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Biodiversity Net Gain Assessment

Site Address:

Rowden House Farm, Lindley, Nuneaton, Hinckley and Bosworth, Leicestershire, CV13 6BP

Client:

Daren Burchell

Assessment Date:

21st January 2026

Project:

This report is prepared to inform a planning application with the Hinckley and Bosworth Borough Council**.** The proposal is described as:

"The conversion of a stable to a dwelling with associated garden and car parking".

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Joshua New BSc (Hons) MSc, Graduate Ecologist	12/01/2026
Reviewed	0.2	Emma Taylor BSc (Hons) Consultant Ecologist	13/01/2026
Draft	0.3	Joshua New BSc (Hons) MSc, Graduate Ecologist	21/01/2026
Reviewed	0.2	Emma Taylor BSc (Hons) Consultant Ecologist	22/01/2026
Final	1.0	Joshua New BSc (Hons) MSc, Graduate Ecologist	22/01/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

Arbtech Consulting Limited was instructed by Daren Burchell to undertake a Biodiversity Net Gain (BNG) Assessment at Rowden House Farm, CV13 6BP (hereafter referred to as 'the site'). The assessment was required to inform a planning application for the proposal described as "the conversion of a stable to a dwelling with associated garden and car parking".

The survey site is centred on National Grid Reference SP 3696 6940 and has an area of approximately 0.25ha. The site comprises part of an equestrian paddock, with a stable block (B1). It is situated within a quiet rural area of Lindley, Leicestershire. The site is bounded by an area of deciduous woodland to the north, which separates the site from a car racing course. Aerial imagery shows the local landscape to have a rural character with agricultural fields including pasture and cropland and pockets of woodland. The A5 splits the landscape 1.2km south of the site.

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

- Statutory BNG Metric – Rowden House Farm, CV13 6BP- v1 (Arbtech Consulting Ltd., 2026)
- Proposed Plan, (Alder Mill, 2026)
- Preliminary Ecological Appraisal (PEA) – Rowden House Farm, CV13 6BP – v2 (Arbtech Consulting Ltd., 2026)

Executive Summary

- The current proposal generates a net gain of +**0.07** area-based habitat units (+**12.97%)** and meets the required trading rules**.** As such, the proposal achieves the mandatory 10% biodiversity net gain required under the Environment Act 2021.
- With a net gain of area-based habitat units and satisfied trading rules, the proposal passes principal Rules 1 and 2 of BNG and is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Leicestershire, Leicester and Rutland Local Nature Recovery Strategy, 2025).
- 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 to ensure that biodiversity net gain is delivered.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	5th April 2018
	The baseline biodiversity value of the site is not derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025) as evidence of habitat degradation had occurred. Evidence of the removal of a large area of modified grassland to the northwest of the site can be seen between 21st May 2023 and 4th July 2025 in the below satellite imagery. The modified grassland appears to have been replaced with artificial unvegetated, unsealed surface, a small structure to the north of the existing building, and an extension to the area of developed land, sealed surface to the south of the existing building, Therefore, the baseline biodiversity value of the site is derived from assumptions inferred from historic satellite imagery (i.e. Google Earth, 2026).	

Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 3rd July 2025
BNG Target Uplift	+10%
National Character Area (NCA)	72 – Mease/Sence Lowlands
Strategic Significance	Leicestershire, Leicester and Rutland Local Nature Recovery Strategy https://www.leicestershire.gov.uk/environment-and-planning/local-nature-recovery-strategy/leicestershire-leicester-and-rutland-local-nature-recovery-strategy The habitats on-site were not mentioned within the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy, nor did they feature within the strategy's Local Habitat Map, therefore they did not warrant any elevated strategic significance.
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Modified Grassland	0.17977	The site is dominated by modified grassland, maintained at a short sward (7cm) through horse grazing. Nutrient enrichment is evident through the presence of common dock. Species include perennial ryegrass, red fescue, hawkweed, common dock, and dandelion.	***Poor**: passes 5 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
Modified grassland	0.03176	An area of modified grassland previously removed.	***Good**: retrospectively assumed as good due to prior removal.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
Artificial unvegetated, unsealed surface	0.03434	The access road comprises a loose artificial substrate.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Building	0.00837	There is a stable on site, comprising timber and metal.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Developed land, sealed surface	0.00225	There is an area of concrete hard standing to the south of the stable.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
Habitat		**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Retained (A-1)	Modified grassland	0.06053	Modified grassland to the south of the site is to be wholly retained.	***Poor**: passes 5 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
	Artificial unvegetated, unsealed surface	0.03434	The access road comprising a loose artificial substrate is to be wholly retained.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Building	0.00837	The stable on site is to be wholly retained.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Developed land; sealed surface	0.00123	The area of hardstanding to the south of the stable is to be retained at a smaller size.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Created (A-2)	Vegetated garden	0.13033	A created private vegetated garden within the site.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Artificial unvegetated, unsealed surface	0.01753	A created driveway with associated parking.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance

Created (A-2)	Developed land; sealed surface	0.00329	Created areas of pavement to the south and east of the building on site.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Rural tree	0.0814	20 new small trees to be planted to the south of the site on the existing modified grassland.	***Moderate****: passes 4 of 6 criteria.* Assessed using the 'Individual trees' habitat type condition sheet.	**Low** Strategic Significance

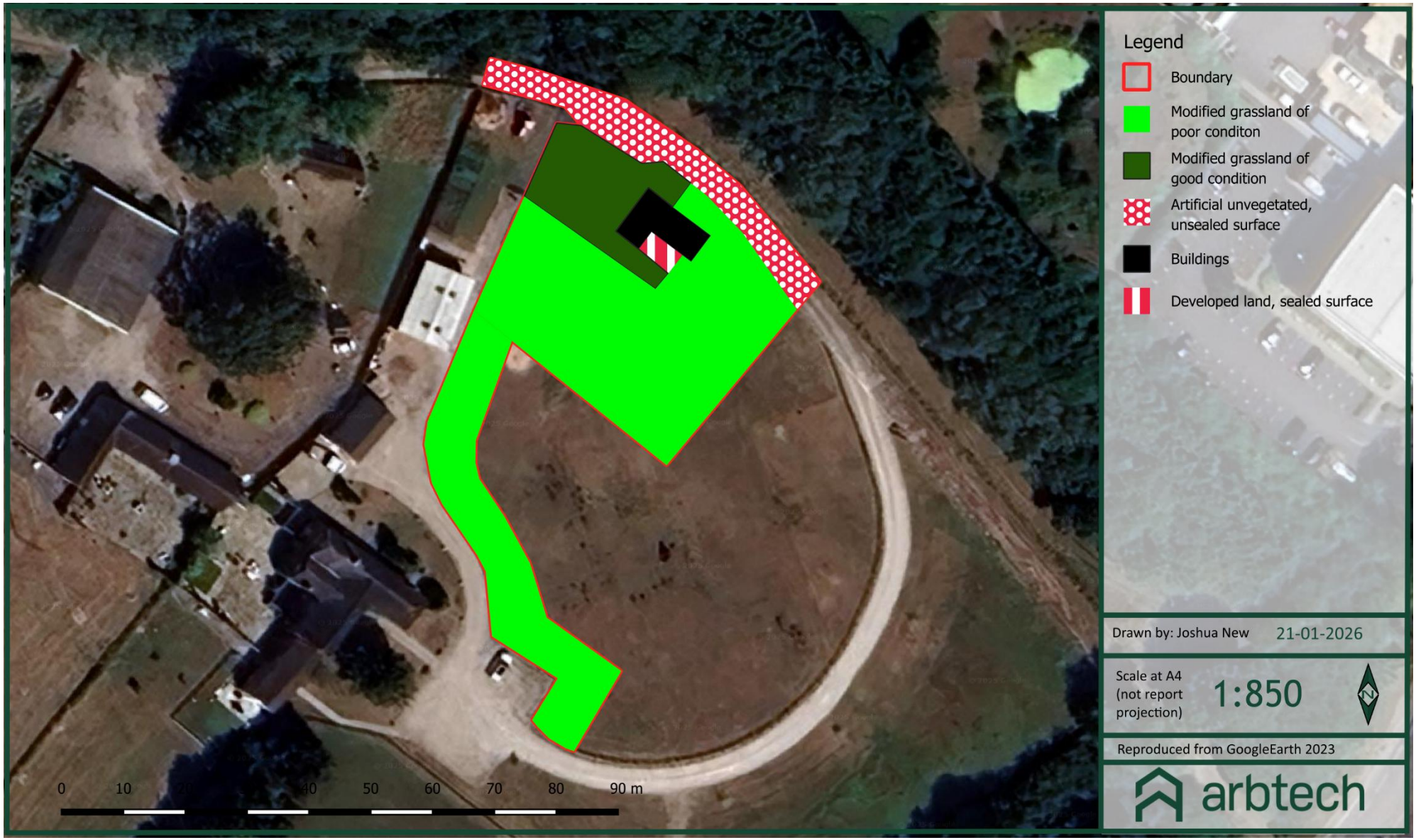
Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	**Linear-Based**	**Watercourse-Based**
On-Site	Baseline	0.55 units ❖ Poor modified grassland (0.36 units) ❖ Good, modified grassland (0.19 units) ❖ Artificial unvegetated, unsealed surface (0 units) ❖ Developed land; sealed surface (0 units)	N/A	N/A
	Post-Development	0.62 units ❖ Individual trees (0.25 units) ❖ Vegetated garden (0.25 units) ❖ Poor modified grassland (0.12 units) ❖ Artificial unvegetated, unsealed surface (0 units) ❖ Developed land; sealed surface (0 units)	N/A	N/A
	Net Change	+0.07 units / +12.97%	N/A	N/A
Overall Net Change		**+12.97**	**N/A**	**N/A**

