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& design



Biodiversity Net Gain Report

Client

Bloor Homes East Midlands

Project

**Land South of Sacheverell Way,
Groby**

Date

July 2026

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Rev	Issue Status	Prepared/Date	Approved/Date
-		EAS / 08.08.25	KG / 14.08.25
Rev B	Final	EAS / 04.12.25	AJR / 08.12.25
Rev B	Final	EAS / 11.12.25	
Rev C	Final	EAS / 24.02.26	
Rev D	Final	EAS / 11.03.26	KG / 28.03.26
Rev D	Final	EAS / 30.04.26	KG / 05.05.26
Rev E	Final	EAS / 08.06.26	
Rev F	Final	EAS / 07.07.26	

1.0 INTRODUCTION

- 1.1 FPCR Environment and Design Ltd. (FPCR) were commissioned by Bloor Homes East Midlands to complete a biodiversity net gain (BNG) assessment for the proposed development on land South of Sacheverell Way, Groby (central OS grid reference: SK 52632 06314) (hereafter referred to as the Site).
- 1.2 This assessment has been produced to support an Outline Planning Application (OPA) for up to 180 residential dwellings and associated highways works, public open space, landscaping and SuDS pond.
- 1.3 The post development net gain assessment has been produced using the Masterplan produced to support the OPA (Drawing No.:DE.393.SW01 Rev L). Given the illustrative nature of these proposals, the post development biodiversity net gain assessment will have to be repeated following the granting of outline planning permission (OPP).
- 1.4 This report summarises the calculations and provides details regarding any assumptions made to inform the assessment.

Background

- 1.5 The Site is located south of Groby, Leicester. It is bordered by the A46 to the east, a dismantled railway to the west, meadows to the south, and a residential area to the north. Ratby Flood Meadow Candidate Local Wildlife Site (cLWS) is located to the west of the Site and encompasses part of the Site along the Western boundary.

The Environment Act 2021

- 1.6 In England, biodiversity net gain is required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, the majority of planning permission grants will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all on-site habitats.
- 1.7 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.
- 1.8 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals can be compliant with the requirements of the Environment Act.

Biodiversity Net Gain Hierarchy

- 1.9 The statutory framework allows for the 10% biodiversity gain to be delivered through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development

Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:

- a) First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
- b) Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
- c) Then, for all on-site habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - Prioritising the enhancement of existing habitats; then
 - Creation of on-site habitats;
 - Allocation of registered off-site unit gains; then
 - Purchase of biodiversity credits

- 1.10 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation.

National Planning Policy Framework

- 1.11 The National Planning Policy Framework (NPPF) 2024 seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

"187. 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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

193. 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."

Mandatory Biodiversity Net Gain Minimum Reporting Requirements

- 1.12 The Government's BNG Planning Practice Guidance (PPG)¹ sets out the minimum requirements of any planning application subject to mandatory BNG to present as part of any submission in order to validate the application. For ease of reference, the minimum information required has been set out in Table 1 below.
- 1.13 Additional detail and information appropriate to the application is provided within this report in order to assist Hinckley & Bosworth Borough Council in their decision-making process and to provide confidence that the scheme will be able to demonstrate a mandatory BNG through the provision of a Biodiversity Gain Plan following receipt of planning permission, in accordance with the PPG.

¹ Gov.uk (2024), Biodiversity Net Gain. Available at: Biodiversity net gain - GOV.UK

Table 1: Checklist of Minimum BNG Reporting Requirements for Planning Application Validation

