

Report

BIODIVERSITY NET GAIN (BNG) ASSESSMENT





BIODIVERSITY NET GAIN ASSESSMENT REPORT

FOR

**North street, Huthwaite,
Sutton-in-Ashfield, NG17 2PE**

in collaboration with

TA Holdings Ltd



Contents

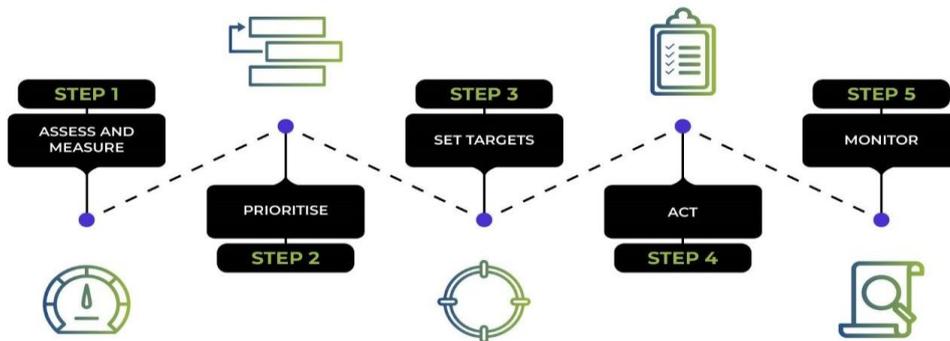
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Nomenclature

Nomenclature	Description
Baseline Assessment	Before a development project begins, a baseline assessment is conducted to determine the existing biodiversity of the project site. This assessment establishes the current state of habitats, species, and ecosystem functions.
Biodiversity	The variety of life within a defined area for example, globally or in a specific habitat which can be described by a variety of metrics including species abundance or the living plant index and which we are dependent on to provide us with food, clean water and many more essentials.
Biodiversity Loss	The reduction in the variety and abundance of species in a particular ecosystem or across the entire planet. It can result from factors such as habitat destruction, pollution, climate change, and invasive species.
Biodiversity Net Gain	A concept that aims to ensure that development projects have a positive impact on biodiversity by enhancing or creating habitats.
Biodiversity Net Gain (BNG) Assessment	The quantification of the overall positive impact on biodiversity resulting from a specific activity or project. While biodiversity gain refers to the increase in the numbers, genetic variability, and species variety in a given area, BNG goes a step further by assessing whether the difference between biodiversity losses and gains leads to a net positive impact.
Biodiversity Units	A measure to describe the level of biodiversity present on a given site.
DEFRA Statutory (Official) Biodiversity Metric	Is a tool developed by the UK Government that provides a standardised approach to quantifying changes in biodiversity resulting from development activities. It assigns values to different habitats and species based on their ecological importance, and it allows for the calculation of a numerical score that reflects the overall biodiversity impact of a development.
Habitat	The specific environment or type of ecosystem in which a particular species of organism lives. Habitats can range from forests and wetlands to grasslands and urban areas.
Habitat Condition	The state or quality of a habitat, taking into consideration factors such as biodiversity, ecological processes, and overall health. Habitat condition assessment is essential in determining the effectiveness of conservation or restoration efforts.
Habitat Distinctiveness	The unique characteristics and features that differentiate one habitat from another. Distinctiveness is often assessed based on the diversity of species, ecological functions, and physical attributes of a habitat.
Habitat Strategic Significance	The local importance of a habitat determined by assessing both its geographic location and the specific type of habitat it represents. This evaluation helps in understanding the unique value and contribution of the habitat in its surrounding ecosystem.
On-Site	Refers to activities, impacts, or features that occur within the boundaries of a specific development or project site. In the context of Biodiversity Net Gain, on-site measures may include habitat creation, enhancement, or protection within the project area.
Off-Site	Relates to actions or effects that occur outside the boundaries of the development or project site. Off-site measures in Biodiversity Net Gain may involve compensatory actions, such as creating or enhancing habitats in a different location to offset any biodiversity loss caused by the development.
Small Site	A small residential site is a development which is less than 1 hectare with less than 9 dwellings, or where the number of dwellings is unknown an area of less than 0.5 hectares. A small commercial site is a development which has created floor space of less than 1,000 m ² or with a total site area of less than 1 hectare.
Major Development	A major development is any development, either residential or non-residential, which falls out of the requirements of a small site. This means more than 9 dwellings or greater than 0.5 hectares for residential developments or greater than 1,000 m ² floor space, or over a hectare for non-residential developments.

