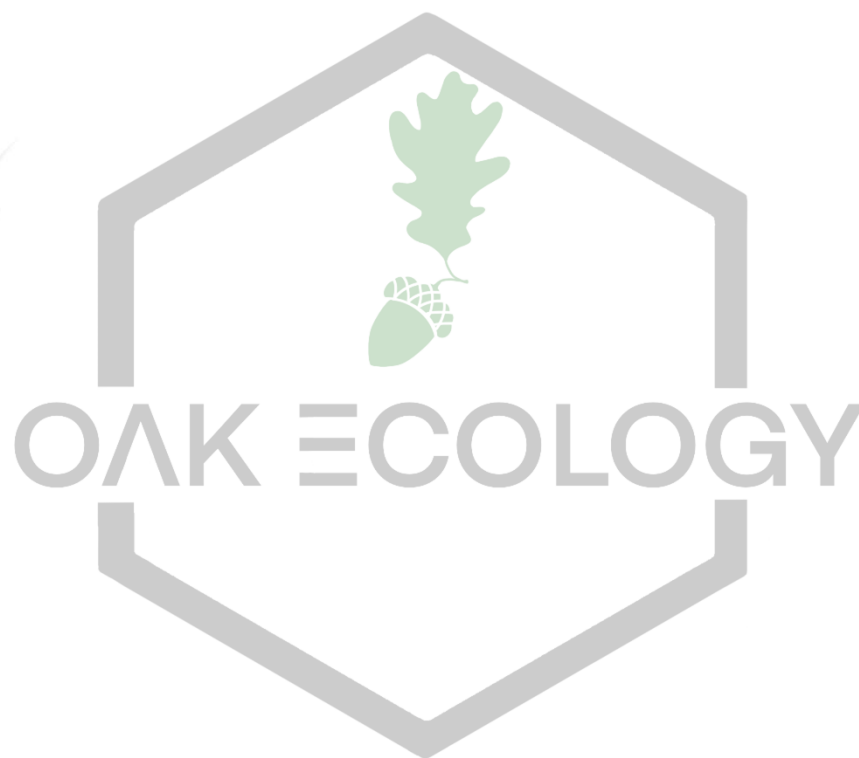


Preliminary Ecological Appraisal & Biodiversity Net Gain Report

Paddock View, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT

V 1.3



Matthew Kirby BSc
OAK ECOLOGY LTD

Executive Summary

- Oak Ecology were commissioned to conduct a Preliminary Ecological Appraisal and a Biodiversity Net Gain assessment of Paddock View, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT.
- The application was for an extension to the north aspect of the building.
- Three distinct habitats were identified on-site, Modified grassland, Developed land, and Vegetated garden. The development would result in a small loss of modified grassland and creation of developed land, and vegetated garden.
- No protected species were identified on-site or noted to be utilising the site. There are no foreseen impacts to any protected species.
- The on-site habitat changes would result in a small deficit. It would not be possible reduce the deficit through any on-site habitat creation. The more feasible option for the client would be to purchase units from a third party.

Document control

Title: Preliminary Ecological Appraisal & Biodiversity Net Gain Report

Author: Matthew Kirby BSc, Oak Ecology Ltd

Client: Mr Pratt

Preparation of this document was produced using the information provided by the client.

Version	Author	Date issued	Summary of revision
Draft	Matthew Kirby	08/05/2026	Initial draft
V 1.0	Matthew Kirby	15/05/2026	Ready to issue
V1.1	Matthew Kirby	19/05/2026	Minor amendments
V1.2	Matthew Kirby	12/08/2026	Minor amendments
V1.3	Matthew Kirby	05/09/2026	Minor amendments

This report is valid for up to 18 months after the initial survey date. After this time, a new survey will be required.

The information within this report is based on the information gathered at the time of the survey, the possibility of other ecological issues arising in the cannot be eliminated.

This report remains the property of Oak Ecology Ltd until payment has been made in full.

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1. Introduction

1.1. Commission brief

Oak Ecology were commissioned to undertake a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain (BNG) assessment of Paddock View, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT (hereafter referred to as the “site”).

1.2. Site location

The site (centred at SK 32875 01898) consisted of a residential dwelling with associated landscaping and a small arable plot. s. The surrounding landscape was primarily arable and rural, with small areas of sub-urban developments in Sheepy Magna.



Figure 1: Red Line Boundary.



Figure 2: 1Km Buffer zone around site.

1.3. Proposed development

It is understood that the site would be subject to a planning application for an extension to the north of the existing building and alterations to the front access.

1.4. Scope of the survey

PEA

The purpose of this survey was to:

- Identify any protected species or priority habitats within the site.
- Identify the need for additional surveys.
- Determine what impacts may be foreseen from the proposed development
- Mitigate or Compensate for any negative impacts.

