2025-035

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1. Summary

- 1.1 The site consists of land at Oak Tree Paddock, Pinxton, as shown in Appendix 1 and Figure 1.
- 1.2 Five pitches are proposed to be constructed within the site as shown in Appendix 1.
- 1.3 In November 2025 Armstrong Ecology Ltd undertook a biodiversity net gain assessment of the proposals for the site. The findings of which are summarised in Table 1 below. Table 1 also aims to set out the planning application validation requirements for biodiversity net gain¹.

Table 1: Summary of biodiversity net gain assessment

Item	Finding
Planning permission, if granted, would be subject to the biodiversity gain condition.	Yes. The site/proposals are understood to not qualify for exemption to the application of the biodiversity net gain metric.
Pre-development biodiversity value of the onsite habitat.	This has been calculated to be 4.15 habitat units. Please refer to Appendix 3 and the metric calculation tool accompanying this report.
Date of measurement of pre-development biodiversity value of the onsite habitat. Statement ref degradation of habitats.	A site survey was undertaken on 05/11/25. The site had largely been cleared prior to the site survey visit being undertaken. The previously present habitat has been estimated and used in biodiversity net gain calculations to comply with the requirements of the biodiversity metric and Environment Act 2021. An earlier date (01/06/24) has been used to take account of habitat degradation for the site.
Completed metric calculation tool used showing the calculations.	Please refer to Appendix 3 and the completed metric calculation tool accompanying this report.
The publication date and version of the biodiversity metric used to calculate that value.	The full statutory biodiversity metric tool has been used, published 03/07/25.
A description of any irreplaceable habitat on the land to which the application relates.	No irreplaceable habitat has been identified within the site.
Plan showing onsite habitat.	Please refer to Figure 1 of this report.
Post-development biodiversity value of the onsite habitat.	The post development biodiversity value of onsite habitats is calculated to be 2.13 habitat units. This equates to a 51.31% biodiversity loss. In order to achieve a 10% biodiversity net gain an additional 2.54 habitat units are required. These are not assessed to be deliverable on-site within the scope of development and are recommended to be delivered off-site such as by the purchase of units from a third-party provider.

¹ <https://www.gov.uk/guidance/draft-biodiversity-net-gain-planning-practice-guidance>

2. Introduction

Site location

- 2.1 The site consists of land at Oak Tree Paddock, Pinxton, as shown in Appendix 1 and Figure 1. The OS grid reference for the approximate centre of the site is SK 46580 55336.

Description of project and site context

- 2.2 Five pitches are proposed to be constructed within the site as shown in Appendix 1. It is understood that trees T1 to T7 will be retained and lie outside of private gardens post development.
- 2.3 A review of online aerial photographs indicates that the site has been subject to at least occasional clearance/disturbance in the past. The site had largely been cleared prior to the site visit described in this report. The habitat estimated to have previously been present prior to site clearance has been reflected in the calculations in Appendix 3.

Role of Armstrong Ecology Ltd

- 2.4 Armstrong Ecology Ltd was commissioned in October 2025 to undertake a biodiversity net gain assessment for the site including:
- A habitat survey of the site.
 - A biodiversity net gain assessment.
- 2.5 The methods, results and recommendations of the biodiversity net gain assessment are set out in this report.

3. Methods

Field survey

- 3.1 The field survey was undertaken on the 05th of November 2025 between 11:45 and 12:05 hrs by ecological consultant Brian Armstrong MCIEEM. A summary of Brian's experience can be found at: www.linkedin.com/in/brian-armstrong-05562226/?originalSubdomain=uk. The weather during the survey was clear and dry.
- 3.2 Remaining trees within the site were mapped and subject to condition assessment (Appendix 2). For Tree T4 allowance was made for the thickness of ivy *Hedera helix* stems encasing the tree trunk in assigning a size class. It was possible to estimate the thickness of ivy stems based on T5 where the ivy stems had been cut back.

