



BIODIVERSE
CONSULTING

NOOK FARM

**BIODIVERSITY NET GAIN
STATEMENT & ASSESSMENT**

FOR: MR AND MRS N WEBB

REF: BIOC25-871 | V1.0



CLIENT	PROJECT	
Mr and Mrs N Webb Nook Farm Cleator CA23 3EY Cumbria	Project Name:	Nook Farm
	Project code:	BioC25-871
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	Date:	June 15 th , 2026

DOCUMENT CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	REV	AUTH
V1.0	15/06/26	Initial to client	N/A	TC	CG	CH

MAP CONTROL

VERSION	DATE	CHANGES	CONFIDENTIALITY	PREP	REV	AUTH
V1.0	15/06/26	Initial to client	N/A	TC/AS	CG	CH



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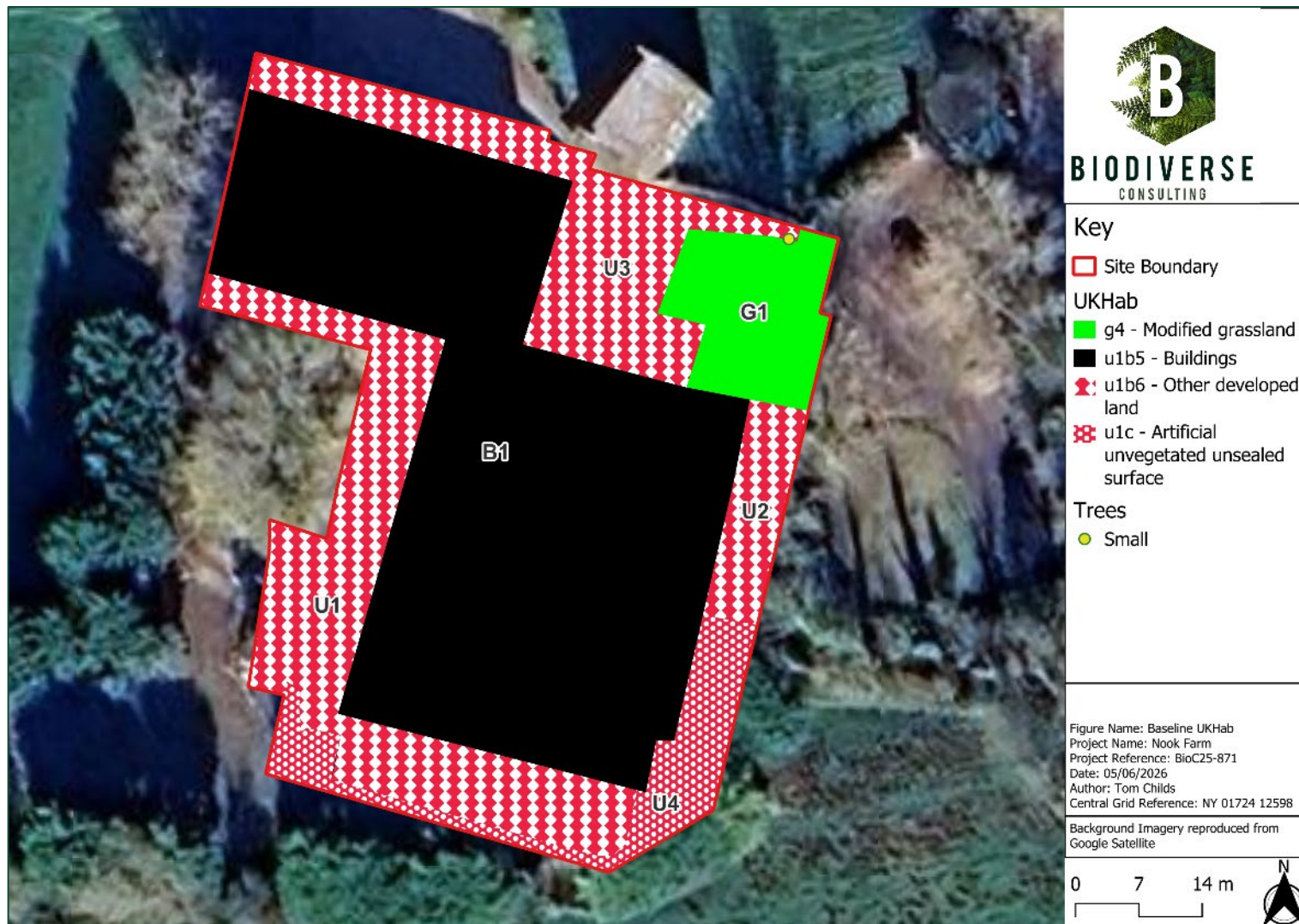
BIODIVERSITY STATEMENT

Biodiverse Consulting Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment of land at Nook Farm, Cleator CA23 3EY. The Site is proposed to be developed into a private horse arena with stabling and storage buildings.

BIODIVERSITY STATEMENT		
Biodiversity Gain Condition Required?		
YES ☒ NO ☐		
Assessment Date	05/06/2026	
Pre-Development Biodiversity Value	Habitat Units	0.11
	Hedgerow Units	0.00
	Watercourse Units	0.00
Metric Information	Metric Name & Version	BioC25-871 Nook Farm BNG Metric V1.0
	Metric Date of Completion	11/06/2026
Degradation Statement Required?		
YES ☒ NO ☐		
Irreplaceable Habitat		
YES ☐ NO ☒		



BASELINE HABITATS PLAN





BIODIVERSITY STATEMENT	
Pre-Planning Biodiversity Net Gain Results	Total Net Habitat Unit Change onsite is +0.03 equating to 28.60% net gain.
Trading Rules Satisfied	
YES ☒ NO ☐	
Offsite Units Required to Achieve 10% Gain	
YES ☐ NO ☒	
Excess Units Intended to be Registered and Allocated to Other Developments	
YES ☐ NO ☒	



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1 INTRODUCTION

1.1 CONTEXT

This report forms the biodiversity net gain assessment, for detailed protected/priority species and habitat survey assessment see the Bat and Barn Owl Report¹. This report seeks to complement the results and conclusions from the aforementioned reports with regards to arboricultural and/or ecological recommendations.

1.2 SITE LOCATION & DESCRIPTION

The Site is located at Nook Farm, Cleator CA23 3EY at a central grid reference of NY 01725 12599 as illustrated in Appendix A Figure 1. The 0.427ha Site currently consists of a derelict livestock farm. The land is not currently in use.