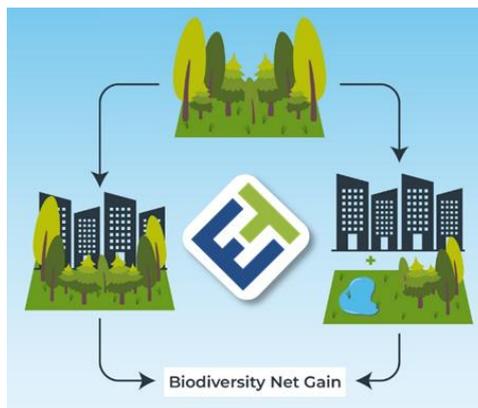
Methodology and Quantification Standards

This Biodiversity Net Gain (BNG) report has been completed using methodology consistent with the Science Based Targets for Nature (SBTN), Nature Positive Initiatives, and DEFRA Regulations.



Science-Based Targets for Nature Steps which Tunley Environmental's Biodiversity Net Gain (BNG) services aligns with to achieve reduced impact on Nature.

Biodiversity was quantified using the DEFRA (Department for Environment, Food & Rural Affairs) statutory (official) biodiversity metric as a tool to assess and measure biodiversity in the context of development projects. This metric is specifically designed to assist in quantification of the impact that development activities have on biodiversity and determine whether Biodiversity Net Gain (BNG) is achieved. Where BNG refers to the idea that the biodiversity value of a site should be enhanced due to development, ensuring a "net gain" in ecological terms. Tunley have completed all calculations within small site metric along with any required documents such as habitat condition. These additional documents will be submitted alongside this form in the excel format for LPA approval.



Tunley Environmental's conceptualisation of Biodiversity Net Gain.

Where applicable, the equivalent small site biodiversity metric was utilised for developments under the requirements for the statutory (official) biodiversity metric. The BNG assessment was further completed using methodology consistent with the international standard BS 8683:2021 (Process for designing and implementing BNG). Information on data sources and assumptions made to support this analysis are provided in Appendix A.

Executive Summary

Biodiversity is the foundation of the global economy. The World Economic Forum (WEF) estimates that over 50% of the world's GDP, equivalent to 33 trillion pounds, significantly depends on nature and the services it provides. In response to this crisis, Biodiversity net gain has been recently implemented into the *Town and Country Planning Act 1990* that aims to ensure that development projects in the UK, specifically England, have a positive impact on biodiversity by enhancing or creating habitats either on-site or off-site.

The site is currently being developed to a residential curtilage comprised of two dwellings and garden areas. The total area of the development is 282 m² and thus is considered a small sites development.

As there are no priority habitats on site and the development will impact less than 25 m² of habitats with biodiversity values greater than zero, the development qualifies for a BNG exemption. This exemption is viable accordingly to the “*de minimis*” rule. Tunley Environmental have conducted an independent BNG exemption assessment provide evidence of exemption. As stated by The Biodiversity Gain Requirements (Exemptions) Regulations 2024, regulation 4⁽¹⁾ this site is exempt from the BNG regulations:

“(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a) less than 25 square metres of onsite habitat that has biodiversity value ⁽²⁾ greater than zero; and

(b) less than 5 metres in length of onsite linear habitat.”

(4) For the purposes of this regulation—

(a) “priority habitat” means a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006 ⁽³⁾;

(b) a habitat is impacted where the habitat is lost or degraded such that there is a decrease in the biodiversity value of that habitat;

(c) “linear habitat” means the types of hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric ⁽⁴⁾ (which are measured by length (expressed in kilometres) rather than area).”