Biodiversity Net Gain Assessment

- 3.3 Habitat condition assessments, where required and the habitat component remained, were undertaken using the condition assessments published alongside the full statutory biodiversity metric tool (03/07/25) as shown in Appendix 2. The condition assessments have been undertaken allowing for the habitat that is likely to have been present prior site clearance taking place (such as allowing for at least 20% of tree canopies oversailing vegetation beneath).
- 3.4 Biodiversity net gain assessment calculations were undertaken using the full statutory biodiversity metric tool, published 03/07/25 as shown in Appendix 3.
- 3.5 Calculations have taken account of the habitat estimated to have been present prior to site clearance. This is in order to comply with the requirements of the biodiversity metric and Environment Act 2021². This habitat has been estimated based on a review of past street level and aerial photographs for the site (Google Earth/Streetview accessed 06/11/25).
- 3.6 Where habitat had been removed (trees other than T1 to T7 and artificial unvegetated, unsealed surface in Figure 1) condition assessment was not possible. In this instance, and in the absence of information to the contrary, good condition has been allowed for on a precautionary basis.
- 3.7 The areas of remaining, estimated and proposed habitats within the site were mapped against the UK habitat classification system³ and their areas calculated using geographic information system software (QGIS).
- 3.8 Biodiversity net gain assessment calculations (Appendix 3) have been carried out based on the change in the balance of habitats illustrated in Figures 1 and 2.

Limitations

- 3.9 The site survey has been undertaken after vegetation clearance had taken place. Best efforts have been undertaken to estimate the habitats that would have previously been present for the purposes of biodiversity net gain assessment. It should be noted in this respect that entering the baseline habitat within the site as either modified grassland or tall forbs yields an identical outcome to vacant or derelict land.

² These require that where a habitat/feature has been removed after the 30th of January 2020 the baseline used in biodiversity net gain calculations is based on the habitats/features that would have otherwise have been present.

³ www.ukhab.org, this habitat classification system is required for the DEFRA biodiversity net gain assessment calculations.

4. Results

- 4.1 Habitats recorded within the site on the 5th of November 2025 are described in Table 2 below. Photographs can be found in Section 6.

Table 2: Habitats within the site

Habitat	Description	Photographs
Artificial unvegetated, unsealed surface	Pre-existing access track running along west site boundary.	-
Tree T1	Medium sized sycamore <i>Acer pseudoplatanus</i> , with moderate ivy coverage.	1
Tree T2	Large sized willow <i>Salix</i> sp., with crevices in bark.	2
Tree T3	Tree T3 is densely covered in ivy and was estimated to possibly be two trees growing in very close proximity. At least one of these trees is a hawthorn <i>Crataegus monogyna</i> , the second tree is potentially standing deadwood, though this could not be ascertained with certainty given the time of year that the survey visit was undertaken. As a precautionary, reasonable and proportionate approach this has been treated as one tree of medium size.	3 and 4
Tree T4	Medium sized pine <i>Pinus</i> sp. with dense ivy coverage.	5
Tree T5	Medium sized pine <i>Pinus</i> sp. with dense ivy coverage.	5
Tree T6	Large sized pine <i>Pinus</i> sp. with moderate ivy coverage.	5
Tree T7	Medium sized pine <i>Pinus</i> sp. with moderate ivy coverage.	5
Area of site to subject clearance	Shown as vacant or derelict land in Figure 1.	6

5. Analysis and Recommendations

- 5.1 The calculations in Appendix 3 show that the proposed development of the site will result in a 51.31%/2.13 habitat unit net loss.
- 5.2 In order to achieve a 10% biodiversity net gain an additional 2.54 habitat units would be required.
- 5.3 Given the above and that the biodiversity net gain system cannot attribute value to habitat creation in private gardens, such as tree planting, it is assessed that that the generation of a 10% biodiversity net gain, or additional progress towards this, is not achievable within the site/scope of proposed development.
- 5.4 The required habitat units could be purchased from a third-party provider such as The Environment Bank or other equivalent provider.

6. Photographs

Photograph 1: Tree T1



Photograph 2: Tree T2



Photograph 3: Tree T3



Photograph 4: Base of Tree T3



Photograph 5: Trees T4 to T7



Photograph 6: Cleared area of site



7. Figures



Legend

- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Vacant or derelict land (estimated)
- Large Urban Tree
- Medium Urban Tree
- Small Urban Tree

T1 to T7 existing. Remainder estimated.