1.3 DEVELOPMENT PROPOSALS

It is proposed to develop the Site into a private horse arena, along with stabling and storage buildings, based on current plans at the date of the production of this report. Current Site landscaping proposals are provided within drawing number '25/04/1073 – 04 c)' (Appendix A Figure 2).

1.4 REPORT OBJECTIVES

- To indicate whether the development will be subject to a Biodiversity Gain Condition.
- To establish the baseline biodiversity value of the Site.
- To establish whether any irreplaceable habitats are present.
- To confirm whether the biodiversity value of the Site has been lowered because of works carried out onsite (degradation).
- To assess the impact of current development plans on biodiversity.
- To set out the type and quantity of Biodiversity Units required Offsite.
- To set out intention to allocate units to another development.

¹ Whistling Beetle Consulting. (2025). Bat and Barn Owl Report



2 METHODOLOGY

2.1 STUDY SCOPE

The survey area comprised the “Site” (Appendix A Figure 3) and, where access was available an appropriate buffer.

2.2 DESK STUDY

A desk study was undertaken to assess the nature of the Site and surrounding habitats and to inform decisions on habitat retention, enhancement and/or creation. Sources include:

- Assessment of aerial imagery and Ordnance Survey mapping.
- A search of the MAGIC² website for priority habitats.
- Research of strategic plans in the local area.
- Reference to relevant local guidance.
- Review of relevant previous planning permissions within which the Site is located.

2.3 ESTABLISHING THE BASELINE

Baseline habitats established through the following information sources:

- Field survey
- Degradation
- Relevant previous planning permissions associated with the Site

2.3.1 Field Survey

The Site was subject to a walk over, during which habitats were identified using the UK Habitat Classification survey methodology³ (UKHAB). Table 1 provides a summary of the field surveys undertaken.

TABLE 1: SURVEY SUMMARY

DATE	TEMPERATURE	CLOUD	PRECIPITATION	WIND ⁴
05/06/2026	15°C	70%	None	BF – 3

² Multi Agency Geographic Information for the Countryside (www.magic.gov.uk)

³ UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>)

⁴ Royal Meteorological Society ([The Beaufort Wind Scale](#) | [Royal Meteorological Society](#))



2.3.2 Degradation

Potential degradation of the Site has been determined through:

- Assessment of historic aerial imagery and Ordnance Survey mapping.
- Consultation with the client regarding activities on the site since 30 January 2020.
- Review of relevant planning permissions applicable to the Site.

If degradation has occurred, it has been accounted for by using the pre-degradation habitat as the Site's baseline. The pre-degradation habitat has been determined through:

- Assessment of aerial imagery and Ordnance Survey mapping.
- Data records.
- Historic field surveys.
- Anecdotal evidence provided by client.

A precautionary approach has been used when assigning condition scores to the pre-degradation habitats. The pre-degradation habitat has been recorded as the baseline in the Statutory Biodiversity Metric. The length of time between the degradation activities and the post development habitat creation or enhancement has been accounted for using the 'delay in starting habitat creation or enhancement' function within the Statutory Biodiversity Metric.

2.4 LIMITATIONS

There were no significant limitations to the survey effort.

The Cumbria LPA planning portal does not currently have an option to search by postcode. Therefore, it was not possible to search for relevant previous planning permissions (in order to review proposed plans and compare them with the results of the field survey). This is not judged to be a significant limitation, as onsite habitats were, in most cases, low or very low distinctiveness. Classifications are therefore thought to be reliable.

2.5 BIODIVERSITY ASSESSMENT METHODOLOGY

The Statutory Biodiversity Metric⁵ was applied to calculate Biodiversity Units for this Site and is a standard approach based on the information in the accompanying User Guide and Technical Guidance⁶. The application of this tool prescribes a biodiversity unit value for pre-development baseline conditions alongside the proposed post-development conditions. Post development onsite habitats are assigned a condition considered achievable within a 30-year period through a dynamic management plan and takes into consideration feasibility issues.

⁵ Defra (2024) Statutory Biodiversity Metric Calculation Tool (at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>)

⁶ Defra (2024) Statutory Biodiversity Metric: User Guide (at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>)



2.6 BIODIVERSITY GAIN HIERARCHY

The Biodiversity Gain Hierarchy for the purpose of the statutory framework for biodiversity net gain is set out in Article 30A of the Development Management Procedure Order. This hierarchy is distinct from the mitigation hierarchy set out in the National Planning Policy Framework.

This Biodiversity Statement has applied the Biodiversity Gain Hierarchy to maximise onsite gain opportunities given the nature of the development and what is considered realistically achievable onsite.



3 RESULTS

3.1 DESK STUDY

3.1.1 Priority Habitats

There are no Priority Habitats within or bordering the Site.

Priority Habitats within 2 km of the Site include: Ancient Woodland, Deciduous Woodland, Lowland Raised Bog, Lowland Fen, and Purple Moor Grass and Rush Pasture. The map of the Priority Habitats is provided in Appendix A Figure 4.

3.1.2 Relevant Guidance and Strategic Plans

Strategic significance was assigned to relevant habitats in accordance with the Cumbria Local Nature Recovery Strategy.

Table 2 summarises the strategic plans that are relevant to this Assessment, a map of the relevant local strategies is provided in Appendix A Figure 5.

The mapped measures onsite do not apply to any baseline or post-development habitats. The strategic significance multiplier has therefore not been applied in the metric.

TABLE 2: RELEVANT GUIDANCE AND STRATEGIC PLANS

POLICY/GUIDANCE	STRATEGIC SIGNIFICANCE
Cumbria Local Nature Recovery Strategy ⁷	The following mapped measures cover the Site: - W6: “Create more woodland and tree cover” - W18: “Expand ... scrub cover by creating the appropriate conditions for a mix of scrub types to establish” - Area Could Become of Particular Importance for Biodiversity: Woodland, Trees and Scrub. - England Woodland Creation Offer (EWCO): High Spatial Priority. - EWCO NfC Ammonia Emissions Capture for SSSI Protection: Meets air quality criteria.

⁷ Cumbria Local Nature Recovery Strategy. Available at: <https://cumbrialnrs.org.uk/homepage-0>.



3.1.3 Landscape Context

A review of aerial imagery and Ordnance Survey mapping indicates that the Site comprises a mosaic of farm buildings and hardstanding surfaces. Directly east of the Site is a short linear parcel of deciduous woodland, beyond which is Dent Fell, characterised by further grazing areas and plantation woodland. Longland Lake Country Park and the small village of Cleator are located approximately 240m west of the Site.

In the wider area the land use is predominantly agricultural land comprising grazing pasture, intersected by hedgerows and streams.