Under the first condition the site does not have any on-site priority habitats and therefore does not impact any priority habitats (please refer to the Magic Map results in the Appendix). The second condition is satisfied as the development will impact only 1 m² of area habitats of biodiversity values greater than zero.

¹ The Biodiversity Gain Requirements (Exemptions) Regulations 2024 No. 47, Regulation 4. Available at <https://www.legislation.gov.uk/uksi/2024/47/regulation/4/made>

² See paragraph 3 of Schedule 7A to the Town and Country Planning Act 1990 for the definition of “biodiversity value”.

³ 2006 c. 16; see the list published at <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>. A hard copy of the list is available from the DEFRA Helpline address given at the end of the explanatory note below.

⁴ See paragraph 4 of Schedule 7A to the Town and Country Planning Act 1990.

Introduction

Tunley Environmental has conducted an independent small site BNG assessment to identify and quantify the biodiversity values of the site before and after the development to further provide evidence of exemption. This BNG assessment calculates the biodiversity **value of the land by assessing the habitats present, the habitat types, size, condition, and location**. These data inputs are utilised within the small site's statutory metric, due to the development size, to quantify the biodiversity units present before development. This is the baseline habitats and gives a value for baseline biodiversity units.



Figure 1. Aerial image of the site at North Street, Huthwaite, Sutton-in-Ashfield, NG17 2PE.

Baseline Results (Pre-development)

The baseline assessment for the site was conducted by analysing site photos, information provided by TA Holdings Ltd to distinguish habitat types. This was also supported using Google Earth surveys to accurately analyse site plans alongside dimensions to yield overall meters of the project site by habitat type.

The maps from historical aerial imagery from Google Earth shows that the development site had no vegetation present in 2021, then by 2023 small areas of vegetation were observed and by 2024 when the previous building was demolished, no biodiversity is present within the development boundary. TA Holdings Ltd provided evidence of the current state of the development site taken in January of 2025 where a small presence of vegetation is observed (Figure 2). Due to the previous degradation of the site, the date biodiversity baseline for this development was chosen to be the one with highest biodiversity which is June 2023 (Figure 3).