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Site: Oak Tree Paddock, Pinxton

Figure 1: Existing and Estimated Habitats Within the Site

Drawn by: Brian Armstrong

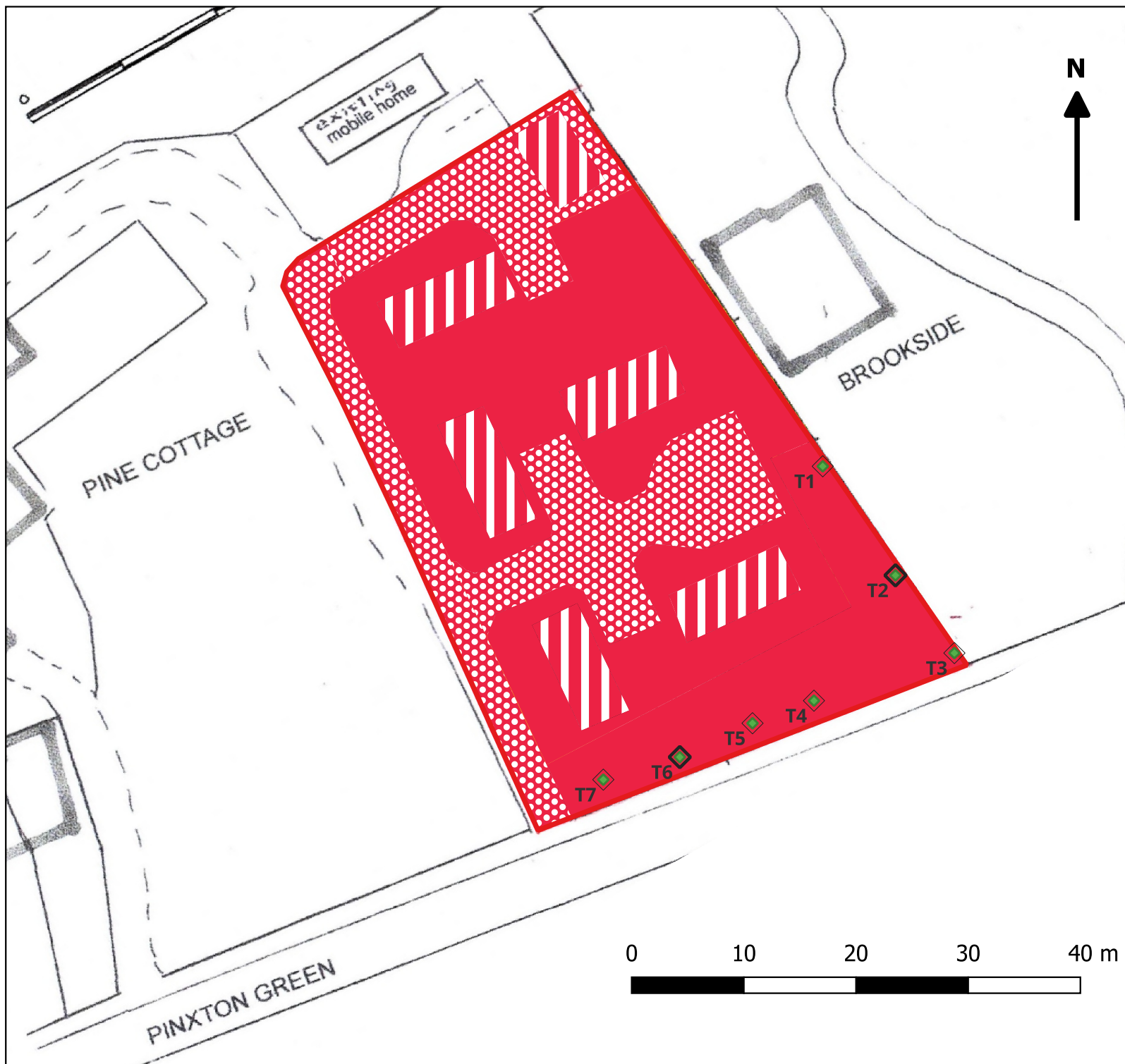
Scale: 1:475 @ A4

Date: 06/11/25

Copyright: Armstrong Ecology Ltd

No dimensions are to be scaled from this drawing/measurements are included for indicative purposes only.