3.2 DEGRADATION

Based on review of aerial imagery, Ordnance Survey mapping and client consultation, Biodiverse Consulting Ltd. is aware of the following unauthorised degradation activities have taken place on the site since January 2020:

- Removal of one tree (T1) in early 2026

See Appendix A Figures 8 and 9 for photos of T1 pre and post-degradation.

A precautionary approach has been taken to provide condition assessment for degraded habitats: where there is no evidence that a habitat would not fail a criterion, it has been assumed that the habitat would pass. Please see the accompanying condition assessment sheets for details on how condition has been assigned for pre-degradation habitat.

A precautionary one-year delay has been added to all post-development habitats in the metric to account for the time between degradation activities and habitat creation.



3.3 FIELD SURVEY

The Site is 0.427ha in extent and currently comprises Modified Grassland an Individual Tree, Buildings, Developed Land; Sealed Surace and Artificial Unvegetated Unsealed Surface. Baseline habitats within the Site are mapped within Appendix A Figure 6. Photos for the habitats are located in Appendix B. Full habitat condition assessments are detailed in the accompanying condition assessment sheets.

3.3.1 Habitats

TABLE 3: BASELINE HABITAT DESCRIPTIONS

HABITAT REFERENCE	EXTENT	UKHAB CODE	SECONDARY CODE(S)	KEY SPECIES	DESCRIPTION	CONDITION
u - URBAN						
B1	0.233ha	u1b5 – Buildings	833 – Barn	N/A	Several partially demolished barns with no separation between them.	N/A
U1	0.072ha	u1b6 – Other Developed Land	N/A	N/A	Disused concrete farmyards.	N/A
U2	0.015ha					
U3	0.051ha					
U4	0.027ha	u1c – Artificial Unvegetated Unsealed Surface	839 – Track	Sparse ruderal species including wavy bitter-cress <i>Cardamine flexuosa</i> and white clover <i>Trifolium repens</i> (both rare).	Access track.	N/A



HABITAT REFERENCE	EXTENT	UKHAB CODE	SECONDARY CODE(S)	KEY SPECIES	DESCRIPTION	CONDITION
G1	0.029ha	g4 – Modified Grassland	N/A	Yorkshire-fog <i>Holcus lanatus</i> (frequent) with rosebay willowherb <i>Chamaenerion angustifolium</i> and broad-leaved dock <i>Rumex obtusifolius</i> (both rare).	Newly colonised gravel surface, very species-poor. Bare ground ~60%, grass to forb ratio 90:10, 3 species per m ² , sward height 20cm.	Poor
200 – INDIVIDUAL TREES						
T1	N/A	N/A	200 – Tree	Ash <i>Fraxinus excelsior</i>	Tree cleared in early 2026. Estimated diameter at breast height (DBH) of 25cm. T1 has been assumed to pass all condition criteria except Criterion C: “The tree is mature” given its small size.	Good



4 ONSITE BNG ASSESSMENT

4.1 BASELINE HABITATS SUMMARY

Table 4 presents a summary of the baseline conditions of the Site with habitats mapped within Appendix A Figure 6.

TABLE 4: SUMMARY OF BASELINE HABITATS WITH CALCULATED HABITAT UNITS

HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
Modified Grassland	Poor	Area/compensation not in local strategy	0.029	0.06
Buildings	N/A	Area/compensation not in local strategy	0.233	0.00
Developed Land Sealed Surface	N/A	Area/compensation not in local strategy	0.138	0.00
Artificial Unvegetated Unsealed Surface	N/A	Area/compensation not in local strategy	0.027	0.00
Rural Tree	Good	Area/compensation not in local strategy	0.0041	0.05
Total Habitat Units within baseline:				0.11

4.2 POST-DEVELOPMENT ONSITE HABITAT SUMMARY

The calculations presented here are based on drawing number '25/04/1073 – 04 c)' (See Appendix A Figure 2). Post development onsite habitats are mapped in Appendix A Figure 7.

TABLE 5: SUMMARY OF POST-DEVELOPMENT ONSITE HABITATS WITH CALCULATED HABITAT UNITS

HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
HABITAT CREATED				
Buildings	N/A	Area/compensation not in local strategy	0.068	0.00



HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
Developed Land; Sealed Surface	N/A	Area/compensation not in local strategy	0.128	0.00
Artificial Unvegetated Unsealed Surface	N/A	Area/compensation not in local strategy	0.223	0.00
Bare Ground	Poor	Area/compensation not in local strategy	0.009	0.02
Rural Tree	Poor	Area/compensation not in local strategy	0.0448 (11 Small trees)	0.12
Total Habitat Units onsite post-development:				0.14

4.2.1 Summary

Total Net Habitat Unit Change: +0.03 equating to a 28.60% net gain.

4.2.2 Trading Rules

The trading rules for this project are currently satisfied.

4.2.3 Significant Onsite Gains

There are not significant onsite biodiversity gains delivered by the proposed development.

This is due to habitat creation being limited to poor condition habitats delivering a small number of units.

4.3 BIODIVERSITY GAIN HIERARCHY

Table 6 presents a summary of how the Biodiversity Gain Hierarchy has been applied to this stage of the development. This is subject to change and the full description of the Biodiversity Gain Hierarchy has been applied will be presented in the Biodiversity Gain Plan.

TABLE 6: SUMMARY OF HOW THE BIODIVERSITY GAIN HIERARCHY HAS BEEN APPLIED

BIODIVERSITY GAIN HIERARCHY STAGE	DESCRIPTION
Avoid adverse effects on medium - v. high distinctiveness habitats.	Individual Tree already removed.



BIODIVERSITY GAIN HIERARCHY STAGE	DESCRIPTION
Mitigate effects on medium - v. high distinctiveness habitats.	Individual Tree already removed.
Onsite habitats enhancement.	No habitats available for enhancement.
Onsite habitat creation.	11 Individual Trees will be created onsite.



5 RECOMMENDATIONS

The development results in a 28.60% (>10%) net increase in habitat units and satisfies trading rules onsite based on landscaping plans drawing number '25/04/1073 – 04 c)' (See Appendix A Figure 2).

5.1 PRE-COMMENCEMENT CONDITIONS

5.1.1 Biodiversity Gain Plan

A Biodiversity Gain Plan will need to be submitted as part of the fulfilment of a Biodiversity Net Gain pre-commencement condition using the Biodiversity Gain Plan Template⁸. This Gain Plan will include the legal documentation evidencing any Biodiversity Units secured via a Third Party Provider and/or Statutory Credits purchased by a Third Party provider.