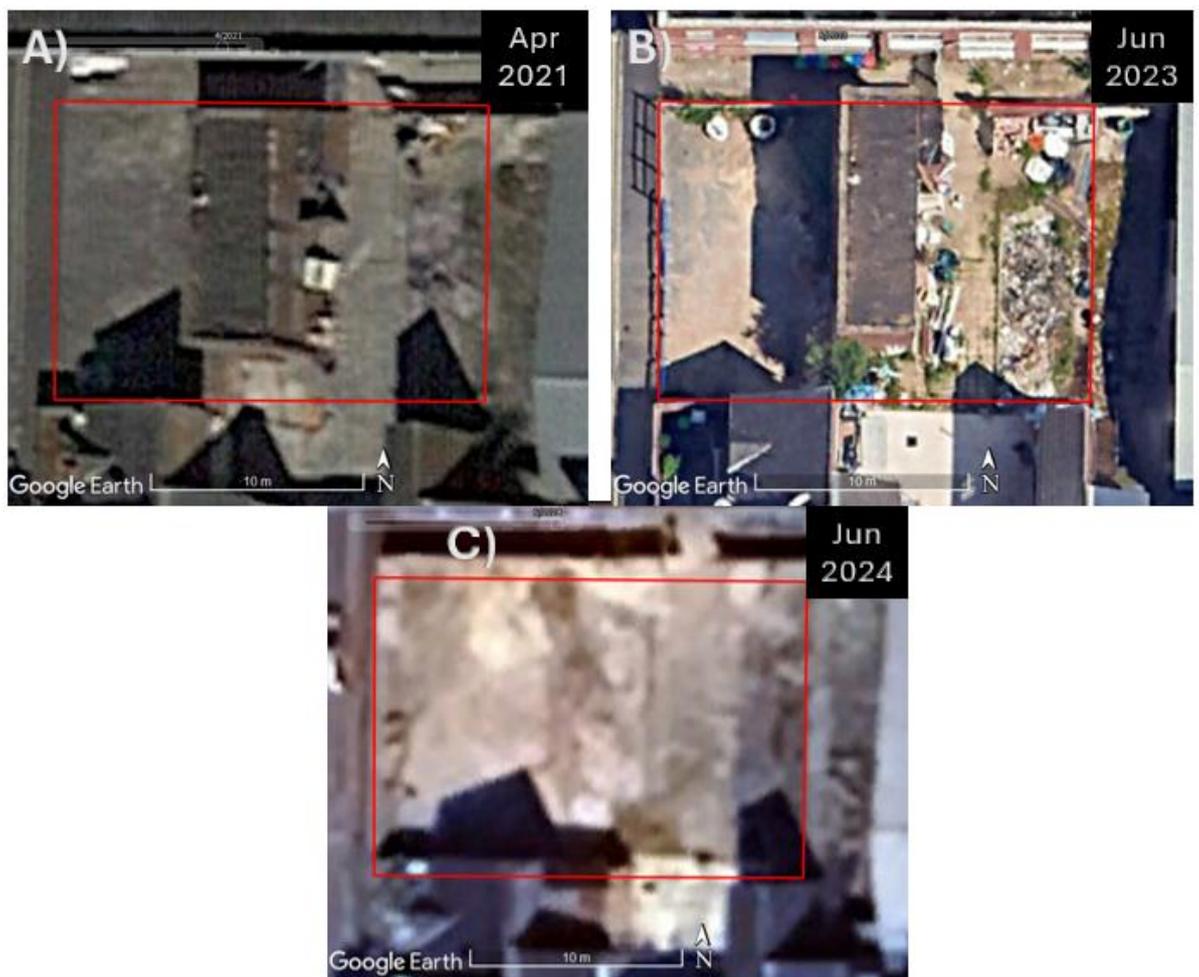


Figure 2. Historical Baseline images from A) April 2021, B) Juen 2023 and C) June 2024 of the site at North Street, Huthwaite, Sutton-in-Ashfield, NG17 2PE.



Figure 3. Current state of the site taken in January 2026

For the proposed site pre-development, habitat areas and biodiversity units were identified and reported in figure. The [UK habitat classification \(UKHab\)](#) system was utilised to define habitats inputted within the metric.



Figure 4. Habitat map showing the site at North Street, Huthwaite, Sutton-in-Ashfield, NG17 2PE separated by different habitat types identified at baseline

Table 1. Explanation of baseline habitat types, habitat characteristics, and habitat area/length.

Habitat Type	Habitat	Baseline
"area habitats" with biodiversity values	Introduced Shrub	8.26 m ²

Evidence of “de minimis” Exemption

As noted above, due to the low biodiversity value of the site, the site falls under the “de minimis” exemption. This is due to the absence of priority habitats on-site and therefore no priority habitats are affected by the project, and that the development impacts less than 25 m² of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of linear habitats including hedgerows and lines of trees.

The plan below (Figure 5) shows the proposed site landscape developed and designed by TA Holdings Ltd which proposed the construction of a dwelling consisting of two flats.



Figure 5. Proposed plan for the site.

In the post-development plans only 8.26 m² of biodiversity with a value greater than zero is lost, this is due to the small area of introduced shrub that is being removed for development. The post-development plans to create developed land; sealed surface and vegetated garden.

Table 2. Summary of habitat changes.

Habitat Type	Habitat	Baseline	Lost	Created
"area habitats" with biodiversity values	Introduced shrub	8.26 m ²	8.26 m ²	0 m ²
	Vegetated garden	0 m ²	0 m ²	77 m ²
"area habitats" with no biodiversity values	Developed land; sealed surface	273.74 m ²	68.74 m ²	205 m ²

Conclusion

The BNG assessment by Tunley Environmental have confirmed that the site at North street, Huthwaite, Sutton-in-Ashfield, NG17 2PE will not be required to reach the national standard of 10% biodiversity net gain. The exemption is satisfied under the “*de minimis*” exemption category of developments below the threshold.