Minimum Requirements in BNG PPG	Statement of Relevance to Site
<i>Confirmation that the Site is believed to be subject to the mandatory BNG condition.</i>	The Site does not meet any of the exemption criteria and so it is understood that the Site will be subject to the mandatory BNG condition.
<i>The pre-development biodiversity value of the Site, either on the data of application or an earlier proposed date (as appropriate).</i>	The accompanying Statutory Metric completed for the scheme provides the pre-development biodiversity value of the Site. The values are also presented within this report.
<i>Where an earlier date is proposed, provide the reasons for proposing that date.</i>	The 'relevant date' is proposed to be the latest date that a Site survey was completed during which observations were made to check if any significant changes in habitats had occurred. For the Site, this will be 15 May 2024 with an updated walkover survey completed in June 2025. This is considered to be an appropriate date as it is within the date that ecological data is considered valid (two years, as recommended by CIEEM).
<i>The completed metric calculation showing the calculations of the pre-development biodiversity value of the on-site habitat on the data of application (or proposed earlier date) including the publication date of the biodiversity metric used.</i>	The Statutory Biodiversity Metric, published in July 2025, was used to calculate the pre-development value of the Site. The completed metric has been provided alongside this BNG report.
<i>A statement whether activities have been carried out prior to the date of application (or proposed date), that result in loss of on-site biodiversity value (degradation).</i>	This statement confirms that FPCR and Bloor Homes not aware of any habitat degradation on-site.
<i>A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity gain Requirements (Irreplaceable Habitat) Regulations 2024) on the Site, that exists on the date of application (or an earlier proposed date)</i>	This statement confirms that no irreplaceable habitat has been identified on-site.
<i>Plan(s), drawn to an identified scale and showing the direction of North, showing on-site habitat existing on the date of application (or earlier proposed date) including any irreplaceable habitat (if applicable).</i>	Figure 1 shows the baseline habitats present on-site on the proposed relevant date (15 May 2024 updated in June 2025). This includes the minimum requirement to show an identified scale and north arrow.

2.0 METHODOLOGY

Baseline Habitat Assessment

- 2.1 A baseline habitat survey was completed broadly following the UK Habitat Classification System and the Statutory Biodiversity Metric Condition Assessment Criteria. This involved a systematic walkover of the Site to map all habitats present for the purposes of completing the Statutory Biodiversity metric Calculation Tool and their current condition.

- 2.2 A habitat survey was conducted on 15th May 2024 with a walkover survey completed in June 2025. Survey methods broadly followed the UK Habitat Classification System² (UKHab) to map habitats present onsite. This involved a systematic walk over of the Site to classify the broad habitat types which were broadly mapped in the field using a detailed topography map produced for the scheme.
- 2.3 Habitat condition assessment surveys were completed on 15th May 2024 in accordance with the Statutory Biodiversity Metric Habitat Condition Assessments. The summary results of the habitat condition assessment survey results are presented in this report.

Biodiversity Net Gain Calculation

- 2.4 Defra's Statutory Biodiversity Metric calculation tool was used to inform this BNG Report. It is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development Site before and after development. It treats the area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance set by a Natural England-led team of experts.
- 2.5 The development Site was surveyed and mapped, as described above. The survey results were digitised using QGIS, with the existing habitats identified and areas automatically generated.
- 2.6 On-Site post-development habitats were determined from the latest Masterplan (DE.393.SW01 Rev L) with proposed habitats mapped and digitised using QGIS to generate areas for each of the habitats proposed for enhancement.
- 2.7 These pre- and post-enhancement habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. The metric automatically assigns habitat distinctiveness score for each of the baseline and proposed habitats.
- 2.8 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:
- difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance
 - temporal risk: this is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
 - spatial risk: this score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any off-site offsetting solutions.
- 2.9 The strategic significance multiplier within the metric has been informed by a desk study review. Full details of the desktop study undertaken are provide in the accompanying Ecological Appraisal³.
- 2.10 Full details of the calculation methodology are provided in The Statutory Biodiversity Metric User Guide.

² Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.). The UK Habitats Classification System V2. UKHab. Available at: <https://ukhab.org/>

³ FPCR, 2025. Ecological Appraisal.

