

Technical Note

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Project: Hall Farm, 1 Main Street, Dadlington, Nuneaton CV13 6HX **Our Reference:** 250421.BNGTechNote.v1

To: Kate Walker **Date:** 04 December 2025

Subject: Biodiversity Net Gain Statement **Prepared by:** Dom Riley ACIEEM

Introduction and methodology

Croft Ecology was commissioned by Kate Walker to provide the necessary supporting information on Biodiversity Net Gain for a forthcoming planning application at: Hall Farm, 1 Main Street, Dadlington, Nuneaton CV13 6HX (central grid reference: SP 40455 98224) for the construction of one holiday letting unit and associated access and landscaping.

The purpose of this Technical Note is to present the on-site baseline information for the Site that was used as the basis for the Statutory Metric Biodiversity Net Gain (BNG) calculations.

A baseline habitat survey at the Site was undertaken on 08 May 2025 to cover the main grassland and again on 16 November 2025 to include the access track and modified grassland which were not previously included in the red line boundary. The site visits included the following:

- An assessment of the baseline habitats within the red line boundary (including a baseline map to UK Hab) – Appendix A.
- A condition assessment of all on-site habitats – Appendix B.

This data was then used to complete the on-site baseline information of the Statutory Biodiversity Metric and the associated condition assessment sheets. Post-development calculations for on-site habitats were also undertaken and are summarised in the Indicative Biodiversity Gain Plan for Hall Farm (Croft Ecology, December 2025) which should be read in conjunction with this Technical Note.

Personnel

The survey, assessment, BNG calculations and technical review were undertaken by Anna Scott-Swift MCIEEM, Director of Ecology at Croft Ecology. Anna has over 20 years of experience working in the field of ecology and has undertaken and reviewed dozens of walkover surveys/baseline habitat surveys and has been using UK Hab survey methodology for the last three years. Anna has been undertaking BNG calculations, baseline surveys and condition assessments for over ten years (BNG has been in place as a local planning consideration in Lichfield and Warwickshire for at least this long) and undertook the BNG calculations for this site.

The technical note was prepared by Dom Riley ACIEEM, Consultant Ecologist at Croft Ecology. Dom has over three years of experience working in the field of ecology and has undertaken dozens of walkover surveys/baseline habitat surveys and has been using UK Hab survey methodology for the last three years. Dom has been undertaking BNG calculations,

baseline surveys and condition assessments for over two years and undertook the BNG calculations for this site.

Survey Date and Conditions

The Site was visited on 08 May 2025 and again on 16 November 2025 and included land within the red line boundary (see Figure 1).

Weather conditions at the time of the survey in May were dry with light air, 80% cloud cover, and a temperature of 11°C. During the November survey they were also dry with 80% cloud cover, a light breeze and no rain with an air temperature of 7°C.

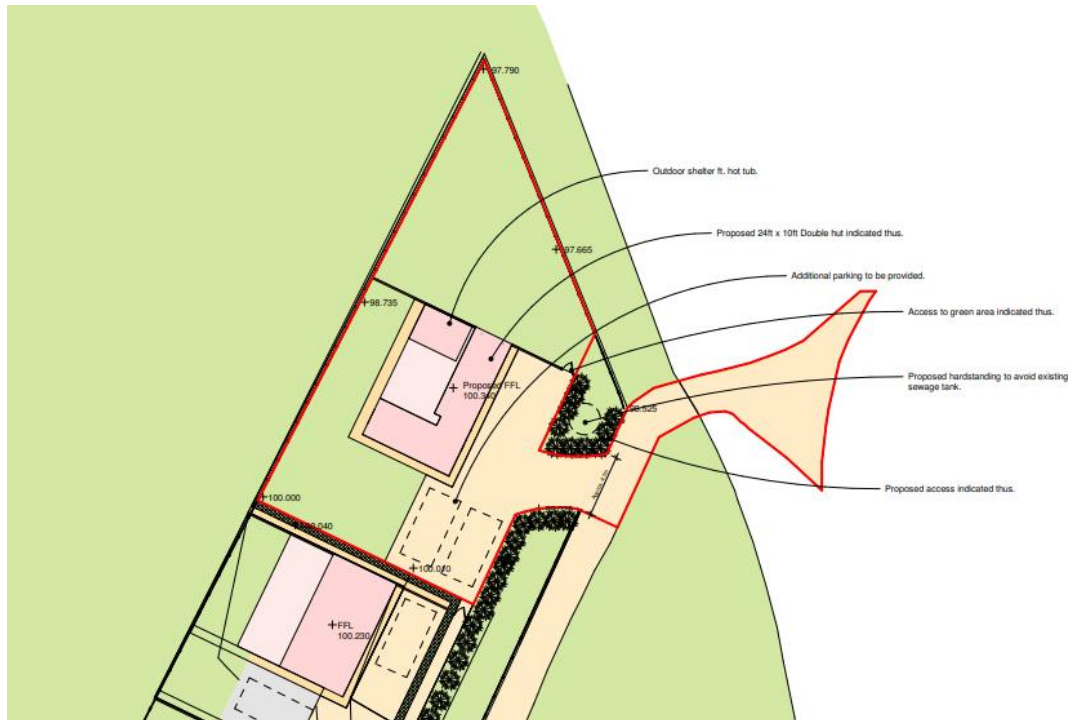


Figure 1. Site boundary as shown in red (Drawing by Hayward Architects ref: 25 79 03B, dated September 2025)

UK Hab Field Survey

A UK Hab¹ Field Survey was undertaken following the methodology described within v2.0 documentation (2023). It was used as the basis for subsequent completion of the Statutory Biodiversity Metric and its associated condition sheets.