Baseplan taken from Proposed Site Layout Plan supplied by Roger Yarwood Planning Consultant Ltd 24/10/25



Legend

- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Vegetated garden
- Existing Large Urban Tree (retained)
- Existing Medium Urban Tree (retained)

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Site: Oak Tree Paddock, Pinxton

Figure 1: Existing and Estimated Habitats Within the Site

Drawn by: Brian Armstrong

Scale: 1:475 @ A4

Date: 06/11/25

Copyright: Armstrong Ecology Ltd

No dimensions are to be scaled from this drawing/measurements are included for indicative purposes only.

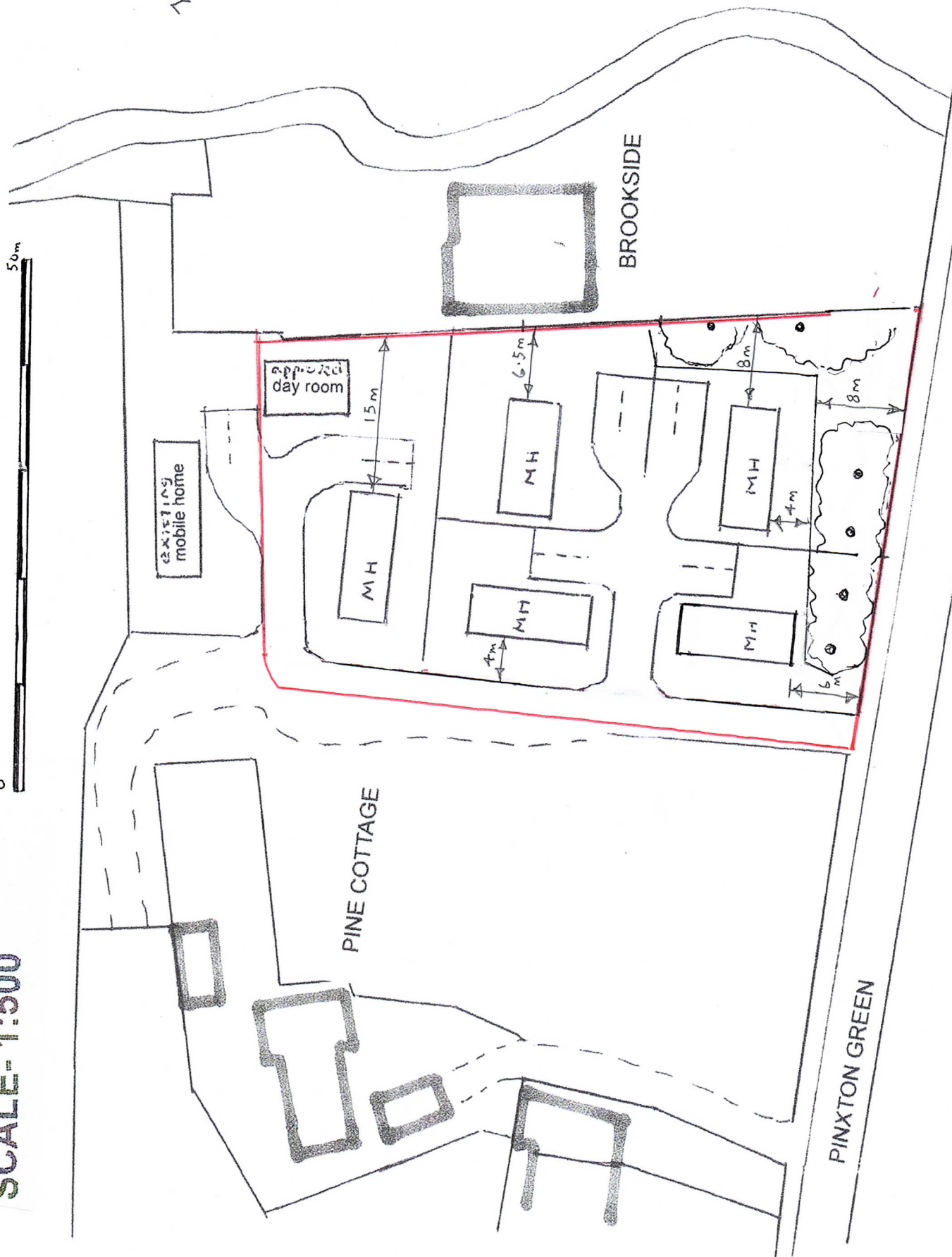
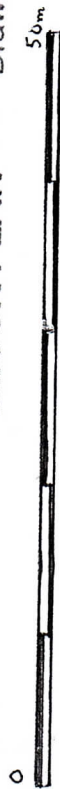
Baseplan taken from Proposed Site Layout Plan supplied by Roger Yarwood Planning Consultant Ltd 24/10/25

Appendix 1: Proposed Site Layout Plan

SCALE 1.500

Drawing: RY.25.01

50m



Appendix 2: Habitat Condition Assessments

Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.