5.2 OFFSITE GAIN REQUIREMENTS

5.2.1 Registered Offsite Biodiversity Gain Provider

Should Third-Party Biodiversity Units be required, then to ensure compliance with Biodiversity Regulations set out as part of Mandatory Biodiversity Net Gain, the offsite area must be registered as a 'Biodiversity Gain Site' on DEFRA's Biodiversity Gain Sites Register and have received a planning obligation from the relevant Local Planning Authority (LPA) or Conservation Covenant from a Responsible Body before registration can be made.

5.2.2 Statutory Credits

Statutory Credits are a last resort method of achieving Biodiversity Net Gain. In order to apply for statutory credits, the developer must provide evidence to the LPA demonstrating that they have:

- Considered additional on-site BNG and can provide reasoning showing why this is not possible.
- Approached three local or national suppliers, habitat banks or trading websites and can show evidence that no off-site options are available in England. Evidence would include, for example, correspondence, emails, or a PDF download showing a marketplace search.

⁸ DEFRA, 2023. Biodiversity Gain Plan Template.
<https://assets.publishing.service.gov.uk/media/6560a8de1fd90c0013ac3b66/biodiversity-gain-plan.pdf>. Last accessed 11/01/24.



APPENDICES



APPENDIX A – FIGURES

Figure 1 – Site Location

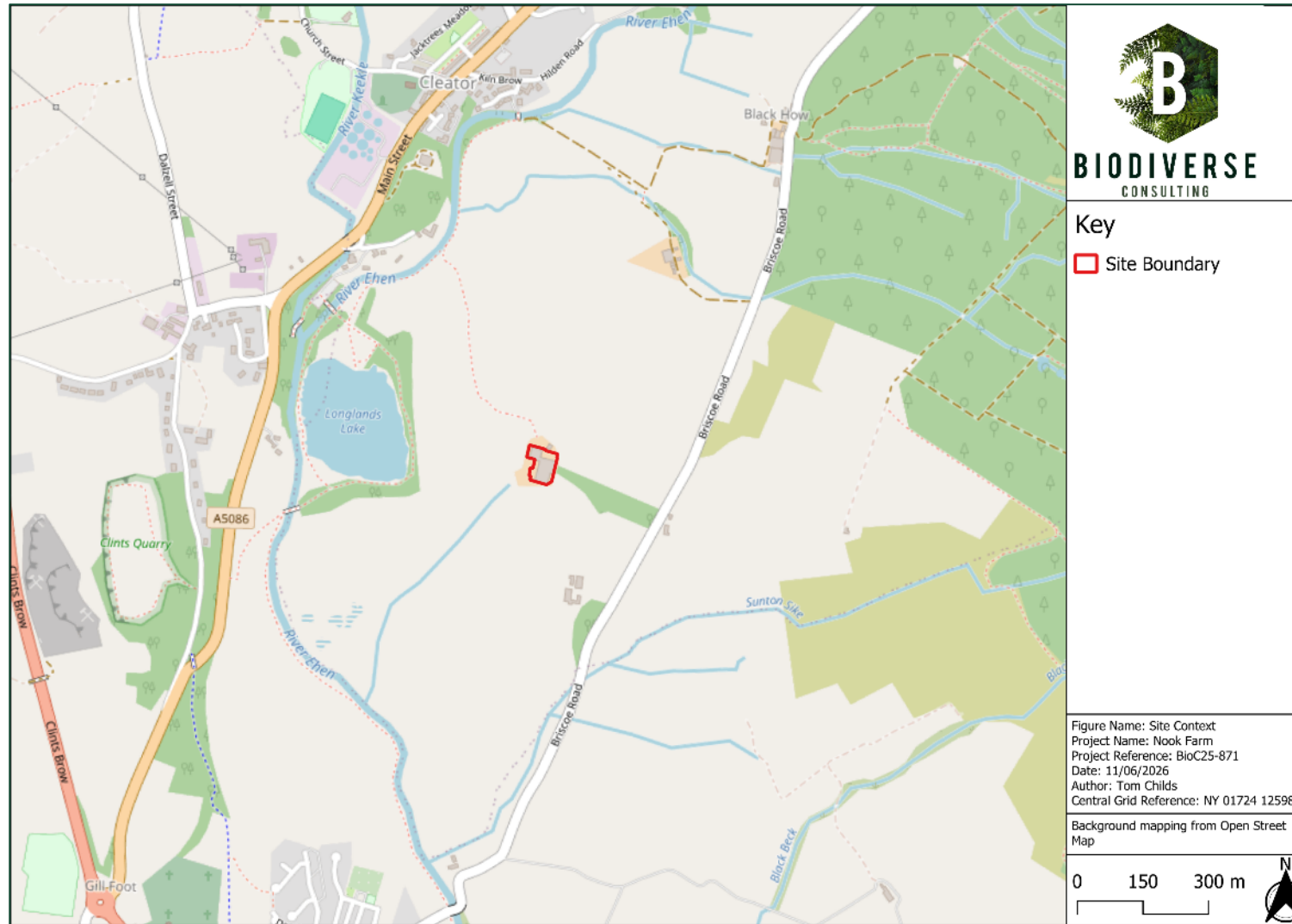




Figure 2 – Landscaping Plans

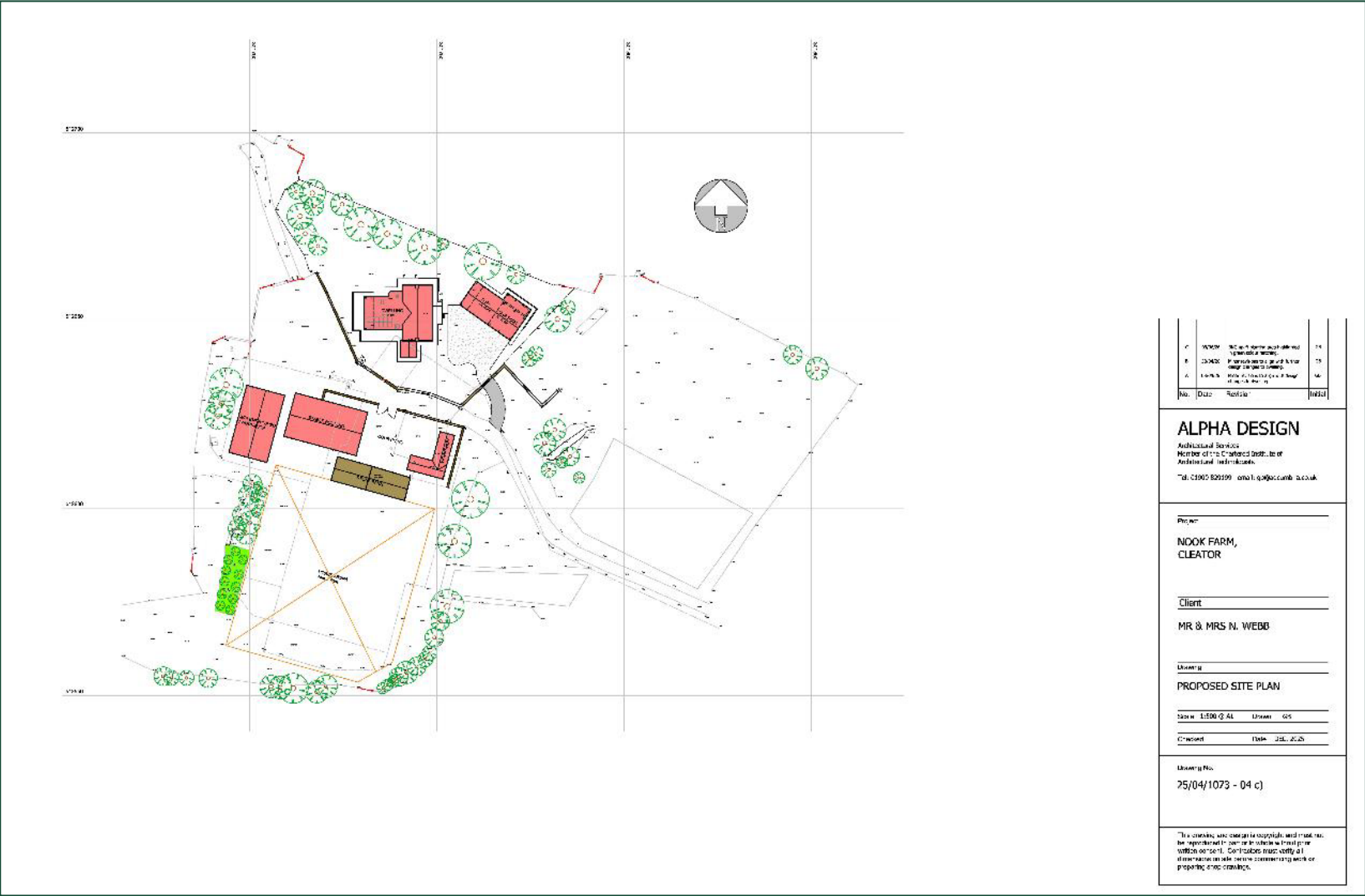




Figure 3 – Survey Area





Figure 4 – Priority Habitats Map

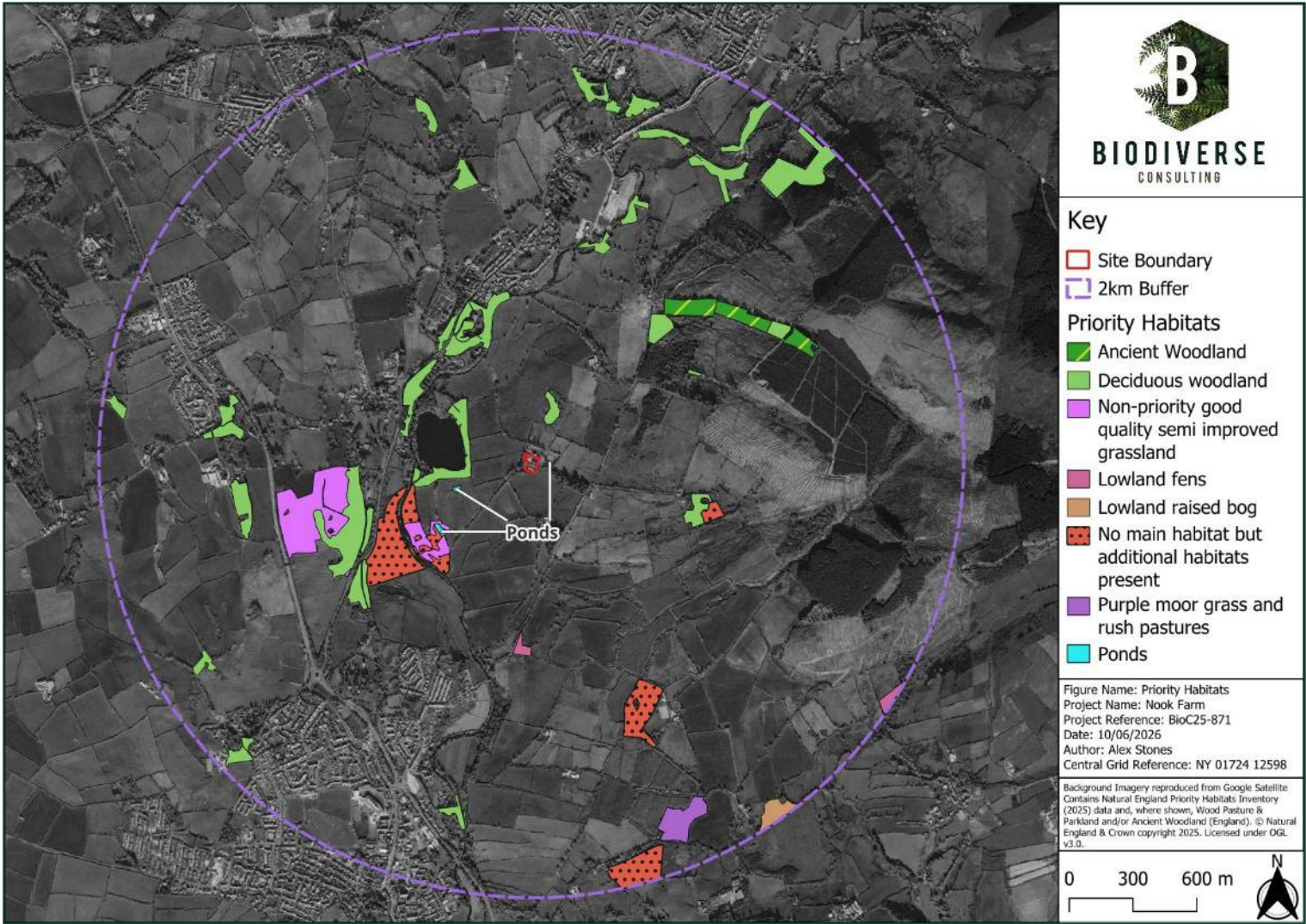




Figure 5 – Local Strategy Map

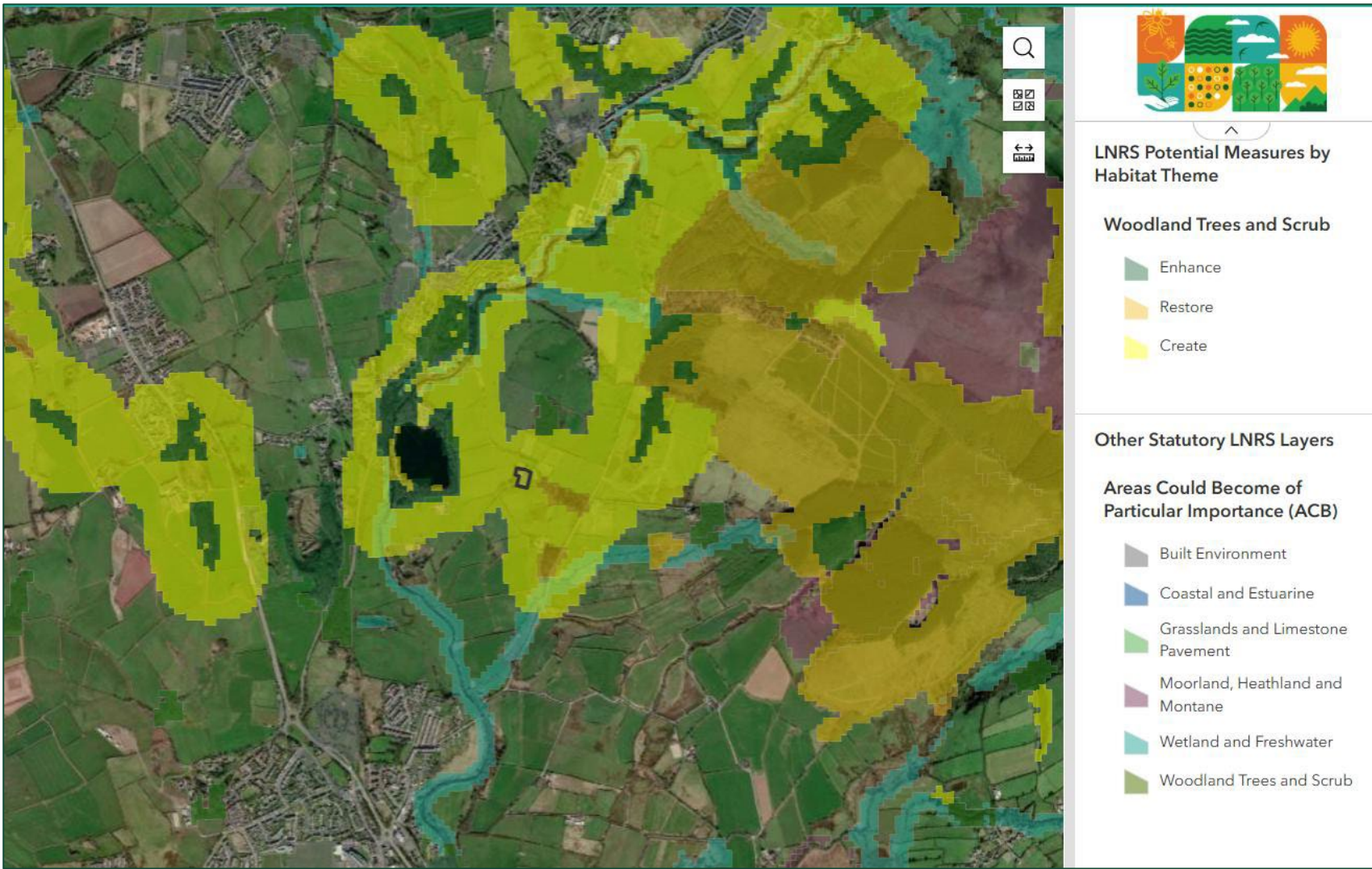




Figure 6 – Baseline UKHAB Map

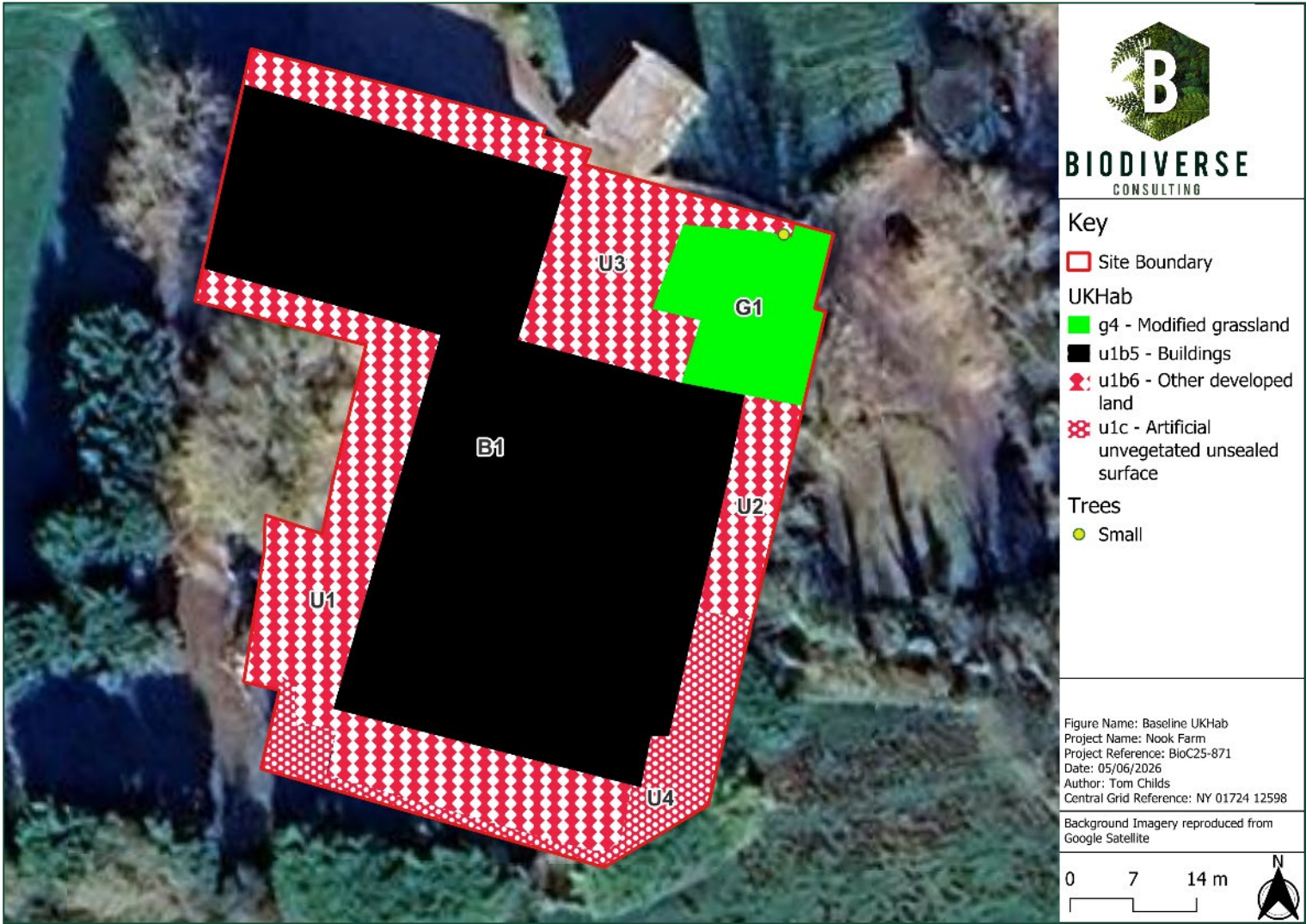




Figure 7 – Post Development UKHAB Map





Figure 8 – T1 (Pre-degradation)



Figure 9 – T1 (Post Degradation)





APPENDIX B – HABITAT PHOTOS

Image 1 – Buildings (B1)



Image 2 – Developed Land, Sealed Surface (U3)



Image 3 – Artificial Unvegetated Unsealed Surface (U4)



Image 4 – Modified Grassland (G1) (Poor)





