



Biodiversity Net Gain Assessment

Markfield Road, Ratby, Leicester, LE6 0LU

Ryan Pasch

Status	Issue	Name	Date
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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Ryan Pasch to undertake a Biodiversity Net Gain (BNG) Assessment at Markfield Road, Ratby, Leicester, LE6 0LU (hereafter referred to as “the site”). The assessment was required to inform a planning application for the development of a small intimate glamping retreat (hereafter referred to as “the proposed development”).

The baseline habitat value of the site is 3.14 area-based habitat units with the proposed development resulting in a 11.18% area-based net gain and a 100% net gain for hedgerows (from a baseline of zero units). The baseline watercourse value of the site is 0.91 units, the post-development watercourse value of the site is the same, this results in a net change in biodiversity of 0% (i.e. no change) with all trading rules satisfied.

Habitat creation and enhancements on the site which have resulted in a net gain include;

- Other neutral grassland creation (0.0447 ha) to achieve at least moderate condition.
- A small area of woodland (0.02ha) to the south of the site is to be enhanced to moderate condition.
- Creation of seven individual native trees of moderate condition (0.0287ha).
- Creation of further amenity grassland (0.0343ha) to achieve at least poor condition.
- A small ornamental hedgerow (0.021km) is to be created.

A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Ryan Pasch to undertake a Biodiversity Net Gain (BNG) Assessment at Markfield Road, Ratby, Leicester, LE6 0LU (hereafter referred to as “the site”). The assessment was required to inform a planning application for the development of a small intimate glamping retreat (hereafter referred to as “the proposed development”).

A plan showing the proposed development is provided in Appendix 1.

This report should be read in conjunction with the following documents:

- Defra Statutory Biodiversity Metric
- Preliminary Ecological Appraisal (Arbtech, November 2024)
- River Condition Assessment (Arbtech, November 2025)

1.2 Site Location, Geology and Landscape Context

The site is located at National Grid Reference SK 4907 3047 and has an area of approximately 0.4ha. The site consists of woodland, artificial unsealed, unvegetated surface, and grassland. The site is immediately surrounded by agricultural land, campsites and pockets of woodland. The wider landscape consists of further agricultural land, woodland, residential properties and the M1. The closest water way is the pond within the owned boundary of the site. The underlying soil type at the site is slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soil. A site location plan is provided in Appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2023). The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses. The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can

also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by the Preliminary Ecological Appraisal (Arbtech, November 2024). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The Preliminary Ecological Appraisal classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the Hinkley and Bosworth Borough Council Core Strategy (Adopted 2009)

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the Development Plan which is included in Appendix 1. A post development habitat plan is provided in Appendix 4.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023) and the information provided within the Development Plan.

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 14 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Statutory Biodiversity Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value
- Function within the landscape
- Any site or habitat allocations under the Hinkley and Bosworth Borough Council Core Strategy (Adopted 2009)

2.3 Limitations

The Preliminary Ecological Appraisal was undertaken outside of the optimal period for botanical species identification and habitat classification, however due to the habitats present on site and the extent of the proposed works, this was considered a minor limitation.

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition and strategic significance. A full condition assessment for each habitat (where relevant) is provided in Appendix 5a.

Table 1: Baseline Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Modified grassland – g4	0.447ha	There is an area to the west of the site that has modified grassland that is often managed.	Poor – passes 5/7 criteria but fails essential criteria A. Assessed using the ‘grassland low’ habitat condition assessment.	Low strategic significance. Area/compensation not in local plan.
Bare ground – 510	0.115ha	To the northwest there is an area of bare ground that extends north. This area has previously been used for motorcross riding; therefore, the area does not have any vegetation associated with it. These unsealed areas are used as storage for brash.	Poor – passes 1/3 criteria. Assessed using the ‘urban’ habitat condition assessment.	Low strategic significance. Area/compensation not in local plan.
Other broadleaved woodland – w1g	0.208ha	There is an area within the middle of the site that is broadleaved woodland. The ground layer is dominated by bramble with the occasional area of nettles and cow parsley. The canopy layer species include oak, birch, ash and field maple. The trees are all similar in age, due to the time they were planted, however there are also some self-seeded saplings, that are younger in age.	Poor – scores 25/39. Assessed using the ‘woodland’ habitat condition assessment.	Medium strategic significance. Location ecologically desirable but not in local plan.
Pond (non-priority habitat)	0.276ha	A large pond, covering about 0.35 hectares, lies at the centre of the site. It is a prominent landscape feature with moderate ecological value, supporting a significant carp	Poor – scores 3/9	Low Strategic Significance. Area/compensation not in local plan.

		population that affects water quality and vegetation through their foraging.	Assessed using the 'Pond' habitat condition assessment	
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Watercourse	Length	Description	Condition Assessment	Strategic Significance	Watercourse Encroachment	Riparian Encroachment
River (subreach 1)	0.05	Slate Brook is located within 10m of ~280m of the red line boundary. Two 50m sub-reaches were carried out on the Slate Brook as such covering 100m of the 280m (covering 35%).	Fairly Poor	Low Strategic Significance	No Encroachment	Major/No Encroachment
River (subreach 2)	0.05		Moderate	Low Strategic Significance	No Encroachment	Major/No Encroachment

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition and strategic significance. An assessment of the anticipated condition for each habitat (where relevant) is provided in Appendix 5b, which is based on the assumption that a 30 year management plan will be implemented for the site. The proposed development will result in the creation of grassland and trees and enhancement of woodland.