A fine-scale minimum mapping unit (of 25m² or 5m) was deemed appropriate for use at the Site given its relatively small scale, consequently, only habitats with an area of 25m² or greater, or linear features 5m in length or greater, were mapped.

The UK Hab uses primary codes whereby habitats are categorised by an increasingly detailed hierarchy until a match is discovered. Secondary codes describe environmental factors that provide additional information such as management regime, hydrology or similar. In this case, each habitat

¹ UKHab Ltd (2023) <https://www.ukhab.org/>

was assigned a Primary Code¹ at the Level 4 hierarchy and secondary codes were applied where these could provide greater context.

During the field survey, all habitats within the Site were thoroughly observed, described, and mapped. A DAFOR abundance (D = dominant, A = abundant, F = frequent, O = occasional, R = rare) was assigned to each botanical species identified in each habitat and nomenclature followed Stace (Stace, 2019).

Results

Red line boundary

Parcel Reference: 27692318 – Other neutral grassland

The western aspect of the Site was a grassland area, which was subject to strimming every 8 weeks, with the sward height of the grassland typically 20-60cm at the time of visit. The arisings were not removed from the grassland. The species present within the grassland included frequent broad-leaved dock *Rumex obtusifolius*, meadow foxtail *Alopecurus pratensis*, perennial rye-grass *Lolium perenne*, occasional dandelion *Taraxacum agg.*, creeping buttercup *Ranunculus repens*, dove's-foot crane's-bill *Geranium molle*, lesser trefoil *Trifolium dubium*, *Bromus* sp., Yorkshire fog *Holcus lanatus* and cow parsley *Anthriscus sylvestris*, rare common sorrel *Rumex acetosa*, meadow buttercup *Ranunculus acris*, cut-leaved crane's-bill *Geranium dissectum*, garlic mustard *Alliaria petiolata*, hedge mustard *Sisymbrium officinale*, *Myosotis* sp., spear thistle *Cirsium vulgare* and white dead-nettle *Lamium album*. There was an average of 8-9 species per m².



Photo 1. Other neutral grassland in the west of the Site looking north.



Photo 2. Other neutral grassland looking south

Parcel References: 30072922 – Artificial unvegetated, unsealed surface

The eastern strip of the Site comprised a compressed earth and hardcore access drive. No encroaching vegetation was present within the road.



Photo 3. Unsealed surface access in the strip to the east of the Site.

Parcel References: 30072927 – Modified grassland

There was a small strip of modified grassland in the centre of the Site, between the compressed earth and hardcore access road and wide grassland field. This was frequently mown and had a shallow depression that occasionally takes water as an overflow from the pond. However, this is understood to hold water for <4 months of the year and as it was also colonised with grass species that do not tolerate being regularly submerged, it was not appropriate to classify it as a ditch.

The modified grassland road verge was dominated by perennial rye-grass with rarely recorded daisy *Bellis perennis* and ribwort plantain *Plantago lanceolata*. It averaged 3 species per m² and as it was frequently cut, the sward height was all the same, at around 10cm.



Photo 4. Modified grassland road verge in the east of the Site

It is understood that planning permission would be subject to the biodiversity gain condition.

A UK Hab Map of the baseline habitats at the Site is provided in Appendix A.

The completed Statutory Biodiversity Metric for the pre-development and post-development value of the on-site habitats is included within the accompanying Indicative Biodiversity Gain Plan for Hall Farm by Croft Ecology (December 2025).

Limitations

All areas of the Site were accessible with no limitations.

Recommendations

The existing baseline score for the Site is 0.22 habitat units, meaning a post-development score of 0.24 habitat units or greater would deliver the required BNG.

Development is already partly focused on areas of low distinctiveness habitat (modified grassland) and an area scoring zero on the BNG metric (unsealed surface), with a portion of medium distinctiveness habitat – other neutral grassland - being affected by the works. Impacts to the latter have been purposely kept to a minimum and a large extent of the other neutral grassland will be retained as part of the proposals. The loss of these areas of grassland will need to be appropriately compensated for and appropriate measures described below have been discussed and agreed with the client

- An area totalling 0.0337ha of neutral grassland, situated in the north of the parcel will be enhanced from poor condition to moderate condition. This will deliver 0.23 habitat units and increase the botanical diversity and hence condition of the habitat. This will be achieved by scarifying the ground to create bare areas to oversow with an Emorsgate EM2 Standard General Purpose Meadow Mixture suitable to this setting. Management of the other neutral grassland will aim to achieve a grassland of moderate species diversity with a varied sward height, low levels of bare ground, limited bracken and scrub encroachment, and limited species indicative of suboptimal condition. Management should take the form of no strimming during the growing season (March-July) but a short area i.e. 20% under 7cm will always be retained. A hay cut should then be taken in late July/early August with arisings removed.
- In addition, 0.0126ha of vegetated garden, comprising of lawn and shrubs is to be created, associated with the proposed holiday let. This creation will result in a habitat gain of 0.02 habitat units.
- The above measures will enable the proposed development to achieve an increase in biodiversity post development with a **14.4% habitat units BNG**.

APPENDIX A – Baseline Habitats Map

