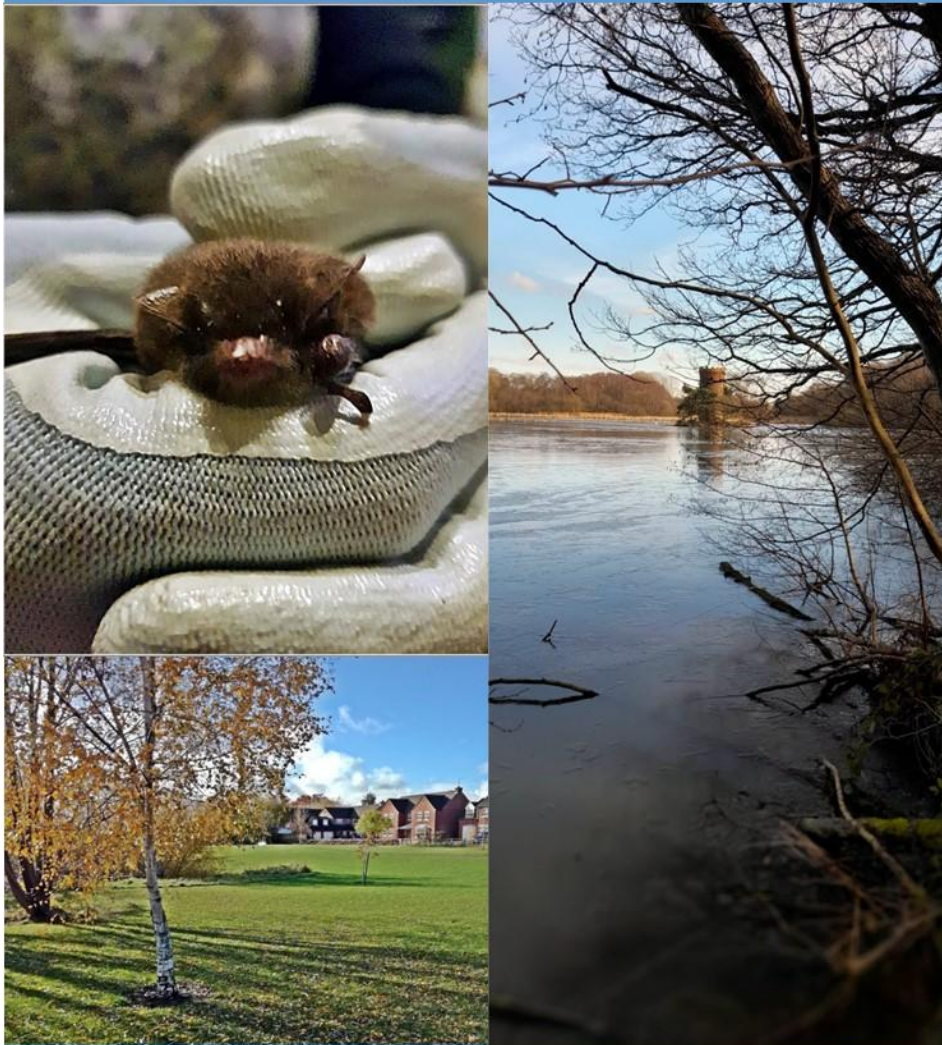




Land north of Pipe Lane,
Orton on the Hill,
Leicestershire

Biodiversity Net Gain Feasibility Study

Prepared by
Griffin Ecology Ltd.

On behalf of
Mr Richard Taylor

Project: GE0889 bfs

We assist our clients to deliver a measurable net gain in biodiversity.

Quality Management		
Client	Mr Richard Taylor	
Project	Land at Pipe Lane Orton on the Hill	
Report Title	Biodiversity Feasibility Study	
Project No	GE0889 bfs	
Status	FINAL	24 th April 2026
Author	Casey-Ruth Griffin BSc (hons) MCIEEM, Principal Ecologist	
Quality Check	Ian Griffin, Commercial Director	
Approved by	Casey-Ruth Griffin BSc (hons) MCIEEM, Principal Ecologist	

Copyright
The copyright of this document remains with Griffin Ecology Limited. All rights reserved. The contents of this document therefore must not be copied or reproduced in whole or in part for any purpose without the written consent of Griffin Ecology Limited.