Table 2: Post Development Biodiversity Value

Habitat	Area	Description	Target Condition	Strategic Significance
Modified grassland – g4	0.447ha retained 0.0577ha created	Retained grassland. The majority of the bare ground on site will be seeded to contain grassland. The grassland will be used recreationally by the guests in the proposed glamping units.	Poor – no change expected, created grassland expected to pass 5/7 criteria but fails essential criteria A. Assessed using the 'grassland low' habitat condition assessment.	Low strategic significance. Area/compensation not in local plan.
Bare ground – 510	0.018ha created	A strip of bare ground will be created leading up to the glamping location which will be used as an access track.	Poor – expected to pass 1/3 criteria.	Low strategic significance. Area/compensation not in local plan.

			Assessed using the 'urban' habitat condition assessment.	
Other broadleaved woodland – w1g	0.1876ha retained 0.02ha enhanced	Retained woodland. A small portion of the woodland on site will be enhanced to achieve moderate condition.	Poor (retained) – scores 25/39. Moderate (enhanced) – expected to score at least 26/32. Assessed using the 'woodland' habitat condition assessment.	Medium strategic significance. Location ecologically desirable but not in local plan.
Developed land; sealed surface – u1b5 (buildings)	0.01ha	Three small glamping huts will be created to the west of the site.	N/A - Other	Low strategic significance. Area/compensation not in local plan.
Developed land; sealed surface – u1b (hardstanding)	0.018ha	A small area of hardstanding will be created in the far east of the site to be used as parking.	N/A – Other	Low strategic significance. Area/compensation not in local plan.
Other neutral grassland – g3c	0.0477ha created	Two sections of neutral grassland will be created on the site. A large section of neutral grassland will be created surrounding the glamping huts and a second strip of neutral grassland will be created adjacent to the access track on the south of the site.	Moderate - expected to pass 3-5/6 criteria. Including criterion A. Assessed using the 'grassland medium, high and very high' habitat condition assessment.	Low strategic significance. Area/compensation not in local plan.
Individual trees - 32	0.0287ha created	A total of 7 small native trees will be planted across the site.	Moderate – expected to pass 4/6 criteria.	Medium strategic significance. Location ecologically desirable but not in local plan.

			Assessed using the 'individual trees' habitat condition assessment.	
Non-native and ornamental hedgerow – h2b	0.021km created	A small hedgerow will be created surrounding the new parking area of the site.	Poor – automatically poor within statutory biodiversity metric.	Low strategic significance. Area/compensation not in local plan.
Pond (non-priority habitat)	0.276ha retained	A large pond, covering about 0.35 hectares, lies at the centre of the site. It is a prominent landscape feature with moderate ecological value, supporting a significant carp population that affects water quality and vegetation through their foraging.	Poor – scores 3/9	Pond (non-priority habitat)

Watercourse	Length	Description	Condition Assessment	Strategic Significance	Watercourse Encroachment	Riparian Encroachment
River (subreach 1)	0.05	Slate Brook is located within 10m of ~280m of the red line boundary. Two 50m sub-reaches were carried out on the Slate Brook as such covering 100m of the 280m (covering 35%).	Fairly Poor	Low Strategic Significance	No Encroachment	Major/No Encroachment
River (subreach 2)	0.05		Moderate	Low Strategic Significance	No Encroachment	Major/No Encroachment

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Defra Statutory Biodiversity Metric. The headline results are presented in Appendix 6.

Areas of Habitat

The baseline habitat value of the site is 3.14 units, comprising 0.89 units of modified grassland, 0.92 units of broadleaved woodland, 1.10 units of pond, and 0.23 units of bare ground.

The post development habitat value of the site is 3.49 units, comprising the creation of buildings and hardstanding (no value), retention (0.89) and creation of modified grassland (0.07 units), retention (0.83) and enhancement of broadleaved woodland (0.17 units), creation of a neutral grassland across the site (0.30 units), planting of seven native trees (0.10 units) and creation of a small bare ground track (0.03 units).

This results in a net change in biodiversity of 11.18% (i.e. a net gain) with all trading rules satisfied.

Hedgerows

There are no hedgerows currently present on the site, therefore the baseline hedgerow value of the site is 0 units.

The post-development hedgerow value of the site is 0.03 units, comprising the creation of two separate ornamental hedgerows.