BNG

The purpose of this survey was to:

- Identify and provide a description of the habitats present on the site.
- Identify potential ecological enhancements on the site.

- Evaluate the biodiversity units of the habitats on site.

1.5. Legislation and planning policy

UK and European policies and legislation deal with conservation of biodiversity. This section briefly outlines the legal and policy protection afforded to species and habitats scoped into this survey and described within the report.

1.5.1. Priority habitats and species

The NERC Act 2006 places a duty on public authorities to conserve biodiversity. It also states that a list of priority species and actions must be drawn up and contains species and habitats of principal importance for the purpose of conserving biodiversity. These lists of Priority Species and Priority Habitats, which encompass the previous UK Biodiversity Action Plan (BAP) habitats and species, are those identified as being the most threatened and requiring conservation action. Priority habitats and species were chosen based on international importance, rapid decline, and high risk. The list contains over 1000 habitats and species in total.

1.5.2. Biodiversity Net Gain (BNG)

Mandatory BNG is a part of the Environment Act 2021 requiring developments in England to have more or higher quality habitats than prior to the development. From 12th February 2024 all major developments were required to meet a minimum 10% increase in biodiversity units, calculated from the Statutory Biodiversity Metric. On 2nd April 2024, the mandatory 10% was extended to 'small sites'.

1.5.3. BNG rules

Rule 1 – The trading rules of this biodiversity metric must be followed.

Rule 2 – Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.

Rule 3 – To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.

Rule 4 – In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

1.5.4. Trading rules

The trading rules only apply to no net loss.

Table 1: Trading rules summary.

Distinctiveness	Area	Linear	Watercourse
Very High	Priority should be given to replacing losses with units of the same habitat type.	Losses must be replaced with units of the same habitat type	Priority should be given to replacing losses with units of the same habitat type.
High	Losses must be replaced with units of the same habitat type	Losses must be replaced with units of the same habitat or of a higher band.	Losses must be replaced with units of the same habitat type
Medium	Losses must be replaced by units of either medium band habitats within the same broad habitat type or, any habitat from a higher band from any broad habitat type	Losses must be replaced with units of the same or of a higher band	Losses must be replaced with units of the same habitat type
Low	Losses must be replaced with units of the same or higher band	Losses must be replaced with units of the same or of a higher band	Losses must be replaced with units of a higher band
Very Low	N/A	Losses must be replaced with units of the same or of a higher band.	N/A

1.5.5. BNG Principles

Principle 1 – The metric assessment should be completed by a competent person.

Principle 2 – The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy, or any other requirements. This includes consenting or licensing processes, for example woodlands.

Principle 3 – This biodiversity metric should be used in accordance with established good practice guidance and professional codes.

Principle 4 – This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.

Principle 5 – Biodiversity units are a proxy for biodiversity and should be treated as relative values.

Principle 6 – This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.

Principle 7 – Habitat interventions need to be realistic and deliverable within a relevant project timeframe.

Principle 8 – Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.

Principle 9 – This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:

- maintain habitat extent - supporting more, bigger, better, and more joined up ecological networks
- ensure that proposed or retained habitat parcels are of sufficient size for ecological function

1.5.6. Exemptions

The Biodiversity Gain Requirements (Exemptions) Regulations 2024 lists several exemptions for BNG that may be applicable.

Temporary exemption for small developments —

The application for planning permission for small development was made before 2nd April 2024; or planning permission is granted for small development which has effect before 2nd April 2024.

De minimis exemption

The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the following conditions:

the development does not impact an onsite priority habitat and,

The development impacts— (a) less than 25 square metres of onsite habitat that has biodiversity value(b) greater than zero; and (b) less than 5 metres in length of onsite linear habitat.

Householder applications

The biodiversity gain planning condition does not apply in relation to planning permission for development which is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Self-build and custom build applications

The biodiversity gain planning condition does not apply in relation to planning permission for development which— (a) consists of no more than 9 dwellings; (b) is carried out on a site which has an area no larger than 0.5 hectares; and (c) consists exclusively of dwellings which are self-build or custom housebuilding. (2) In this regulation “self-build or custom housebuilding” has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015(a)

2. Methodology

2.1. Surveyors and equipment

The site was attended by Matthew Kirby (Bat licence: 2020-49774-CLS-CLS), an ecologist with over 10 years' experience, on 1st May 2026.

2.2. Survey

The survey consisted of a site walkover to identify the key habitats within the Site. The UK Habitat Classification v2.0 was used to categorize the habitats (UKHAB Ltd, 2023). A minimum mapping units of 5m for linear habitats and 25m² for area habitats was used when creating the maps.

The baseline and proposed habitats were digitally mapped in QGIS software. Details from the site walkover were then inputted into the Small Site Metric BNG Calculation Tool to calculate the feasibility of a 10% BNG.