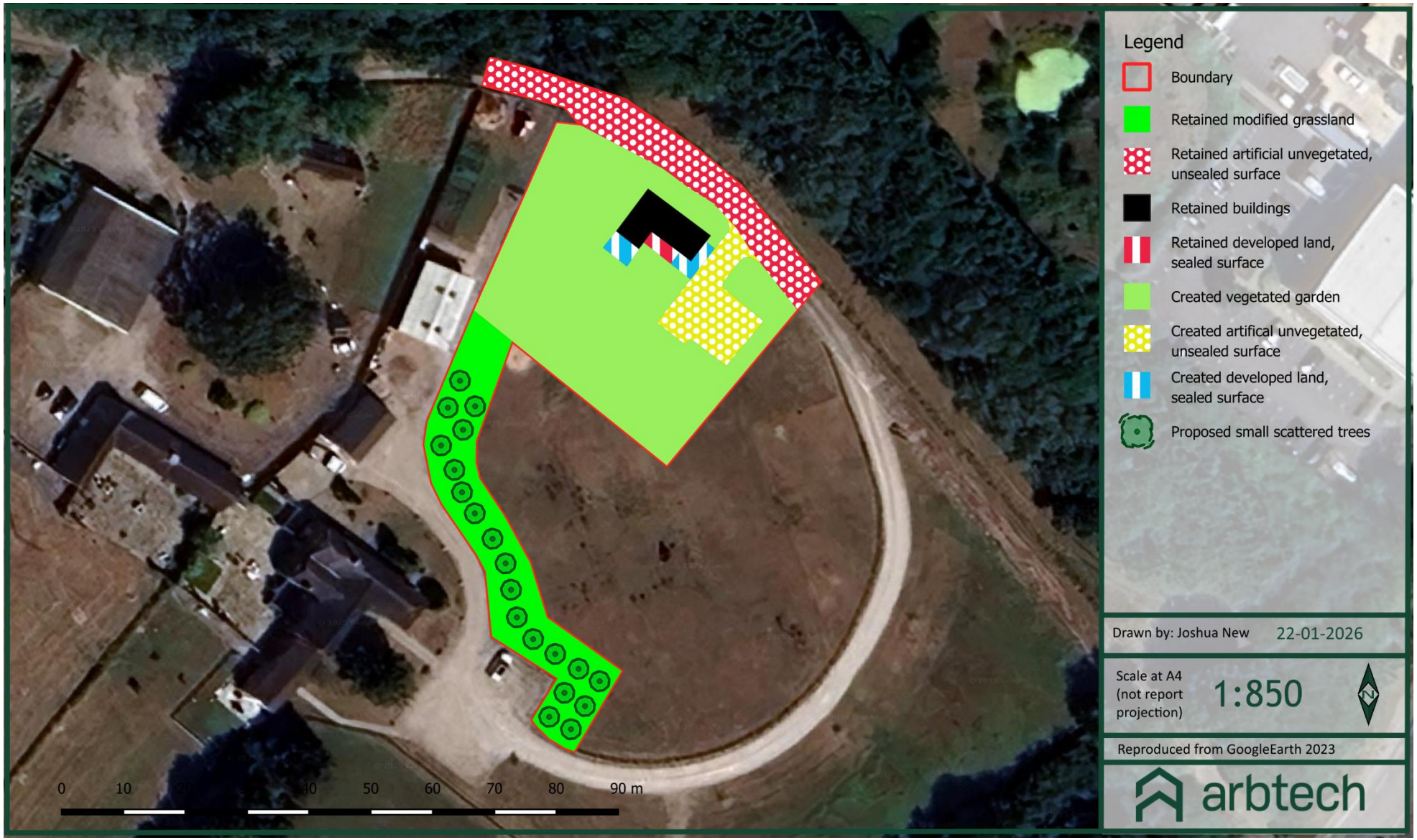
Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+12.97%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for area-based units. All trading conditions have been satisfied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
BNG Mitigation Hierarchy	
Avoidance	Avoidance of impacts to the modified grassland to the south of the site has been demonstrated, with a 33.7% retention rate.
Mitigation	The proposed development includes the planting of 20 small trees, and is sufficient in offsetting the loss of the modified grassland to the north of the site. These enhancements will provide biodiversity value to the site for protected and/or notable species such as invertebrates, hedgehogs, birds, and bats.