Legal Guidance
The information set out within this report in no way constitutes a legal opinion on the relevant legislation (refer to the relevant Appendix for the main provisions of the legislation). The opinion of a legal professional should be sought if further advice is required.

Liability
This report has been prepared for the exclusive use of the commissioning client and unless otherwise agreed in writing by Griffin Ecology Limited no other party may use, or rely on the contents of the report. No liability is accepted by Griffin Ecology Limited for any use of this report, other than for the purposes for which it was originally prepared and provided. No warranty, expressed or implied, is made as to the advice in this report. The content of this report is partly based on information provided by third parties; Griffin Ecology Limited accepts no liability for any reliance placed on such information. This report is subject to the restrictions and limitations referenced in Griffin Ecology Limited's standard Terms of Business.

Contact Details
Griffin Ecology Ltd. Bloxham Mill Business Centre, Barford Road, Bloxham, Oxfordshire, OX15 4FF, United Kingdom Tel: 01295 982022

Contents

1.	Introduction	4
2.	Planning Policy	6
3.	Biodiversity Net Gain: Good Practice Principles	6
4.	Methodology.....	7
5.	Calculation of Biodiversity Units	8
6.	Discussion and Conclusions	15
7.	References	16

1. Introduction

Griffin Ecology Ltd. has been commissioned by the client to undertake a Biodiversity Net Gain (BNG) Feasibility Study in support of a planning application for the proposed development of land at Pipe Lane, Orton-on-the-Hill, Leicestershire. The proposals seek consent for the erection of a single residential dwelling with associated access, parking, infrastructure, and landscaping.

In accordance with the Environment Act 2021, the proposed development is required to demonstrate a minimum 10% Biodiversity Net Gain (BNG), to be secured for a period of at least 30 years.

This report seeks to:

- Establish the baseline biodiversity value of the site using the Statutory Biodiversity Metric;
- Evaluate the potential to achieve the mandatory 10% net gain in accordance with the Environment Act 2021;
- Identify likely impacts on habitat area, distinctiveness, and condition as a result of the proposed development;
- Provide preliminary recommendations for on-site habitat enhancement or creation measures; and
- Advise whether off-site compensation or statutory biodiversity credits may be necessary to meet the biodiversity gain objective.

The findings of this feasibility study are intended to inform the development design, support planning submission, and assist in the preparation of a formal Biodiversity Gain Plan (BGP) to be submitted for discharge of the statutory biodiversity gain condition post-determination.

This report should be read in conjunction with the following ecological assessments prepared by Griffin Ecology Ltd.:

- **Preliminary Ecological Appraisal** (Griffin Ecology, Project Ref: GE0584, dated March 2024)
- **Preliminary Ecological Appraisal and Biodiversity Statement** (Griffin Ecology, Project Ref: GE0889, dated April 2026).

Calculation of biodiversity net gain units has been undertaken using the Natural England Statutory Biodiversity Metric Tool (July 2025) and follows guidance set out within *Biodiversity Net Gain: Good Practice Principles for Development* (Baker et al., 2019) and the *CIEEM, IEMA & CIRIA (2019) BNG Good Practice Guidance*.

This BNG Assessment aims to:

- Follow the good practice principles set out in the informing documents (Baker et al., 2019)
- Understand baseline conditions prevailing on site at the time of survey by; classifying the type, distinctiveness, condition, connectivity and strategic significance of habitats present prior to and post- development.
- Ensure that baseline habitat conditions are classified in a robust and consistent manner, and that classification is based on the most recent technical guidance provided to inform the metric.
- Calculate baseline pre- and post-development habitat units and hedgerows units for the site based on current development proposals
- Where possible, propose a measurable Biodiversity Net Gain (BNG) design through habitat creation, enhancement and succession.
- Aim to achieve BNG on-Site wherever possible; with off-site measures being considered as an alternative option if required.

Limitations

Ecological Survey Limitations

As is inherent in all ecological surveys, this study provides a snapshot of conditions prevailing at the time of the site visit and assessment. Seasonal variation, species behaviour, and management history may influence species presence and habitat condition in ways that are not fully captured in a single survey visit. Accordingly, this report should be interpreted in the context of time-bound ecological variability.