Notes and photos were taken throughout the site to document the habitats present. Any habitats or features that would be suitable for protected species were identified and marked with a target note on the maps. Buildings and trees were specifically inspected for any potential features for bats or birds. Should suitable roosting features be present this would trigger a Preliminary Roost Assessment (PRA) to closely inspect those features and any internal spaces if possible.

2.3. Limitations

No limitations.

3. Results

3.1. Weather Conditions

Table 2: Weather conditions at the site on 01/05/2026.

Parameter	
Temperature	16 °C
Precipitation	0 – Dry
Wind speed	1 B – Light air
Cloud cover	0%

3.2. Desk Study

3.2.1. Protected species

A 1km search radius was conducted using Magic (2026), to identify any previous confirmed records of protected or notable species in the area. The search returned zero records of European Protected Species Mitigation licences (EPSM). There were records of invertebrates, birds, and mammals including otter all within a 1 km radius. However, no protected species were identified within the site boundary or the immediate vicinity. No impacts are envisioned in regard to these species.

3.2.2. Designated sites and priority habitats

One designated site within the 1km search radius of the site was identified.

Sheepy Fields Site of Special Scientific Interest (SSSI) – A 5.3 Ha area of good quality neutral grassland. Abundant sweet vernal grass, crested dog's tail, Yorkshire fog, and yellow oatgrass. Sheepy Fields SSSI was approximately 650m northeast of the site.

Three Priority Habitats Inventory (PHI) areas, and four areas in the National Forestry Index (NFI) were identified within a 1km search radius. The search identified deciduous woodland, lowland meadows, and traditional orchard. The NFI identified four woodland habitats: assumed woodland, broadleaved, mixed mainly broadleaved, and young trees.

An area of young trees was immediately adjacent of the west of the site. All other priority habitats were 250m or further from the site.