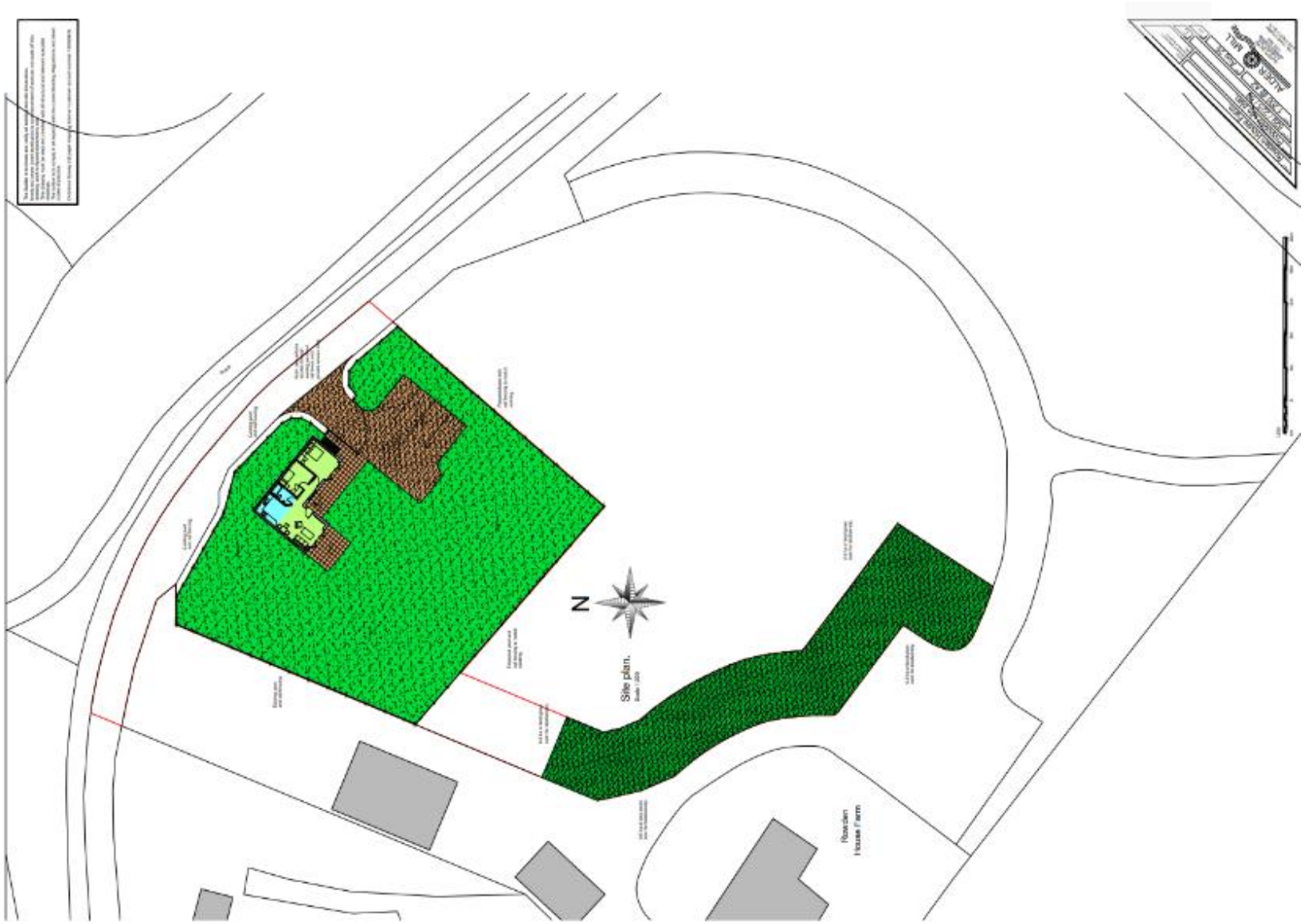
Appendix 1: Baseline Habitat Plan On-Site