APPENDIX C – LEGISLATION AND POLICY

Town and Country Planning Act 1990⁹

In England, Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act, as inserted by Schedule 14 of the Environment Act 2021.

The Environment Act 2021¹⁰

The Environment Act 2021 provides a framework for environmental protection in the UK. It is a wide-range piece of legislation affecting many aspects of the natural environment, including biodiversity. Schedule 14 of the Act establishes mandatory requirement for Biodiversity Net Gain in new developments.

Biodiversity Gain Regulations 2024^{11,12,13,14,15,16}

Biodiversity Net Gain secondary legislation, referred to as ‘The Biodiversity Gain Regulations 2024’ came into force on 12th February 2024.

Planning Policy – National Planning Policy Framework (NPPF)¹⁸

The National Planning Policy Framework (NPPF) 2024¹⁷ sets out the Government’s requirement for the planning system in England and in doing so establishes the framework within which local planning authorities can develop their own planning policies. The NPPF explicitly addresses the conservation and enhancement of the natural environment, including biodiversity, through paragraphs 187–201.

⁹ Town and Country Planning Act 1990. Available from: <https://www.legislation.gov.uk/ukpga/1990/8/schedule/7A>

¹⁰ The Environment Act 2021. Available from: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

¹¹ The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/50/contents/made>

¹² The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/49/contents/made>

¹³ The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/48/contents/made>

¹⁴ The Biodiversity Gain Requirements (Exemptions) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/47/contents/made>

¹⁵ The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/46/contents/made>

¹⁶ The Biodiversity Gain Site Register Regulations 2024. Available from: <https://www.legislation.gov.uk/uksi/2024/45/contents/made>

¹⁷ National Policy Planning Framework 2024. Available from: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/national-planning-policy-framework)