As there is no baseline hedgerow value, the statutory biodiversity metric cannot calculate the percentage net gain on the site, therefore this is displayed as N/A, however, the addition of any hedgerows on the site will result in a 100% net gain.

Watercourse

The baseline habitat value of the site is 0.91 units, comprising 0.39 units of a fairly poor water course and 0.52 units of a moderate watercourse.

The post-development habitat value of the site is 0.91 units, comprising 0.39 units of a fairly poor water course and 0.52 units of a moderate watercourse.

This results in a net change in biodiversity of 0% (i.e. no change) with all trading rules satisfied.

4.0 Discussion

The current proposed plan results in an 11.18% net gain in habitat units and 100% net gain in hedgerow units (from a baseline of zero). This is more than the 10% target of biodiversity net gain. The current proposed plans result in a 0% difference in the watercourse units, as the enhancements onsite are not significant enough to provide a heightened condition. However, the trading rules are accepted.

As for the proposed development, it will not cause a negative impact on the brook, but does not change the net gain or loss, this therefore results in the site having a 0.09-unit deficiency in watercourse units, to get the net gain of 10%. Therefore, these will have to be provided by offsite credits.

4.1 Additional Landscaping

To maximise the biodiversity value of the site itself, the following alterations to the current landscaping proposals could be considered:

- Other neutral grassland on site can be enhanced to good condition through seeding of a good seed mix for neutral soils which contains a combination of grasses and forbs. Species to include are oxeye daisy, meadow buttercup, lady's bedstraw, common knapweed, common bent and fescue grasses.
- Enhancing the remaining broadleaved woodland on site to moderate condition through regular management and seeding of a woodland ground flora mix will increase the available suitable habitat for a wide range of species. A good combination of both wildflowers and herbs such as lords and ladies, wood avens, meadowsweet, primrose and red campion will create a good ground flora composition. Regular management will ensure the removal of invasive species, help maintain tree health and improve the overall value of the woodland.
- Creation of additional native hedgerows on the site that achieve at least moderate condition will enhance the area for a variety of species and provide further connectivity between habitats on site. Recommended suitable hedgerow species include: dogwood, holly and blackthorn.