Statutory Biodiversity Metric Limitations

The Biodiversity Metric is a decision-support tool, not a prescriptive mechanism. The following caveats apply:

- In accordance with good practice guidance, habitat areas have been rounded to two decimal places, which may introduce minor discrepancies in total unit values, particularly on small or fragmented sites.
- The Metric requires that the area of ground beneath linear features (e.g., hedgerows) is included within the area-based habitat calculations.
- Habitat distinctiveness and condition assessments are informed by professional judgement, particularly where standardised indicators are open to interpretation or constrained by habitat transitions or limited site access.
- The Metric does not account for species-specific ecological impacts, cumulative effects, or off-site ecological functionality unless specifically incorporated into the professional assessment.

Trees within private gardens (baseline and post-development):

The Statutory Biodiversity Metric does not assess all trees as individual features. Instead:

Trees are included within the habitat parcel in which they occur (e.g. modified grassland, garden habitat) unless they meet criteria to be assessed as individual trees. Only trees that meet the threshold for classification as “urban trees” (typically those ≥ 30 cm diameter at breast height (DBH) or otherwise of notable size/condition) are assessed separately within the metric as individual tree features.

Where qualifying trees are present within private gardens, they are included within the baseline calculation as individual trees and must be appropriately retained, replaced, or compensated for within the post-development scenario.

Where trees do not meet the threshold, their ecological value is captured within the wider habitat classification (e.g. “modified grassland” or “garden”), rather than as discrete metric inputs.

Professional Interpretation

The planning system is not mechanistic. The Biodiversity Metric must be interpreted alongside ecological survey results, site-specific context, and expert opinion. As such, Griffin Ecology Ltd. provides this assessment as an independent ecological consultancy, applying professional judgement to interpret the metric outputs in the context of national planning policy and local ecological conditions.

The output values of the Biodiversity Metric are indicative and should not be considered determinative of planning decisions in isolation.

Future Design Changes

This BNG assessment is based on the current proposed layout (Dwg No. 1800-0510-01). Should the design or land take change at any stage of the planning process or post-permission, the Metric calculation will need to be updated to reflect revised habitat loss, retention, or creation, and to ensure compliance with the 10% net gain requirement.

2. Planning Policy

The National Planning Policy Framework NPPF (2024) sets out within Section 15 Para 180 which states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:....

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”

Additionally. Para 186 of the NPPF states:

“When determining planning applications, local planning authorities should apply the following principles:...

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

3. Biodiversity Net Gain: Good Practice Principles

When considering the good practice principles of Biodiversity Net Gain (BNG, CIEEM, CIRIA, IEMA, 2016) which provide a framework to help improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development, the following should be taken into account:

- 1: Apply the Mitigation Hierarchy – This principle prioritises the avoidance of impacts to most valuable habitats wherever possible.
- 2: Avoid losing biodiversity that cannot be offset by gains elsewhere.
- 3: Be inclusive and equitable.
- 4: Address risk – mitigate against difficulty, uncertainty and other risks to achieving net gain.
- 5: Make a measurable net gain contribution.
- 6: Achieve the best outcome for biodiversity.
- 7: Be additional – Achieve nature conservation outcomes that demonstrably exceed existing obligations.
- 8: Create a net gain legacy – ensure net gain generates long-term benefits.
- 9: Optimise sustainability.
- 10: Be transparent.

4. Methodology

To appropriately inform the assessment of habitat types, condition, and strategic significance, a comprehensive desk study and field-based habitat survey were undertaken. The methodology follows the approach outlined in the Biodiversity Metric Technical Supplement (Natural England, 2025) and aligns with CIEEM (2018) Guidelines for Preliminary Ecological Appraisal. The assessment has been undertaken by a suitably qualified ecologist (Casey Griffin BSc (Hons) MCIEEM, Principal Ecologist).

4.1 Desk Study

A review of the following key information sources was carried out:

- **Preliminary Ecological Appraisal and Biodiversity Statement** prepared by Griffin Ecology Ltd. (Project Ref: GE0889, April 2026);
- **Leicestershire and Rutland Environmental Records Centre (LRERC)** data search (within a 2km radius) for statutory and non-statutory sites, and protected and notable species records;
- **DEFRA MAGIC Map resource** for designated sites, priority habitats, and granted European Protected Species (EPS) licences;
- **Ordnance Survey and aerial mapping resources** to review topography, habitat connectivity, and surrounding land use; and
- **Natural England Strategic Significance mapping layer** to determine whether habitats are located within an identified Local Nature Recovery Strategy (LNRS) or other strategic habitat zones.