APPENDIX D – BNG ASSUMPTIONS & LIMITATIONS

BIODIVERSITY NET GAIN (“BNG”) CALCULATION:

ASSUMPTIONS AND LIMITATIONS RELATING TO BIODIVERSITY NET GAIN CALCULATION(S) FOR THE PROPOSED DEVELOPMENT SITE AT NOOK FARM

INTRODUCTION

1. A Biodiversity Net Gain (“BNG”) calculation requires a calculation of the pre-development baseline biodiversity value of the habitats within the red line boundary of the Site which is then compared with the predicted post-development biodiversity value of the habitats within the red line boundary of the Site.
2. A target percentage of 10% as required by the relevant Local Planning Authority will be applied by Biodiverse Consulting in its performance of the Services unless the Services are in connection with one or more specific phases of a development (as agreed with the Local Planning Authority). In this case the Services shall be undertaken in accordance with the requirements of the Phased Biodiversity Gain Plan agreed with that Authority.
3. To the extent that the outcome of that comparison fails to deliver the relevant target percentage of BNG for the Site, reliance must then be placed in the BNG calculation on:
 - 3.1. Biodiversity Units generated on land Off-site which are to be registered as “Registered Off-site Biodiversity Gain” on Natural England’s Biodiversity Gain Site Register and which will be used in the BNG calculation); or
 - 3.2. If necessary, Biodiversity Statutory Credits to be purchased through NHM government so as to meet the relevant target percentage of BNG for the Site.
4. Where the Services provided have been in connection with a development Site that is subject to a Phased Biodiversity Gain Plan references to Site in this document are references to the relevant phase of the development that Biodiverse Consulting reports upon.

ASSUMPTIONS AND LIMITATIONS

5. Biodiverse Consulting has carried out its enclosed BNG calculation in accordance with the terms and conditions of our engagement taking into account:
 - 5.1. The information you have provided to Biodiverse Consulting or that Biodiverse Consulting has obtained from you or other specified sources (including all understandings reached with the Local Planning Authority prior to or subsequent to an application submission that you have advised Biodiverse Consulting of);



- 5.2. The date specified in the Report as being the date(s) upon which the actual survey of the Site was undertaken; and
- 5.3. Biodiverse Consulting's professional judgment.
6. No responsibility is taken by Biodiverse Consulting should the output of the calculation prove not to be deliverable at, or valid for, the development Site or not being acceptable to the Local Planning Authority or its advisers or to any third party or court or tribunal in respect of the development Site, where this results from:
 - 6.1. The development proposal or any planning authorisation in respect of the development proposal not conforming to the information on which Biodiverse Consulting has relied referred to below; or
 - 6.2. Any Off-site BNG delivery not conforming to the information on which Biodiverse Consulting has relied, referred to below or any of that information being misleading or inaccurate; or
 - 6.3. The professional judgement of Planning Authority (or other) professionals differing from the professional judgment of Biodiverse Consulting; or
 - 6.4. Any delay in the submission of information to the Local Planning Authority resulting through any circumstances that arise subsequent to the completion of Biodiverse Consulting's assessment of the Site (or assessment in connection with the attribution of any Off-site units) in information being invalidated.
 - 6.5. The existence of any errors in information within the Statutory Biodiversity Gain Site Register.

BASIS OF BIODIVERSE CONSULTING'S CALCULATION OF THE PRE-DEVELOPMENT ON-SITE BASELINE BIODIVERSITY VALUE

7. The following sets out the bases of Biodiverse Consulting's calculation of the pre-development On-site baseline biodiversity in the enclosed BNG calculation.