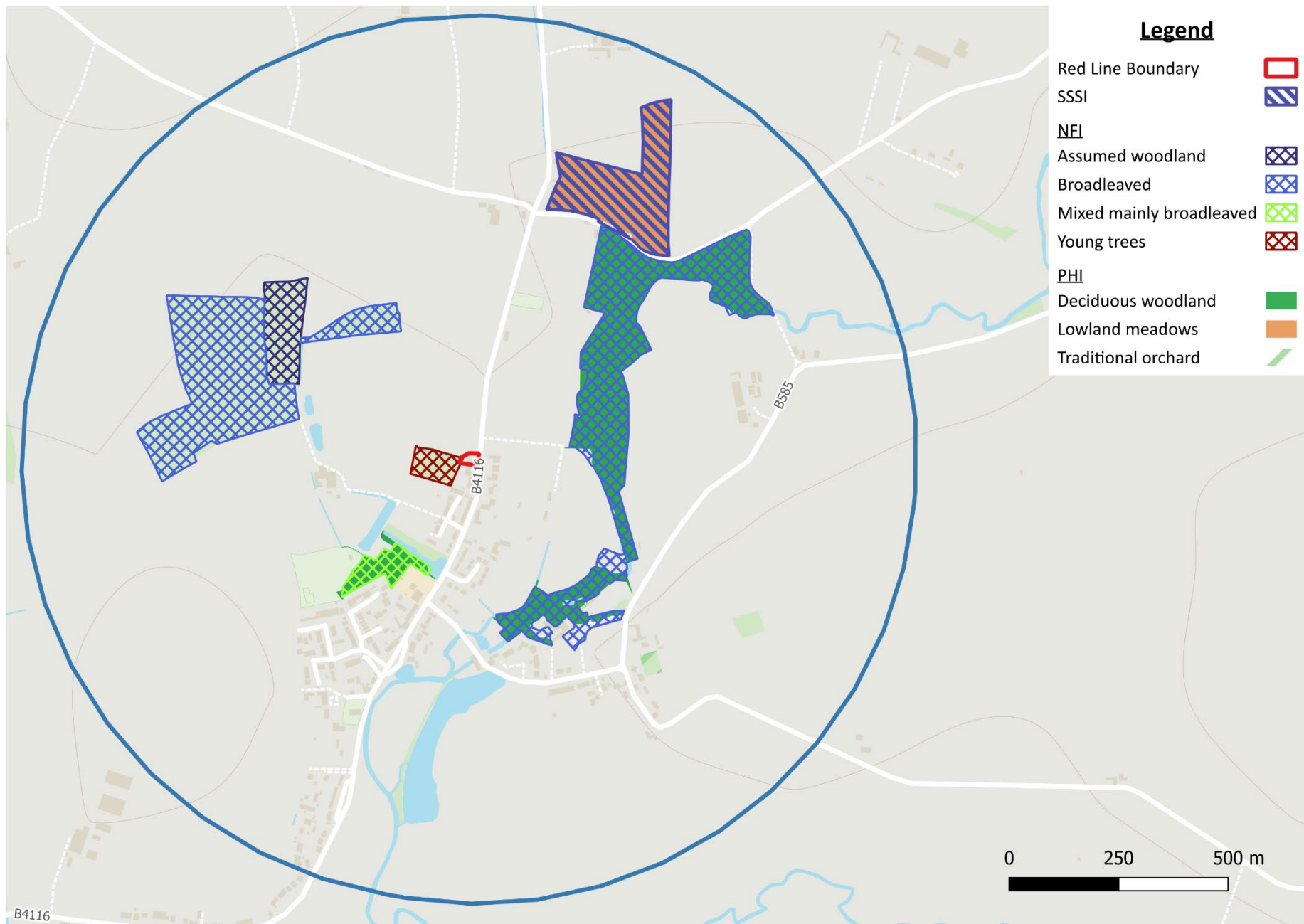


Figure 3: Wider landscape map.

3.3. Protected species on-site

Amphibians

No standing water was present on-site; however, one body of water did occur within 250m of the site. The short vegetation on-site would provide limited foraging or refuge potential. The dense vegetation in the surrounding areas would provide some foraging and refuge potential. The small footprint of the proposed development would not have any significant impacts.

Refuge: Negligible, Foraging: Low, Commuting: Low, Impact risk: Negligible

Badgers

The site had no suitable areas for setts. Access to the rear of the site was limited and unlikely to be of any benefit to badgers.

Refuge: Negligible, Foraging: Low, Commuting: Low, Impact risk: Negligible

Bats

There were no mature trees on-site. The building was in good condition and had no potential roosting features. There was limited foraging and commuting potential noted on-site. The development would not have any impact on bats. No PRA would be required.

Refuge: Negligible, Foraging: Low, Commuting: Negligible, Impact risk: Negligible

Birds

There were no nesting, or foraging opportunities noted on-site. There may be some nesting opportunities within the hedgerow within the adjacent areas. The adjacent habitats have more favourable opportunities for birds. The proposed development would not have any impact on birds.

Refuge: Negligible, Foraging: Low, Commuting: Negligible, Impact risk: Negligible

Other mammals

There was no evidence to suggest that mammals were inhabiting the site however, this does not rule out the possibility that small mammals may be sheltering in obscured areas. Smaller mammals such as rodents or hedgehogs may be able to find access into the site. The proposed development would not have any impact on smaller mammals.

Refuge: Low, Foraging: Low, Commuting: Low, Impact risk: Negligible

Reptiles

The short grass within the site boundaries would not provide much refuge, foraging or commuting opportunities. The adjacent habitats would have more favourable opportunities for reptiles. The proposed development would not have any impact on reptiles.

Refuge: Negligible, Foraging: Negligible, Commuting: Negligible, Impact risk: Negligible

3.4. Baseline habitats on-site

3.4.1. Area habitats baseline

A-1.1 Modified Grassland (g4)

A parcel of land north of the residential dwelling, which was originally apart of the adjacent arable field and acquired by the client. The area would have originally been crop and changed to grassland which be classified as a permitted development. The condition assessment for this habitat resulted in poor condition. This was due to the low species diversity which prevented a moderate or good condition score.

Size: 0.0123 Ha, Distinctiveness: Low, Condition: Poor, BNG Units: 0.02

A-1.2 Developed land; sealed surfaces (u1b)

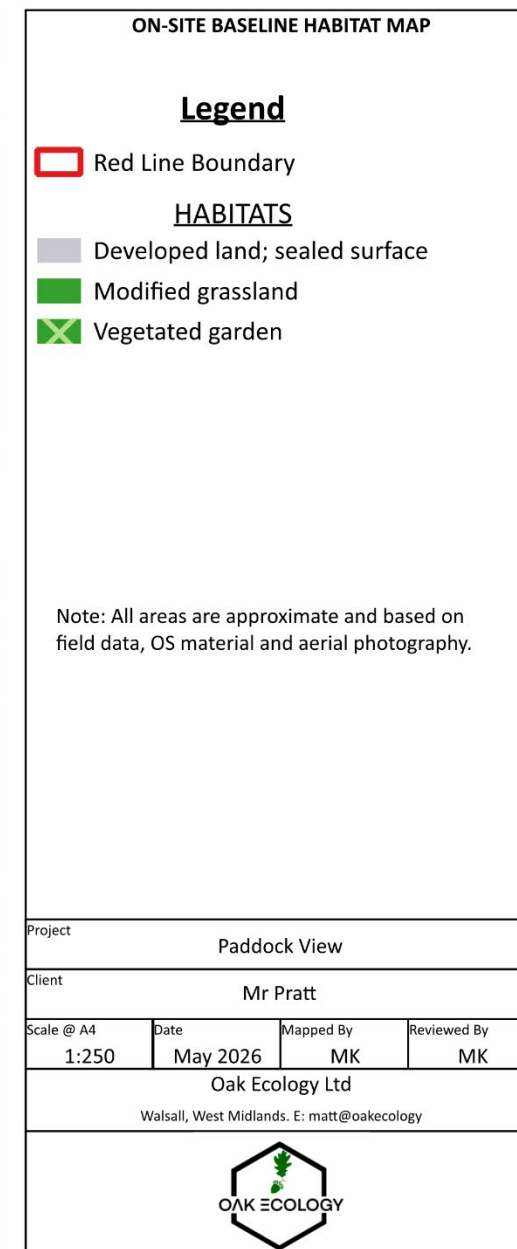
Areas that included the residential dwelling and associated parking at the front of the property. The building was of relatively new construction with no damages or crevices that could be utilised by bats or birds. These habitat types did not have ecological value. A condition assessment was not required for this habitat type,