Appendix 2: Post-Development Habitat Plan On-Site



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.07
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	12.97%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.55	0.61	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets On-Site

	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 (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** 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.	No	
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.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
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.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Yes	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	
		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

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

	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 (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** 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.	Yes	Retrospectively assumed as a pass due to prior removal of habitat.
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.	Yes	Retrospectively assumed as a pass due to prior removal of habitat.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Retrospectively assumed as a pass due to prior removal of habitat.
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.	Yes	Retrospectively assumed as a pass due to prior removal of habitat.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Yes	Retrospectively assumed as a pass due to prior removal of habitat.
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	Retrospectively assumed as a pass due to prior removal of habitat.
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	Retrospectively assumed as a pass due to prior removal of habitat.
		Essential criterion achieved (Yes or No)	Yes
		Number of criteria passed	7

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	X
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)	

Appendix 5b: Post-Development Habitat Condition Assessment Sheets On-Site

Urban/Rural Trees; assessed using 'Individual Trees' habitat type condition sheet:

	Condition Assessment Criteria	Condition Achieved (Y/N)
		All small trees
A	The tree is a native species (or more than 70% within the block are native species).	Y
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).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
	Number of criteria passed	4

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria	Good (3)	
Passes 3 or 4 of 6 criteria	Moderate (2)	✓