Suggested enhancement interventions to improve condition score²

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Appendix 3: Biodiversity Net Gain Assessment Calculations

The Statutory Biodiversity Metric
Start page

Project details			
Planning authority:	Ashfield District Council		
Project name:	Oak Tree Paddock, Pinxton		
Applicant:	Roger Yarwood Planning Consultant Ltd		
Application type:	Full		
Planning application reference:	TBC		
Completed by:	Brian Armstrong		
Date of metric completion:	10 November 2025		
Reviewer:			
Calculation iteration:			
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	0.21	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

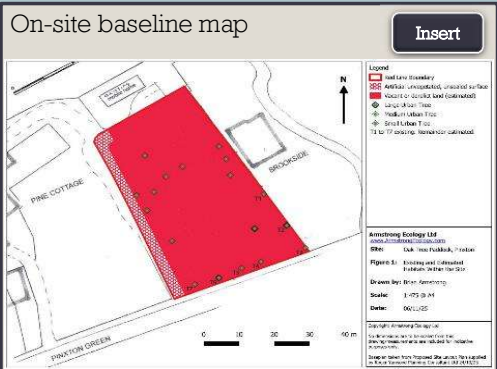
Main menu

Results

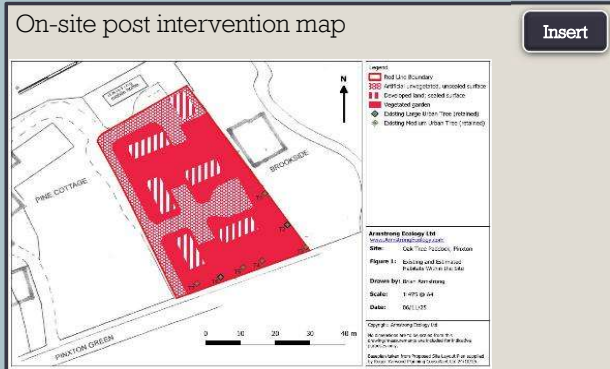
Cell style conventions	
	Attention required
	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

[View all](#)

Reset view



On-site baseline map reference number	2025-035 Fig 1
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On-site post-intervention map reference number	2025-035 Fig 2
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Project Name: Oak Tree Paddock, Pinxton Map Reference: 2025-035 Fig 1

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-2.13
Total Net % Change	-51.51%
Trading Rules Satisfied	No - check trading summaries ▲

Existing area habitats					Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier			
1	Urban	Artificial unvegetated, unsealed surface	No	0.0165	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	
2	Urban	Vacant or derelict land	No	0.1897	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.14	
3	Individual trees	Urban tree	No	0.0163	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (5)	0.13	
4	Individual trees	Urban tree	No	0.1384	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (15)	1.66	
5	Individual trees	Urban tree	No	0.1018	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (15)	1.22	
6														
				Total habitat area	0.46									4.15
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.21									

M² to hectares conversion tool:	M²	Hectares	M²
	1897	0.1897	1897

						Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
0.0165		0.00	0.00	0.00	0.00				
		0.00	0.00	0.19	1.14				
0.0163		0.13	0.00	0.00	0.00		T1		
0.1384		1.66	0.00	0.00	0.00		T2 to T7		
		0.00	0.00	0.10	1.22		Estimated trees (1 Large, 2 medium and 8 small as shown in Figure 1)		
0.17	0.00	1.79	0.00	0.29	2.38				
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)					0.19				

Condense / Show Columns

Condense / Show Rows

Main Menu

Distinctiveness		Condition		Strategic significance

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.10		
M² to hectares conversion tool:	M²	Hectares	M²
	285	0.0035	285

Oak Tree Paddock, Pinxton

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline	Area habitat units	4.15		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	2.02		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-2.13	-51.31%	On-site net gain is less than target set ▲
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-2.13		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-2.13		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-51.31%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	4.15	4.57	2.54	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