Size: 0.0438 Ha, Distinctiveness: Very Low, Condition: N/A, BNG Units: 0.00

A-1.3 Vegetated Garden (u1b 107, 516, 828)

A private garden at the rear of the residential dwelling that was regularly maintained. There was no evidence to suggest this habitat was frequently used by any potential protected species. A condition assessment was not required for this habitat type.

Size: 0.0145 Ha, Distinctiveness: Low, Condition: N/A, BNG Units: 0.03



3.5. Created habitats on-site

3.5.1. Area habitats proposed

A-2.1 Developed land; sealed surfaces (u1b)

Small extension to the north aspect of the existing building. This would result in the loss of 50 m² of modified grassland.

Size: 0.005 Ha, Distinctiveness: Very Low, Condition: N/A, BNG Units: 0.00

A-2.2 Vegetated Garden (u1b)

Change of use of a small section of modified grassland to vegetated garden.

Size: 0.007 Ha, Distinctiveness: Low, Condition: N/A, BNG Units: 0.01

3.6. Created habitats on-site

3.6.1. Linear habitats proposed

B-2.1 Native Hedgerow

Planting of native hedgerow to around the perimeter of the new extension. A realistic condition of the proposed hedgerow would be poor/moderate. The species composition has not been determined but would comprise of native species similar to match the nearby hedgerows.