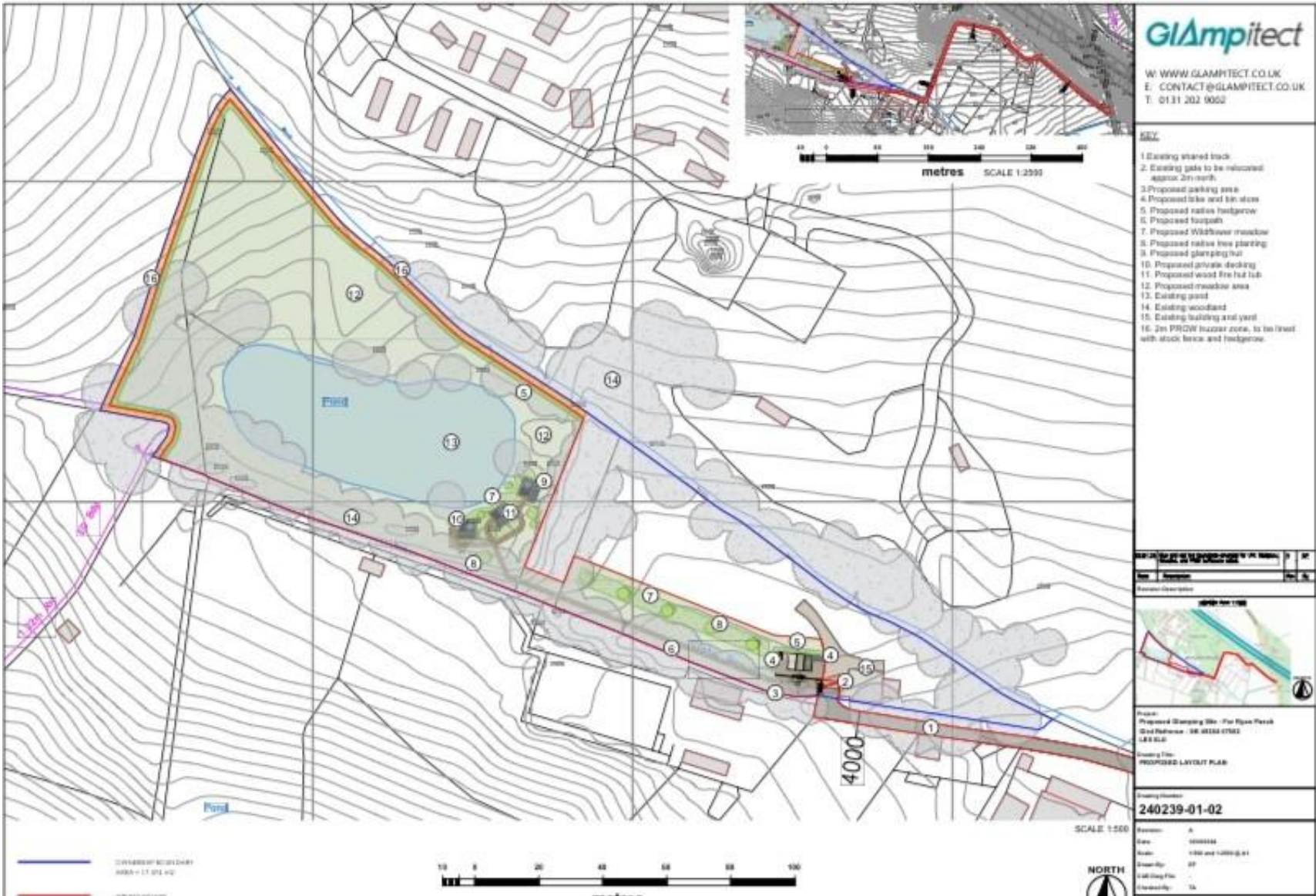
4.2 Post Development

A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years.

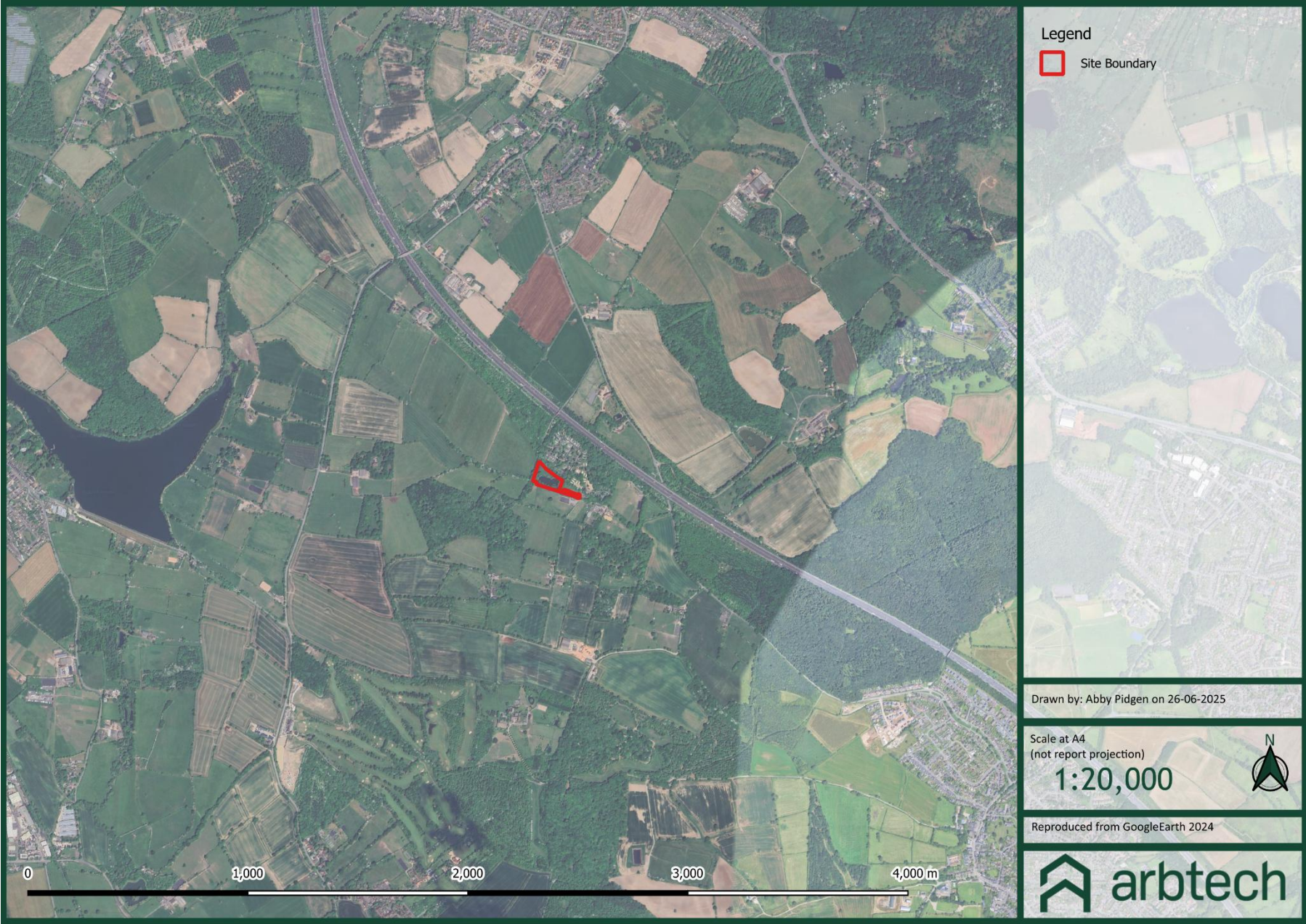
5.0 Bibliography

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- Preliminary Ecological Appraisal (Arbtech, November 2024) Markfield Road, Ratby, Leicester, LE6 0LU
- River Condition assessment (Arbtech, November 2025) Markfield Road, Ratby, Leicester, LE6 0LU
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