These datasets were used to establish the ecological baseline, identify priority habitats, and confirm the presence of any nearby designated sites or sensitive ecological receptors.

4.2 Biodiversity Metric and Strategic Assessment

The Statutory Biodiversity Metric (July 2025) has been used to calculate baseline biodiversity unit values and to inform habitat distinctiveness, condition scores, and linear feature assessments.

- A walkover habitat survey, in line with UKHab classification and Biodiversity Metric technical supplement, was used to ground truth habitat types, extent and condition.
- Habitats have been assessed to determine whether they fall within strategically significant locations for biodiversity enhancement or recovery, in line with Natural England's guidance and draft Local Nature Recovery Strategy (LNRS) mapping for Leicestershire, Leicester and Rutland.

This approach ensures that the baseline biodiversity value accurately reflects the site's current ecological condition and its contribution to the wider ecological network.

4.3 Mapping and Habitat Digitisation

Habitat areas and linear features have been measured and mapped using QGIS geographic information software.

- Habitat polygons were digitised using recent high-resolution aerial imagery and refined through field verification during the Preliminary Ecological Appraisal (visit in March 2026).
- The mapping exercise ensures spatial accuracy of all habitat parcels within the site boundary and allows for consistent cross-referencing with development layout drawings (Dwg No. 1800-0510-01).
- All habitat areas have been rounded to two decimal places in accordance with Natural England's Statutory Metric best practice guidance to ensure consistency and reproducibility in unit calculations.

4.4 Condition Assessment

Habitat condition was assessed in the field using Natural England's prescribed condition assessment criteria as detailed in the Statutory Biodiversity Metric – Technical Supplement (2025).

- Each habitat, where appropriate, was evaluated against the required condition indicators and assigned a score of *Poor*, *Moderate*, or *Good* in accordance with the standard methodology.
- Distinctiveness ratings were derived directly from the Statutory Metric, reflecting the relative ecological importance of each habitat type.
- Supporting evidence, including detailed descriptions of each habitat and associated condition justifications, is provided within the Preliminary Ecological Appraisal (Griffin Ecology Ltd., GE0889, April 2026).

5. Calculation of Biodiversity Units

The Statutory Biodiversity Metric (July 2025) has been used to calculate baseline and post-development biodiversity units and to determine the overall percentage change in biodiversity value associated with the proposed development. This includes assessment of area-based habitats, hedgerows, and watercourses (where present).

Metric calculations have been undertaken by Casey Griffin BSc (Hons) MCIEEM, based on a review of available ecological survey data, site plans, and supporting documentation. The completed metric calculation is provided in Appendix 1.

This Biodiversity Net Gain Metric has been completed in consideration of the following documents and datasets:

- Statutory Biodiversity Metric Tool (Natural England, July 2025);
- Biodiversity Metric Technical Supplement (Natural England, 2025);
- Preliminary Ecological Appraisal and Biodiversity Statement (Griffin Ecology Ltd., Project Ref: GE0889, April 2026);
- Proposed Site Plan (Drawing Ref: 1800-0510-01) ;
- UKHab Classification User Manual (Version 2.01, 2021); and
- Natural England Strategic Significance Guidance (2025) and emerging Local Nature Recovery Strategy (LNRS) mapping for Leicestershire, Leicester and Rutland.

Baseline habitat classification and condition assessments have been informed by the Preliminary Ecological Appraisal (Project Ref: GE0889) and updated site understanding where necessary to align with UKHab and Statutory Metric requirements.

The metric outputs presented within this report represent a design-stage assessment based on the current proposed layout. Should the development design, landscaping strategy, or extent of habitat retention and creation change, the metric will require updating to reflect revised inputs and to ensure continued compliance with the statutory requirement to achieve a minimum 10% biodiversity net gain.

Onsite Baseline Habitats:

The site comprises approximately 0.09 hectares of predominantly modified grassland (managed lawn) with associated boundary features, including native hedgerow and a single mature tree.

A notable feature of the site is the presence of a mature horse chestnut (T1), which is considered to meet the criteria for classification as a veteran tree. Veteran trees are recognised as irreplaceable habitats under the National Planning Policy Framework (NPPF) and are afforded a high level of protection.