Site's redline boundary:

8. Biodiverse Consulting has relied upon the redline boundary of the Site supplied by you ("**Site**"): This is found on 'Proposed Site Plan 25/04/1073 – 04'.

Biodiversity Metric:

9. Biodiverse Consulting has relied upon the Statutory Biodiversity Metric current at the time the Statutory Biodiversity Metric was prepared and as appropriate the DEFRA Statutory Biodiversity Metric User Guide current at that date to undertake its calculation: [The Defra Statutory Biodiversity Metric used in the enclosed calculation is version 1.0.4 [<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>].

**Site's baseline habitats:**

10. A BNG calculation is dependent on the type, condition and extent of the Site's baseline habitats at the time the Site is surveyed. Should this become a materially earlier date than the date upon which the planning application is submitted we assume that this will be discussed with the Planning Authority.
11. Biodiverse Consulting has relied upon the following sources to identify the Site's baseline habitats:
 - 11.1. Biodiverse Consulting's prior habitat survey of the Site: Biodiverse Consulting undertook a prior UKHab habitat survey of the Site dated 05/06/2026.
 - 11.2. Images available of the development Site utilising any publicly available open-source mapping tools with timeline functionality selected at the discretion of Biodiverse Consulting;
 - 11.3. Information provided by you (if any) including:
 - 11.3.1. Information provided in the form of a habitat survey of the development Site delivered by a third party that has carried out a survey within the confines of the red line boundary of the Site;
 - 11.3.2. Information provided by you or on your behalf (if any) regarding any activity unrelated to any planning permission which has taken place at the development Site on or after 30 January 2020 as referred to in this Biodiverse Consulting Report.
 - 11.3.3. Information provided by you or on your behalf (if any) regarding any activity in accordance with a planning permission which has taken place at the development Site on or after 25th August 2023 as referred to in this Biodiverse Consulting Report.
 - 11.3.4. Information available from DEFRA provided "DEFRA Magic" website facility and/or other sources we have specifically identified in this Biodiverse Consulting Report.
 - 11.4. In establishing an appropriate baseline Biodiverse Consulting is also required to and will take into account information regarding activities which have taken place at the Site since 30th January 2020 and which are authorised or permitted under a planning permission which has been undertaken at the development Site on or after 12th February 2024 and to take account of any degradation that may have occurred on the Site since 30th January 2020;
 - 11.5. You have told us that T1 was cleared since 30th January 2020 and so we have taken T1 as a baseline habitat.



CATEGORISATION, AND ASSESSMENT OF CONDITION, OF BASELINE SITE HABITATS FOR THE PURPOSE OF POPULATING THE STATUTORY BIODIVERSITY METRIC FOR THE PURPOSE OF THE ON-SITE METRIC CALCULATION:

12. Biodiverse Consulting has relied upon the following sources and professional judgment to allow it to use the Site's baseline habitats (details obtained and assumptions made as described at paragraph 11 above) to populate the Statutory Biodiversity Metric so as to obtain the enclosed pre-development baseline biodiversity value of the Site:
 - 12.1. The up-to-date Defra Technical User Guide that accompanies the Statutory Biodiversity Metric: ("The Statutory Biodiversity Metric User Guide: Department for Environment and Rural Affairs February 2024")
 - 12.2. Biodiverse Consulting's professional judgment to classify the Site's baseline habitats in accordance with the categories developed and published by the UK Habitat Classification Working Group (UKHab) categories [(Version 2)]. Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the accompanying Statutory Biodiversity Metric.
 - 12.3. Biodiverse Consulting's judgment to score the Site's baseline habitats' condition: Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the Statutory Biodiversity Metric.
13. Biodiverse Consulting shall only take into account in any assessment characteristics relating to habitats which are to be regarded as significant.

BASIS OF BIODIVERSE CONSULTING'S CALCULATION OF THE POST-DEVELOPMENT ON-SITE BIODIVERSITY VALUE

14. The following sets out the basis of Biodiverse Consulting's calculation of the post-development on-Site biodiversity value in the BNG calculation that Biodiverse Consulting has provided.

Site's redline boundary:

15. Biodiverse Consulting has relied upon the redline boundary of the Site as above.

Statutory Biodiversity Metric:

16. Biodiverse Consulting has relied upon the Statutory Biodiversity Metric and the DEFRA Statutory Biodiversity Metric User Guide current at the date upon which the Statutory Biodiversity Metric was prepared to undertake its calculation as referenced above: The Statutory Biodiversity Metric used in the enclosed calculation is version 1.0.4 dated 09/06/2026.

Development layout:



17. Biodiverse Consulting has relied upon the proposed development layout at the Site as supplied by you: 'Proposed Site Plan 25/04/1073 – 04'.

Projected On-site habitat types and areas to be retained, enhanced, restored or created within the constraints of the development layout:

18. Biodiverse Consulting has relied upon:
- 18.1. Information supplied by you or on your behalf (including opinions and conclusions expressed to you in documented form by any third party); and
 - 18.2. The professional judgement of Biodiverse Consulting (taking into account information actually available to Biodiverse Consulting);

In order to identify habitat types and areas (in hectares or linear metres as appropriate) which can realistically be retained, enhanced, restored and / or created within the constraints of the development layout so as to create Biodiversity Units: Where appropriate Biodiverse Consulting has inserted notes on this relating to its professional judgment into the Statutory Biodiversity Metric.

Projected condition of On-site habitat types and the extent (in hectares or metres for linear habitats) to be retained, enhanced, restored or created within the constraints of the intended development layout:

19. Biodiverse Consulting has relied upon:
- 19.1. Information supplied by you or on your behalf (including opinions and conclusions expressed to you in documented form by any third party); and
 - 19.2. The professional judgement of Biodiverse Consulting (taking into account information actually available to Biodiverse Consulting);

In order to identify the realistically achievable condition of the habitat types present or capable of being present within the constraints of the development layout and carried out calculation of Biodiversity Units accordingly subject to any qualification as referred to in paragraph 20 below.

20. Should information have not been available or if in the opinion of Biodiverse Consulting information is incomplete, Biodiverse Consulting has inserted notes qualifying any matter that relates to and which may have qualified the application of its professional judgment in the making of the calculation at paragraph 19.

BASIS OF BIODIVERSE CONSULTING'S REPORT'S RELIANCE ON OFF-SITE BIODIVERSITY UNITS

21. Biodiverse Consulting has not relied upon Biodiversity Units from an Off-site BNG Delivery Site to meet the relevant BNG target for the Site in the enclosed BNG calculation.



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