Size: 0.022 Km, Distinctiveness: Low, Condition: Poor, BNG Units: 0.04

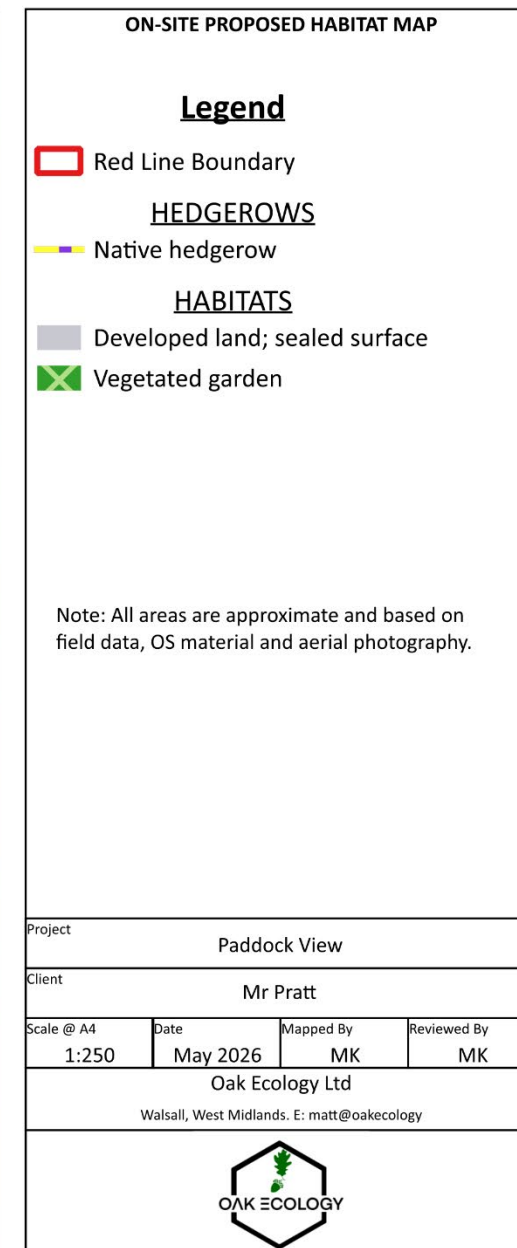
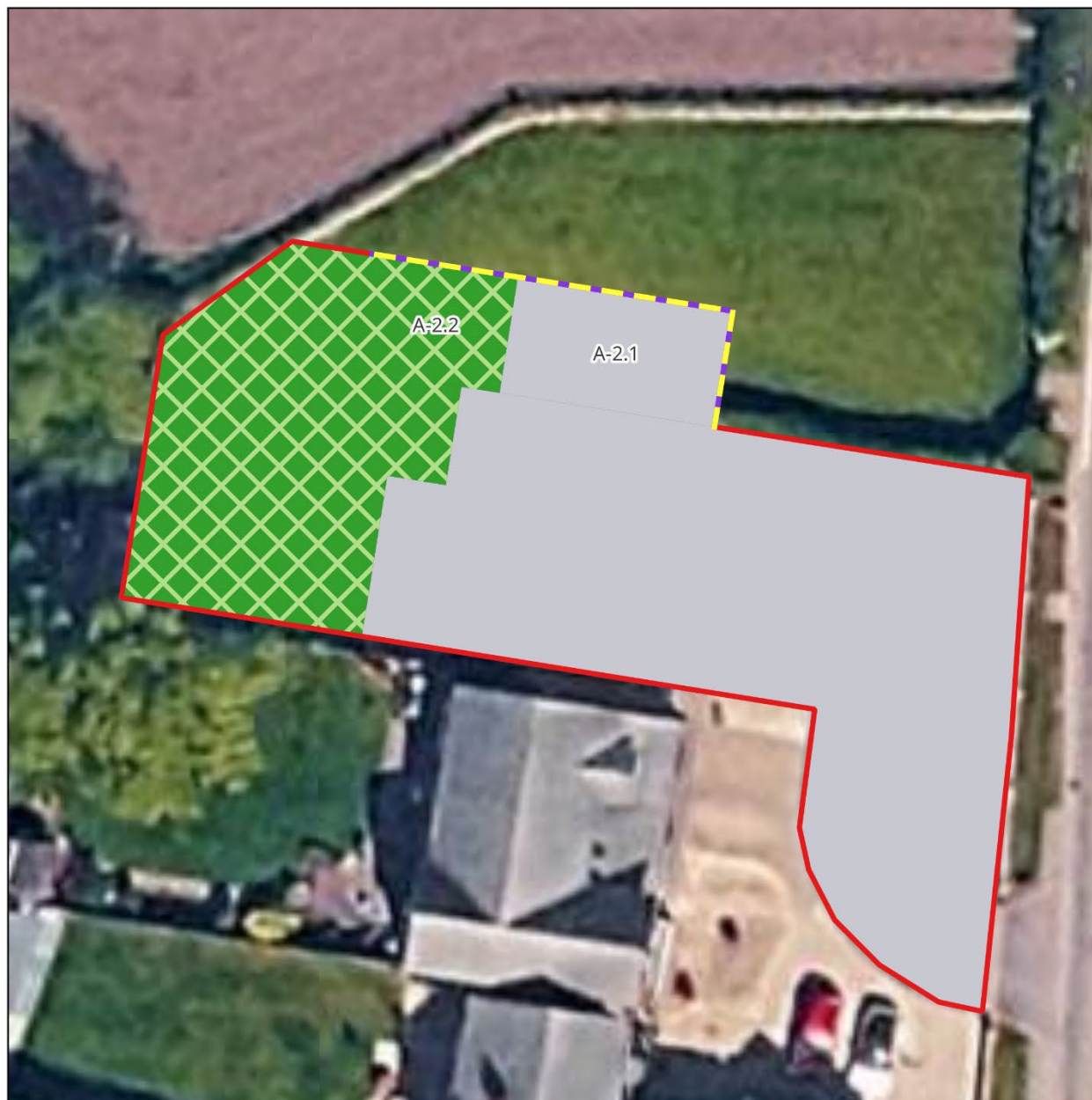


Figure 5: Proposed habitat map.

3.7. Baseline units

3.7.1. Area habitats

Any discrepancies between the values shown below and the calculations in the metric are due to rounding. The unit calculations in the metric were completed with unmodified values but rounded to 3 or 2 decimal places for clarity.

Table 3: On-site Area habitat summary.

Ref	Habitat	Area (Ha)	BNG units
A-1.1	Grassland – Modified Grassland	0.012	0.02
A-1.2	Urban – Developed land; sealed surface	0.044	0.00
A-1.3	Urban – Vegetated Garden	0.015	0.03
Total	3	0.07	0.05

3.8. Post – development units

3.8.1. Habitat retention and loss

Table 4: On-site Area habitat retention and loss summary.

Ref	Total area Ha	Area retained Ha	Units retained	Area Lost Ha	Units Lost
A-1.1	0.012	0.00	0.00	0.012	0.02
A-1.2	0.044	0.044	0.00	0.00	0.00
A-1.3	0.015	0.015	0.03	0.00	0.00
Total	0.07	0.06	0.03	0.01	0.02

3.8.2. Habitat creation

Table 5: On-site area habitat creation summary.