In accordance with best practice and the mitigation hierarchy, the proposed development has been designed to avoid direct and indirect impacts to this feature. The site layout positions the dwelling and associated infrastructure outside of the Root Protection Area (RPA), with only limited and controlled incursions where necessary, as informed by the accompanying arboricultural input .

Given its classification as an irreplaceable habitat, T1 is not considered within the biodiversity unit calculations in the same manner as area-based habitats, and its loss would not be acceptable in planning terms. Instead, its retention and long-term protection form a fundamental design constraint of the development.

The baseline habitat areas and corresponding biodiversity units for the site (excluding irreplaceable habitat considerations) are summarised below.

Total baseline units: 0.50 habitat units

Baseline area for metric: 0.09 ha

Table 1: Baseline Habitats

Habitat	Area (ha)	Condition	Habitat Units	Area retained (ha)	Notes
T1 individual tree – irreplaceable habitat – important tree	0.076	Good	not counted	0.076	This important tree is not counted within the baseline metric as it is a irreplaceable habitat and a separate agreement with the LPA will be required to ensure it is not impacted by this development.
Urban – u1 828 vegetated garden	0.09	N/A	0.18	0.04	Area below the canopy of T1 will be protected and excluded from the development zone - please see AIA. This area will continue to function as lawn in the post development as it does in the baseline.
T2 individual tree	0.016	Good	0.19	0.016	T2 medius ash retained and protected within extent of development.
T3 individual tree	0.016	Moderate	0.13	0.016	T3 norway spruce retained and protected within extent of development.
Total habitat units			0.50	-	-

Strategic Significance Confirmation

According to the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (LLR LNRS, 2025), priority habitats within the strategy area include habitats such as lowland mixed deciduous woodland, alongside broader objectives relating to habitat connectivity and nature recovery.

The habitats present within the site are limited to modified grassland (managed lawn) and boundary features, which are not identified as priority habitats within the LNRS and are therefore assigned low strategic significance within the Statutory Biodiversity Metric.

A single mature horse chestnut (T1) is present within the site and is considered to meet the criteria for classification as a veteran tree. Whilst veteran trees are not listed as a priority habitat within the LNRS, they are recognised as irreplaceable habitats under the National Planning Policy Framework (NPPF) and the Statutory Biodiversity Metric. As such, T1 is not assigned strategic significance within the metric framework, and is instead addressed through the application of the mitigation hierarchy, with the design of the development ensuring its retention and long-term protection.

Baseline Hedgerows

The site supports a single native hedgerow (H1) along the southern boundary, comprising species including hawthorn, willow, elm, cherry and ash, as identified within the Preliminary Ecological Appraisal. This feature is assessed as being of moderate condition and is included within the Statutory Biodiversity Metric as a native hedgerow.

An additional boundary feature (H2) is present along the eastern boundary, comprising predominantly ornamental species including cypress, with limited native representation. This feature is subject to regular management and forms part of the private garden context.

In order to avoid overestimation of baseline biodiversity value, H2 has not been classified as a hedgerow within the metric. Instead, it has been incorporated within the wider habitat parcel (u1 828 vegetated garden), reflecting its limited ecological function and ornamental character.

Notwithstanding this, individual trees associated with this feature have been assessed separately where appropriate, to ensure that their ecological value is not overlooked.

Table 2: Baseline Hedgerows

Hedgerow	Length (km)	Condition	Hedgerow units	Length retained (km)	Notes
H1 – native hedgerow with trees	0.04	Moderate	0.18	0.03	Southern boundary hedgerow retained except for access.
Total hedgerow units			0.18		-

Onsite Habitat Creation:

Post-development habitat creation and enhancement areas have been assessed using the Statutory Biodiversity Metric (July 2025) to quantify the number of biodiversity units generated by the proposed layout.

All habitat parameters including area, distinctiveness, condition, difficulty, and time-to-target multipliers have been applied in accordance with the Statutory Biodiversity Metric Technical Supplement (2025).

The post-development habitats within the red-line boundary comprise a mix of retained and newly created habitats associated with the built footprint, access drive and landscaping.

Table 3: Proposed Habitats

Habitat Type	Area (ha)	Distinctiveness	Target Condition	Strategic Significance	Time to Target (yrs)	Difficulty	Units
Developed land – sealed surface	0.02	Very Low	N/A	Low Significance	0	Low	0.00
u1 828 vegetated garden	0.03	Low	N/A	Low Significance	1	Low	0.06

Resultant habitat units

The proposed development will result in a predominantly residential land use comprising built form, hardstanding, and retained vegetated garden areas.