¹The Biodiversity Gain Requirements (Exemptions) Regulations 2024 No. 47, Regulation 4. Available at <https://www.legislation.gov.uk/uksi/2024/47/regulation/4/made>

² See paragraph 3 of Schedule 7A to the Town and Country Planning Act 1990 for the definition of “biodiversity value”.

Appendix

Data Sources

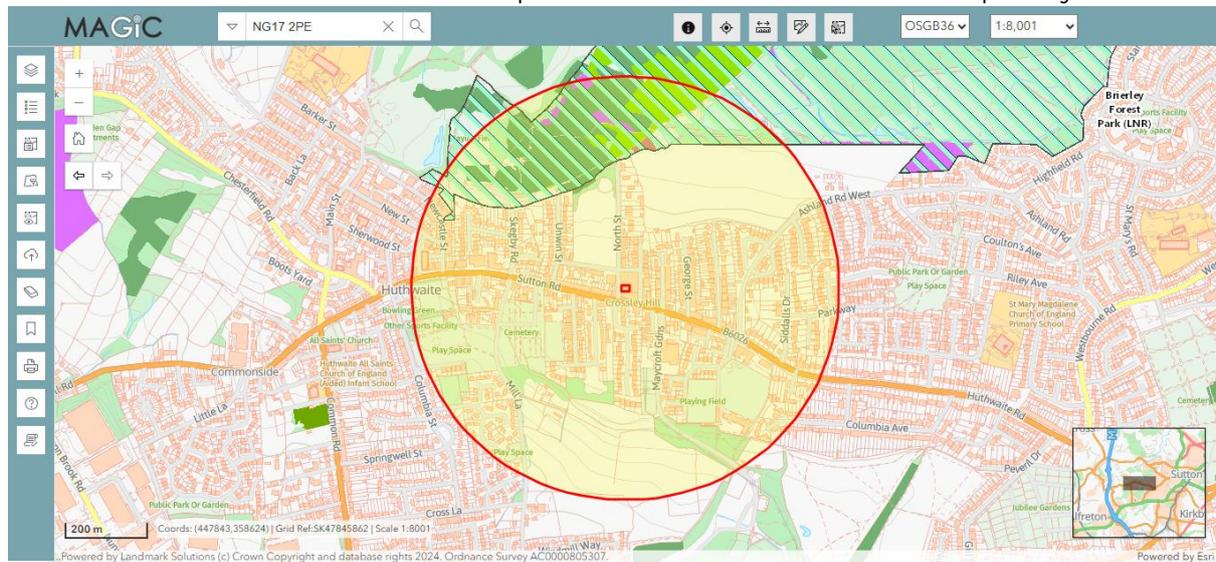
All data results were analysed through the small site metric from DEFRA. The excel version of the metric will also be submitted alongside this report for further evidence and LPA approval and for compliance with BNG regulations.

Habitat Classification and Justification

We conducted a thorough assessment of all habitat types utilising the guidelines outlined in "The UK Habitat Classification Version 2" (UKHab). UKHab serves as a comprehensive, hierarchical system that integrates seamlessly with existing classifications in the UK and Europe. It's architecture, inclusive of primary habitats and secondary codes, enhances the accuracy and consistency of habitat assessments by allowing for the direct attachment of additional features such as habitat mosaics and management strategies. This approach not only facilitates the integration of legacy datasets but also enables efficient sharing of habitat data at regional, national, and international levels. BNG Compliance adheres to these classifications, ensuring consistency and compliance with ecological standards. It's essential that a trained and certified ecologist completes the assessment. For more information, please visit: [UKHab](https://www.ukhab.org/).

Magic Map Results

The Magic map below shows that the development site is located within a 500-meter proximity from areas of Local Nature Reserves, Deciduous Woodland, Lowland Fens and Lowland Meadows. However, it is very unlikely that the proposed work will result in any direct or indirect adverse impacts on the mentioned priority habitat.





Approval

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