Ref	Habitat	Area (Ha)	BNG units
A-2.1	Urban – Developed Land; sealed surfaces	0.005	0.00
A-2.2	Urban – Vegetated Garden	0.007	0.01
Total	2	0.01	0.01

Table 6: On-site linear habitat creation summary.

Ref	Habitat	Length Km	BNG units
B-2.1	Native hedgerow	0.022	0.04
Total	1	0.02	0.04

3.9. Habitat change

Table 7: On-site habitat change.

Ref	Base units	Retained units	Lost units	Enhanced units	Created units	Post units	Net change
Area	0.05	0.03	0.02	0.00	0.01	0.04	-0.01
Linear	0.00	0.00	0.00	0.00	0.04	0.04	+0.04

Table 8: Area distinctiveness change.

Distinctiveness	Net change	Trading rules satisfied
Very High	N/A	N/A
High	N/A	N/A
Medium	N/A	N/A
Low	-0.01	No

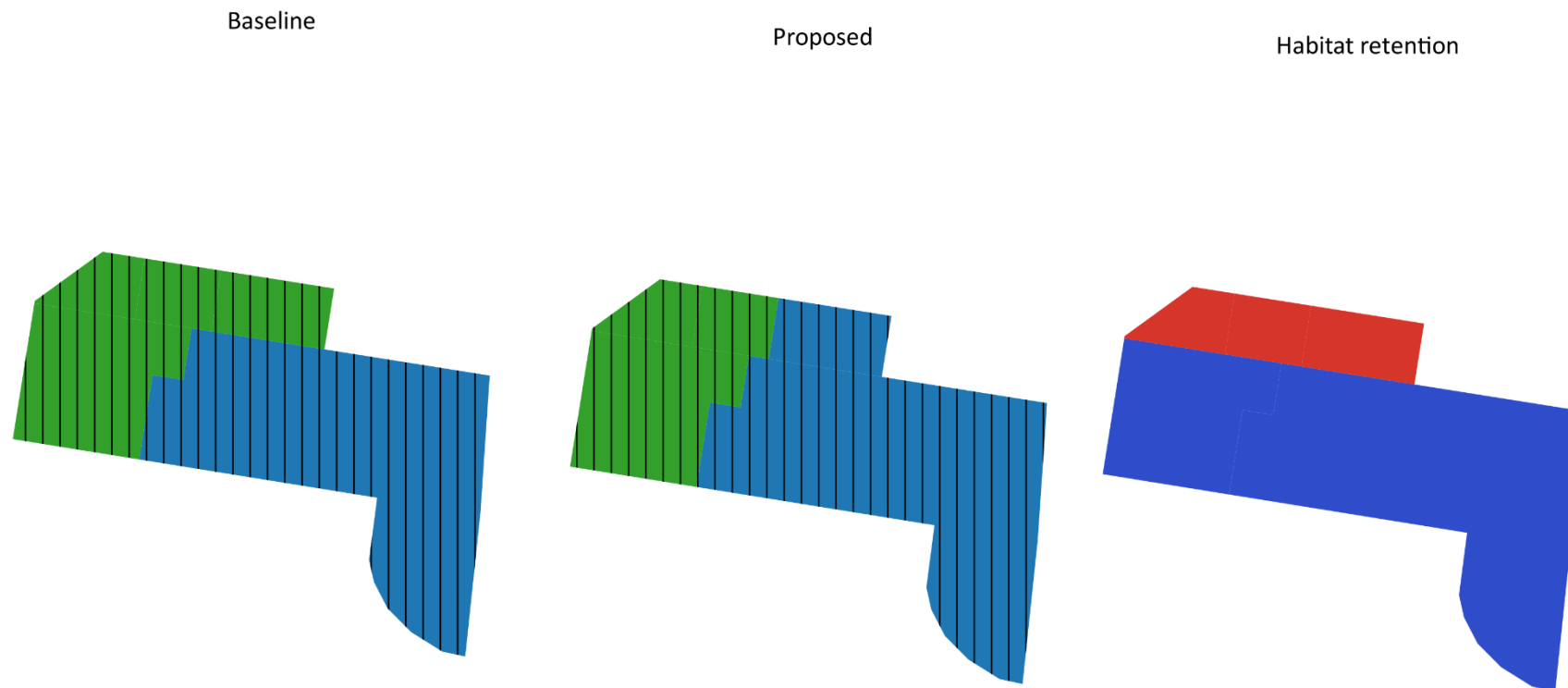
Table 9: Linear distinctiveness change.