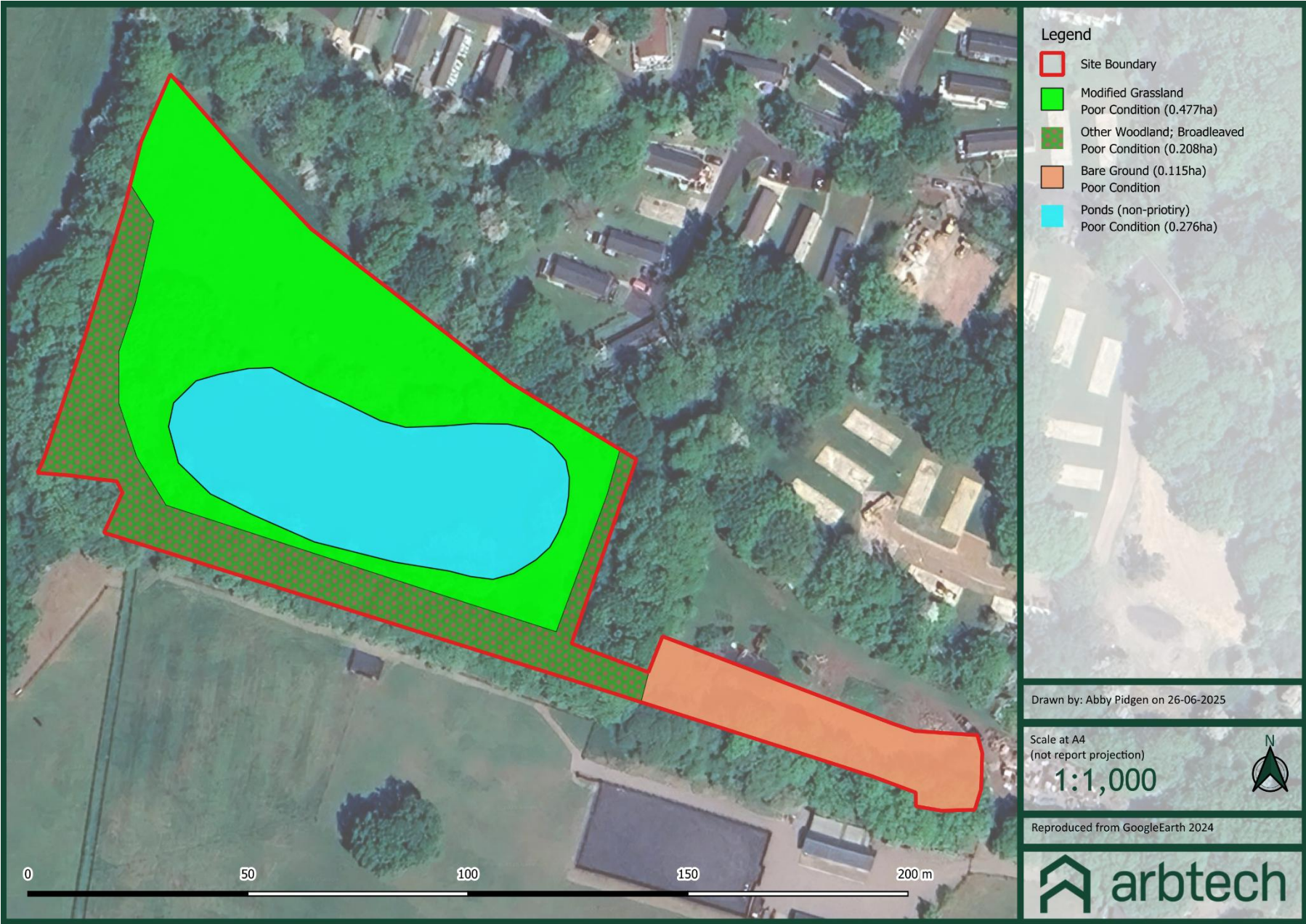
Appendix 1: Proposed Development Plan



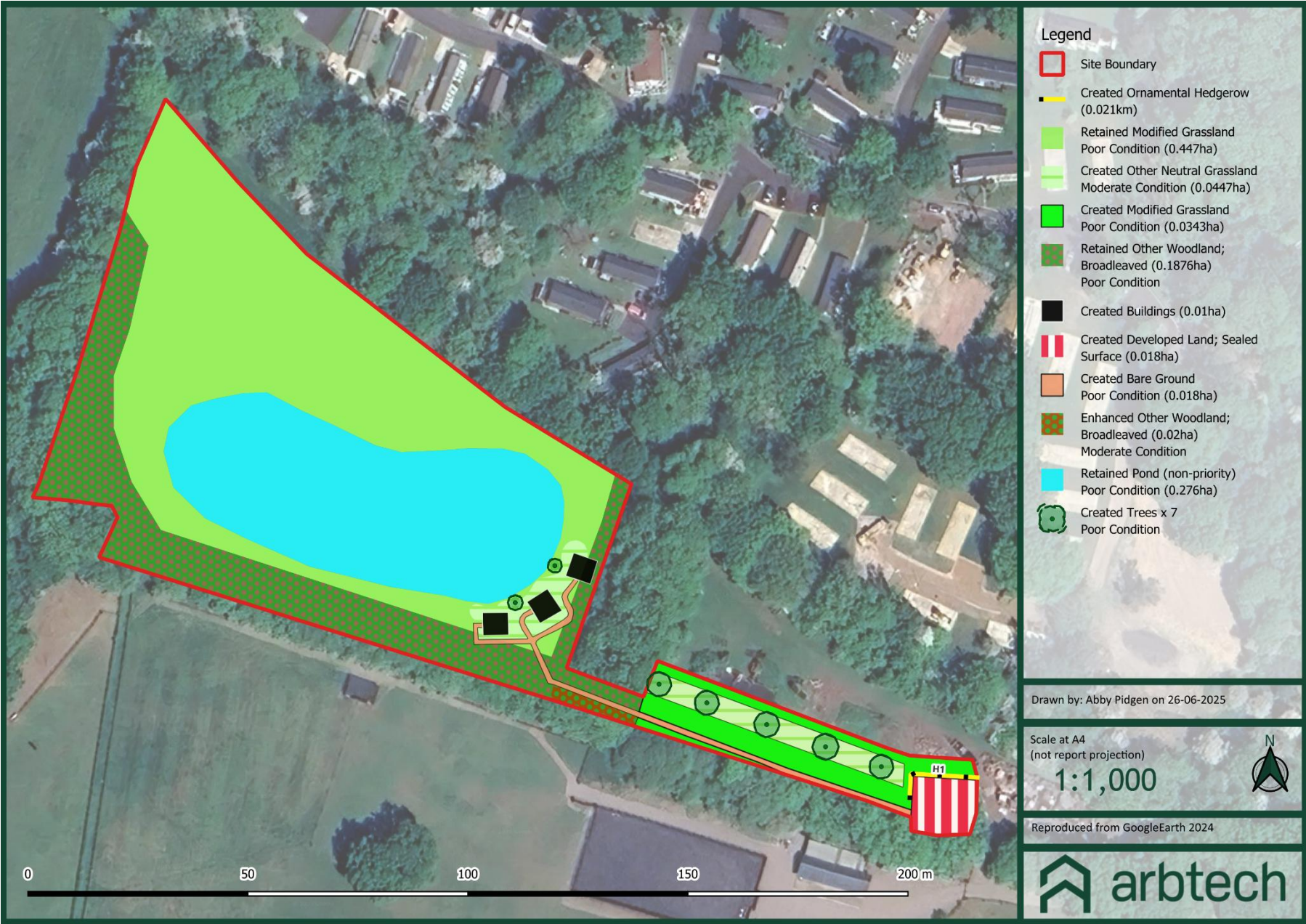
Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan



Appendix 5a: Habitat Condition Assessment Sheets - Baseline

Condition Sheet: WOODLAND Habitat Type					
UK Habitat Classification (UKHab) Habitat Type					
Woodland and forest - Lowland beech and yew woodland					
Woodland and forest - Lowland mixed deciduous woodland					
Woodland and forest - Native pine woodlands					
Woodland and forest - Other coniferous woodland					
Woodland and forest - Other Scots pine woodland					
Woodland and forest - Other woodland; broadleaved					
Woodland and forest - Other woodland; mixed					
Woodland and forest - Upland birchwoods					
Woodland and forest - Upland mixed ashwoods					
Woodland and forest - Upland oakwood					
Woodland and forest - Wet woodland					
Remarks (optional)					
There is an area within the middle of the site that is broadleaved woodland. The ground layer is dominated by bramble with the occasional area of nettles and cow parsley. The canopy layer species include oak, birch, ash and field maple. The trees are all similar in age, due to the time they were planted, however there are also some self-seeded saplings, that are younger in age					
ukhab – UK Habitat Classification					
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: Woodland Wildlife Toolkit (epwz.org.uk)					
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adopted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable and cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.					
On-site or off-site, site name and location	Onsite	Survey date and Surveyor name	Millie Holland 11/11/24	Baseline Condition	
Limitations (if applicable)		Survey reference (if relating to a wider survey)			
Grid reference	SK 4907 3047 a	Habitat parcel reference		Other Woodland; Broadleaved	
Condition Assessment Criteria					
Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	1	
B Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	
C Invasive plant species	No invasive species ³ present in woodland.	Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	
D Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ found across woodland parcel.	2	
E Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understorey shrubs are native ⁵ .	<50% of canopy trees and <50% of understorey shrubs are native ⁵ .	3	
F Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁶ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or ≥40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁶ .	2	
G Woodland regeneration	All three classes present in woodland ⁷ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁷ .	No classes or coppice regrowth present in woodland ⁷ .	2	
H Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁸ .	11% to 25% tree mortality and/or crown dieback or low-risk pest or disease present ⁸ .	Greater than 25% tree mortality and/or any high-risk pest or disease present ⁸ .	3	
I Vegetation and ground flora	Recognisable NVC plant community ⁹ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ⁹ at ground layer present.	No recognisable woodland NVC plant community ⁹ at ground layer present.	1	
J Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹⁰ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	
K Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	
L Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and/or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and/or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and/or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1	
M Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and/or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and/or 20% or more of woodland area has damaged ground ¹⁴ .	1	
Total Score (out of a possible 30) 25					
Condition Assessment Result		Condition Assessment Score		Result Achieved	
Total score >32 (33 to 39)		Good (3)		Poor	
Total score 26 to 32		Moderate (2)			
Total score <26 (13 to 25)		Poor (1)			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UK Habitat Classification (UKHab) Habitat Type		
Grassland - Modified grassland		
On-site or off-site, site name and location	Onsite	Survey date and Surveyor name Millie Holland 11/11/24
Limitations (if applicable)		Survey reference (if relating to a wider survey) Baseline Condition
Grid reference	SK 4907 3047	Habitat parcel reference Modified Grassland
Habitat Description		
There is an area to the west of the site that has modified grassland that is often managed.		
ukhab – UK Habitat Classification		
Condition Assessment Criteria		Notes (such as justification)
There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.		Only 8 species present throughout with perennial rye dominant.
Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.		Consitant short sward due to management.
Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).		No scrub present
Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		
Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.		Physical damage is evident is less than 5%
Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .		Bare ground <10%
Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.		No bracken present
There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).		No invasive species present
Essential criterion achieved (Yes or No)		No
Number of criteria passed		5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	x

Condition Sheet: URBAN Habitat Type			
Habitat types			
Sparsely vegetated land - Ruderal/Ephemeral			
Sparsely vegetated land - Tall forbs			
Urban - Allotments			
Urban - Biodiverse green roof			
Urban - Bioswale			
Urban - Cemeteries and churchyards			
Urban - Facade-bound green wall			
Urban - Ground based green wall			
Urban - Intensive green roof			
Urban - Open mosaic habitats on previously developed land			
Urban - Rain garden			
Urban - Sustainable drainage system (SuDS)			
Urban - Vacant or derelict land			
Urban - Bare ground			
Habitat Description			
To the northwest there is an area of bare ground that extends north. This area has previously been used for motorcross riding, therefore, the area does not have any vegetation associated with it. These unsealed areas are used as storage for brash.			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats: UKHab - UK Habitat Classification			
On-site or off-site, site name and location	Onsite	Survey date and Surveyor name	Miss Holland 11/11/24
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Baseline Condition
Grid reference	SK 4907 3047	Habitat parcel reference	Bare Ground
Condition Assessment Criteria		Criteria passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	Bare ground - no vegetation
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	Bare ground - no vegetation
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	Bare ground - no vegetation
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland; (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note - to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			
Number of criteria passed ¹			
Condition Assessment Result	Condition Assessment Score	Score Achieved $\times \frac{1}{4}$	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)		
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 3 core criteria.	Poor (1)	X	

Appendix 5b: Habitat Condition Assessment Sheets - Proposed

Condition Sheet: URBAN Habitat Type			
UKHabit - UK Habitat Classification			
Sparsely vegetated land - Ruderal/Ephemeral			
Sparsely vegetated land - Tall forbs			
Urban - Allotments			
Urban - Biodiverse green roof			
Urban - Bioswale			
Urban - Cemeteries and churchyards			
Urban - Facade-bound green wall			
Urban - Ground based green wall			
Urban - Intensive green roof			
Urban - Open mosaic habitats on previously developed land			
Urban - Rain garden			
Urban - Sustainable drainage system (SuDS)			
Urban - Vacant or derelict land			
Urban - Bare ground			
Habitat Description			
Created bare ground access track			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats.			
UKHab - UK Habitat Classification			
On-site or off-site, site name and location			
Onsite			
Survey date and Surveyor name			
Development Condition			
Limitations (if applicable)			
Survey reference (if relating to a wider survey)			
Development Condition			
Grid reference			
SK 4907 3047			
Habitat parcel reference			
Bare Ground			
Notes (such as justification)			
Condition Assessment Criteria			
Criterion passed (Yes or No)			
Core Criteria - must be assessed for all urban habitat types:			
A			
Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.			
No			
Bare ground - no vegetation			
B			
The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.			
No			
Bare ground - no vegetation			
C			
Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ .			
Yes			
Bare ground - no vegetation			
Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).			
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D			
The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i): Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland; (i) pools.			
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1			
Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .			
E2			
The vegetation is comprised of plant species suited to wetland or riparian situations.			
Additional Criterion - must be assessed for Intensive green roofs only:			
F			
The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).			
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G			
The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.			
Note - to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.			
Essential criteria relevant for habitat type achieved (Yes or No)			
Number of criteria passed 1			
Condition Assessment Result			
Condition Assessment Score			
Score Achieved +/-			
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
+ Passes all 3 core criteria; AND + Meets the requirements for Good condition within criterion C.			
Good (3)			
+ Passes 2 of 3 core criteria; OR + Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.			
Moderate (2)			
+ Passes 0 or 1 of 3 core criteria.			
Poor (1)			
X			