Given the small size of the site (0.09 ha) and the requirement to accommodate a residential dwelling, opportunities for on-site habitat creation are inherently constrained. The scheme has been designed to maximise retention of existing ecological features, including all trees and a proportion of vegetated garden, in accordance with the mitigation hierarchy.

The baseline habitat value (excluding the irreplaceable veteran tree T1) is calculated at 0.50 habitat units, comprising:

- Modified grassland (garden): 0.18 units
- Individual trees (T2 and T3): 0.32 units

Post-development, a proportion of vegetated garden is retained, including the area beneath T1 and within the Root Protection Areas of retained trees. In addition, both T2 and T3 are retained in situ. Given that these trees currently exist within a garden context, their continued inclusion within a vegetated garden setting is considered appropriate and reflects a realistic post-development scenario.

The post-development habitat value is calculated at 0.46 habitat units, comprising:

- Retained vegetated garden: 0.08 units
- Retained trees:
 - T2: 0.19 units
 - T3: 0.13 units

This results in an overall loss of - 0.04 habitat units, equating to a -8.42% change in habitat units.

Post development Hedgerow

The site supports approximately 0.04 km of native hedgerow (H1) along the southern boundary, assessed as being in moderate condition at baseline.

The proposed development necessitates the partial removal of this hedgerow to facilitate a safe vehicular access, resulting in the retention of approximately 0.03 km of hedgerow post-development.

The baseline hedgerow value is calculated at 0.18 hedgerow units. Post-development, the retained hedgerow provides a value of 0.14 hedgerow units.

This results in a net loss of **-0.05 hedgerow units**, equating to a **-25.00% change**.

In accordance with the mitigation hierarchy, the design has sought to minimise the extent of hedgerow loss where practicable. However, due to the constrained nature of the site and the requirement to provide a policy-compliant access arrangement, complete retention is not feasible.

The retained sections of H1 will be protected during construction and maintained in their existing condition. Opportunities for on-site hedgerow creation or enhancement are limited due to the site's small size and its use as a private residential garden, where such features would not function as true hedgerow habitat within the meaning of the Statutory Biodiversity Metric.

As such, the identified loss of hedgerow units will need to be addressed through off-site habitat provision or statutory biodiversity credits to ensure compliance with the mandatory 10% biodiversity net gain requirement.

Biodiversity Net Gain Feasibility Assessment Summary

The proposed development will result in a net loss of biodiversity units in both area-based habitats and hedgerow habitats when compared to the baseline condition.

For area-based habitats (excluding the irreplaceable veteran tree T1), the baseline value of 0.50 habitat units will be reduced to 0.46 habitat units post-development, representing a loss of **-0.04 units (-8.42%)**.

In respect of hedgerows, the site supports approximately 0.04 km of native hedgerow at baseline, of which 0.03 km will be retained. This results in a reduction from 0.18 hedgerow units to 0.14 hedgerow units, equating to a loss of -- 0.04 units which is increased to **-0.05 (-25.00%)** with strategic significance applied.

Table 4: BNG Outcomes

Habitat Type	Baseline Units	Post-Development Units	Net Change	% Change
Area-based habitats	0.50	0.46	-0.04	-8.42%
Hedgerows	0.18	0.14	-0.05	- 25.00%
Watercourses	0.00	0.00	No change	N/A – none present on site or within 10 m of boundary

The mature horse chestnut (T1), identified as a veteran tree and irreplaceable habitat, will be fully retained and protected as part of the development. As such, it has not been considered within the biodiversity unit calculations and instead forms a key design constraint in accordance with national planning policy.

Given the limited size of the site (0.09 ha) and the requirement to accommodate a residential dwelling with associated access, opportunities for on-site habitat creation and enhancement are inherently constrained. The design has therefore prioritised the retention of existing ecological features where possible, including trees and a proportion of vegetated garden.

Despite these measures, the development is unable to achieve the statutory requirement of a minimum 10% biodiversity net gain on-site. As such, additional measures will be required to secure compliance with the Environment Act 2021.