Distinctiveness	Net change	Trading rules satisfied
Very High	N/A	N/A
High	N/A	N/A
Medium	N/A	N/A
Low	+0.04	Yes
Very Low	N/A	N/A

Table 10: On-site BNG breakdown

Type	a) Base unit	b) Units lost	c) Units created / enhanced	d) Post unit	e) 10% Target(a*1.1)	f) Net Change (d-a)	g) Unit deficit/surplus (d-e)
Area	0.05	0.02	0.01	0.04	0.06	-0.01	-0.02
Linear	0.00	0.00	0.04	0.04	N/A	+0.04	+0.04

BNG targets **have not** been met, and trading rules **have not** been satisfied.



HABITAT CONDITION			Project	Client		
Habitat Distinctiveness	V.High High Medium Low V.Low	Habitat Condition	Paddock View		Mr Pratt	
			Scale @ A4	Date	Mapped By	Reviewed By
			1:500	May 2026	MK	MK
			Note: All areas are approximate and based on field data, OS material and aerial photography.			
			Oak Ecology Ltd			
			Walsall, West Midlands. E: matt@oakecology			
Habitat Retention	Enhanced Retained Lost	Habitat Retention				

Figure 6: On-site condition map.

4. Feasibility of Biodiversity Net Gain

4.1. Area habitats

No habitat degradation has taken place, and no irreplaceable habitats were identified during the baseline survey.

The site had a baseline unit value of 0.05. To achieve a 10% net gain the proposed development would need at least 0.06 units.

Based on the site plans provided, the proposed development would result in the loss of a small section of modified grassland which would be replaced by developed land; sealed surfaces, and vegetated garden. The change in habitat would result in a loss of 0.02 units.

It would not be reasonably possible to achieve the shortfall through on-site habitat creation. The client has opted to purchase units to cover the remaining shortfall.

4.2. Linear habitats

There were no linear habitats on-site and therefore no targets to meet.

Hedgerows would be planted along the perimeter of the extension. Poor condition was deemed the more realistic condition of the hedgerow. This hedgerow would be a part of a private garden, and any surplus of units cannot legally be secured.

5. Conclusion and Recommendations

5.1. Conclusion

No protected species or habitats were identified on-site. The site had an overall very low ecological value and any adverse impacts to wildlife would be considered negligible. The site was in close proximity to a young woodland which had more favourable habitats. The proposed development would only have effects at the site level and not impact on any of the neighbouring habitats.

5.2. Further Surveys

No further surveys are required.

5.3. Mitigation hierarchy

The mitigation hierarchy should be used to limit the negative impacts to biodiversity. The steps below are recommendations of the best practice guidelines. They are optional, unless stated as a condition from the Local Planning Authority or as a requirement of any licences. The Local Planning Authority may also request additional reports such as Precautionary Working Method Statements (PWMS), lighting plans, or monitoring plans.

5.3.1. Mitigation (minimise)

The development has proposed the smallest red line boundary possible to still achieve the desired development. Steps should be taken to not adversely affect areas outside the redline boundary during the construction.

5.3.2. Compensation

The proposed development would seek to compensate the habitat loss through purchasing units. No protected species would be impacted upon by the development and therefore would not require compensation measures.

5.3.3. Enhancements

Measures can be undertaken as a way to further enhance the overall biodiversity and fauna populations of the habitats surrounding the site. The abundance of invertebrates can be increased through good landscaping practices, such as allowing some grassy areas to grow taller, installing a water feature, and native planting schemes. This will provide better foraging opportunities for wildlife.

Refuges and boxes could be installed to provide wildlife places to shelter. These boxes can include bat boxes or bat bricks that can be integrated into the new extension. Any boxes to be included should be installed as per the manufacturer's guidelines and not be in any direct artificial light sources.

6. Photographs



Figure 7: A-1.1 & D-1.1 Modified grassland



Figure 8: A-1.2 Developed land; sealed surface.



Figure 9: A-1.3 Vegetated garden.



Figure 10: E-1.1 Native hedgerow.



Figure 11: Overview of the on-site habitats.



Figure 12: Front access to be altered.

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Appendix 1: Modified grassland condition assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	0	Limited species density across the area of grassland. 4-5 species per sqm.
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 vertebrates and invertebrates to live and breed.	0	Sward height all uniform and less than 7cm.
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	1	No scrub present
D	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.	1	No damage observed
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	1	No bare ground observed.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	1	No bracken.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	1	No INNS
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved */✓	
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	

Appendix 2: Species List

Common Name	Scientific name	DAFOR
Cat's ear	<i>Hypochaeris radicata</i>	R
Clover spp	<i>Trifolium spp</i>	F
Cock's foot	<i>Dactylis glomerata</i>	A
Daisy	<i>Bellis perennis</i>	O
Dandelion	<i>Taraxacum officinale</i>	O
Perennial Ryegrass	<i>Lolium perenne</i>	A
Ribwort plantain	<i>Plantago lanceolata</i>	O
Yorkshire fog	<i>Holcus lanatus</i>	O