Condition Sheet: WOODLAND Habitat Type					
UKHabit - UK Habitat Classification					
Woodland and forest - Lowland heath and tree woodland					
Woodland and forest - Lowland mixed deciduous woodland					
Woodland and forest - Native pine woodlands					
Woodland and forest - Other coniferous woodland					
Woodland and forest - Other Scott's pine woodland					
Woodland and forest - Other woodland, broadleaved					
Woodland and forest - Other woodland, mixed					
Woodland and forest - Upland birchwoods					
Woodland and forest - Upland mixed ashwoods					
Woodland and forest - Upland oakwood					
Woodland and forest - Wet woodland					
Habitat Description					
Enhanced woodland					
ukhab - UK Habitat Classification					
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: Woodland Wildlife Toolkit (ewbg.org.uk)					
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adopted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.					
On-site or off-site, site name and location		Onsite		Survey date and Surveyor name	
				Development Condition	
Limitations (if applicable)		Survey reference (if relating to a wider survey)			
Grid reference		SK 4907 3047		Habitat parcel reference	
				Other Woodland, Broadleaved	
Condition Assessment Criteria					
Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ >10% cover.	3
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three or four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	2
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understorey shrubs are native ⁵ .	<50% of canopy trees and <50% of understorey shrubs are native ⁵ .	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha in which case 0 - 20% temporary open space is permitted ⁶ .	21 - 40% of woodland has areas of temporary open space ⁶ .	10% or <10% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁶ .	2
G	Woodland regeneration	All three classes present in woodland ⁷ ; trees < 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁷ .	No classes or coppice regrowth present in woodland ⁷ .	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁸ .	11% to 25% tree mortality and/or crown dieback or low-risk pest or disease present ⁸ .	Greater than 25% tree mortality and/or any high-risk pest or disease present ⁸ .	3
I	Vegetation and ground flora	Recognisable NVC plant community ⁹ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ⁹ at ground layer present.	No recognisable woodland NVC plant community ⁹ at ground layer present.	2
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹⁰ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and/or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and/or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and/or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and/or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and/or 20% or more of woodland area has damaged ground ¹⁴ .	2
Total Score (out of a possible 39)				21	
Condition Assessment Result				Good (3)	
Total score >= 32 (33 to 39)				Moderate (2)	
Total score >= 26 (13 to 25)				Poor (1)	

Habitat Description		
Created neutral grassland		
ukhab – UK Habitat Classification		
Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Reseeding to ensure high species composition - also due to the small development no expected to have much foot traffic.
B Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Species height expected to vary due to species planted and management methods.
C Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	No bare ground to be expected
D Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Bracken not expected.
E Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Yes	No physical damage is expected.
Additional Criterion - must be assessed for all non-acid grassland types		
F There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Species theoretically to increase, but may not reach 10 species per m ² .
Essential criterion for Good condition achieved (for non-acid grassland)	No	
Number of criteria passed	5	Moderate

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
Please see separate Line of trees condition sheet for a line of Rural trees.			
Habitat Description			
Planted native trees across the site			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	Onsite	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Development condition
Grid reference	SK 4907 3047	Habitat parcel reference	Individual Urban Trees
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Native species planting
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual trees automatically pass
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	Species dependant
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	No damage expected
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Unlikely to be niches present within 30-year timeframe
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Oversailing neutral and modified grassland
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

Condition Sheet: POND Habitat Type		
Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ and non-woodland):		
A The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	No	
B There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	
C Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	yes	
D The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	no	
E Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	no	
F There is an absence of listed non-native plant and animal species ³ .	yes	
G The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	no	
Additional Criteria - must be assessed for all non-woodland ponds:		
H Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	no	
I The pond surface is no more than 50% shaded by adjacent trees and scrub.	yes	
Number of criteria passed		3
Condition Assessment Result		Score Achieved
Results for woodland ponds which require assessment of 7 core criteria		
Passes 7 criteria	Good (3)	
Passes 5 or 6 criteria	Moderate (2)	
Passes 4 or fewer criteria	Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria		
Passes 9 criteria	Good (3)	
Passes 6 to 8 criteria	Moderate (2)	
Passes 5 or fewer criteria	Poor (1)	
Suggested enhancement interventions to improve condition score		

Appendix 6: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.35
	Hedgerow units	0.02
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	11.18%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.14	3.46	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.91	1.00	0.09

Input errors/rule breaks present in metric ▲

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