It is anticipated that this requirement will be met through off-site habitat provision and/or the purchase of statutory biodiversity credits, to be secured through the preparation and approval of a Biodiversity Gain Plan (BGP) at a later stage.



Figure 1: Baseline UK Habitats



Figure 2: Proposed UK Habitats

6. Discussion and Conclusions

This Biodiversity Net Gain (BNG) Feasibility Study demonstrates that the proposed development at land off Pipe Lane, Orton-on-the-Hill will result in a net loss of biodiversity units when assessed using the Statutory Biodiversity Metric (July 2025).

The baseline biodiversity value of the site (excluding irreplaceable habitat) is calculated at 0.50 habitat units, which will be reduced to 0.46 habitat units post-development, equating to a loss of **0.04 units (-8.42%)**. In addition, a reduction in hedgerow extent will result in a loss of **-0.05 hedgerow units (-25.00%)**.

A key ecological feature of the site is the presence of a mature horse chestnut (T1), which is considered to meet the criteria for classification as a veteran tree and therefore represents an irreplaceable habitat. In accordance with the National Planning Policy Framework (NPPF) and the Statutory Biodiversity Metric guidance, this feature has been treated as a design constraint, with the development layout ensuring its retention and long-term protection.

The proposed scheme has been designed in accordance with the mitigation hierarchy, prioritising the avoidance of impacts through the retention of existing ecological features, including trees and a proportion of vegetated garden. However, due to the small size of the site (0.09 ha) and the requirement to provide a safe and policy-compliant access, some loss of habitat and hedgerow is unavoidable.

Opportunities for meaningful on-site habitat creation and enhancement are limited by the residential nature of the development and the constraints of the site. As such, the development is not capable of delivering the mandatory 10% biodiversity net gain on-site.

To achieve compliance with the Environment Act 2021, it will therefore be necessary to secure additional biodiversity units through off-site habitat provision and/or the purchase of statutory biodiversity credits. These measures will be formalised through a Biodiversity Gain Plan (BGP), to be submitted for approval prior to commencement of development.

Notwithstanding the above, the scheme demonstrates a clear commitment to good ecological practice through the retention of irreplaceable habitat and the application of a design-led approach to minimise ecological impacts.

7. References

- **British Standards Institution (BSI)** (2021). *BS 8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification*. BSI Standards Publication.
- **CIEEM** (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Marine*. Chartered Institute of Ecology and Environmental Management, Winchester.
- **CIEEM** (2021). *Biodiversity Net Gain Report and Audit Template Guidance for Projects in England*. Chartered Institute of Ecology and Environmental Management, Winchester.
- **DEFRA** (2023). *Biodiversity Metric 4.0: Technical Supplement* (Updated October 2023). Department for Environment, Food and Rural Affairs, London.
- **Environment Act** (2021). Chapter 30. London: The Stationery Office. Available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>
- **HM Government** (2023). *Biodiversity Net Gain: Statutory Guidance and Implementation Manual*. DEFRA and Natural England. Available at: <https://www.gov.uk/guidance/mandatory-biodiversity-net-gain>
- **Joint Nature Conservation Committee (JNCC)** (2023). *UK Habitats Classification (UKHab)* [Online]. Available at: <https://ukhab.org>
- **Ministry of Housing, Communities and Local Government (MHCLG)** (2021). *National Planning Policy Framework (NPPF)*. London: MHCLG. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- **Natural England** (2023). *Biodiversity Metric 4.0 – User Guide* (Statutory Version). Natural England, York.
- **Leicestershire County Council (2025)**. *Local Nature Recovery Strategy for Leicestershire, Leicester and Rutland* (Adopted July 2025).
- **Natural England (2024)**. *Local Nature Recovery Strategies: Guidance for Responsible Authorities*. GOV.UK.

Appendix 1: Statutory Metric as Proposed

(See separate Statutory Biodiversity Metric attached.)

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-0.04
	<i>Hedgerow units</i>	-0.05
	<i>Watercourse units</i>	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-8.42%
	<i>Hedgerow units</i>	-25.00%
	<i>Watercourse units</i>	0.00%

Total net gain achieved is less than target set ▲

Total net gain achieved is less than target set ▲

Trading rules satisfied?	No - Check Trading Summaries ▲
---------------------------------	---------------------------------------

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	0.50	0.55	0.09
<i>Hedgerow units</i>	10.00%	0.18	0.20	0.06
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