3.0 RESULTS

Strategic Significance

- 3.1 The Site lies within the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (LNRS). This illustrates that there are no notified Local Wildlife Sites on or adjacent to the Site boundary. A candidate Local Wildlife Site, Ratby Flood Meadow, is located on the western part of the Site. It is classified based on the mesotrophic grassland species rich vegetation along the disused railway. These areas are offsite and the only onsite habitats included in the candidate LWS comprise arable fields and a ditch. As such, all baseline habitats within the site have been assigned a low strategic significance.
- 3.2 The Site has been identified as 'areas that could become of particular importance' for urban opportunities within the LNRS. The proposed native trees and SuDS within the green infrastructure are considered to target a number of the LNRS measures, including UB003, UB005, UB006, UB008 and UB009⁴, and as such have been assigned high strategic significance within the metric.
- 3.3 Other habitats, such as the amenity grassland have been assigned low strategic significance.

4.0 BASELINE CONDITIONS

Baseline Habitats

- 4.1 The Site comprised predominantly of arable land (Photograph 1), with an area of bramble scrub in the northwestern corner.

Photograph 1: Cereal crop field with H2 in the background.



- 4.2 Baseline habitats are provided within Table 2 below and are depicted on Figure 1. The metric valued the onsite baseline habitats at 21.35 habitat units.

⁴ Leicestershire, Leicester and Rutland, 2025. Local Nature Recovery Strategy.

Table 2: Summary of Existing Baseline Habitat Value

Habitat type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Biodiversity units
Cereal Crops	10.3289	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	20.66
Bramble Scrub	0.1729	Medium	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.69
Total	10.50				21.35

4.3 Five hedgerows were identified on Site, comprising one species-rich native hedgerow with trees (H2), three species-rich native hedgerows associated with a bank (H1, H4 & H5) and one native hedgerow (H3). The majority of the hedgerows were located along the north, east and south Site boundaries, with H1 running through the east of the Site.

4.4 Baseline hedgerows are provided within Table 3 below and are depicted on Figure 1. The metric valued the baseline hedgerows at 14.49 linear habitat units.

Table 3: Summary of Baseline Hedgerows

Hedgerow Ref.	Habitat (UKHab Type)	Length (km)	Condition	Distinctiveness	Biodiversity Units
H3	Native hedgerow	0.172	Moderate	Low	0.69
H1	Species-rich native hedgerow - associated with bank or ditch	0.215	Moderate	High	2.58
H2	Species-rich native hedgerow with trees	0.516	Moderate	High	6.19
H4	Species-rich native hedgerow - associated with bank or ditch	0.357	Moderate	High	4.28
H5	Species-rich native hedgerow - associated with bank or ditch	0.062	Moderate	High	0.74
	Total	1.32			14.49

4.5 A ditch runs north to south along the western boundary (Photograph 2). Arable land is located on the left bank and is therefore classified as major encroachment. The dismantled railway runs along the right bank and is classified as minor encroachment. There was no watercourse encroachment.

4.6 The ditch was dry at the time of survey, and it is unclear if it is dry for more than eight months of the year. Therefore, the ditch has been included in the BNG as a precautionary measure.

Photograph 2: Ditch.

- 4.7 Baseline watercourses are provided within Table 4 below and are depicted on Figure 1. The metric valued the baseline watercourses at 1.56 linear habitat units.

Table 4: Summary of Baseline Watercourses

Habitat (UKHab Type)	Length (km)	Condition	Distinctiveness	Watercourse encroachment	Riparian encroachment	Biodiversity Units
Ditches	0.465	Poor	Medium	No encroachment	Major/Minor	1.56
Total	0.47					1.56

5.0 PROPOSALS

Retained and Enhanced Habitats

- 5.1 Habitat retention and enhancement is illustrated in Figure 2. The majority of the bramble scrub is to be retained and enhanced to mixed scrub in moderate condition, with a section lost to create a footpath. All of the arable land is to be lost in the proposals.
- 5.2 The majority of the hedgerows and ditch are to be retained in the proposals, with small sections of H2, H4 and the ditch lost to allow for access.
- 5.3 Two small sections of hedgerows are also removed to facilitate Severn Trent pipeline works. The hedgerows affected by the proposals are a 10m section of H5 and 40m of H3 (Figure 2 -4). Although this hedgerow loss is completed under Severn Trent's statutory rights, the loss will affect the pre- and post-development net gain assessment for hedgerows. Given this, the loss generated by the permitted development works are reflected in the submitted net gain assessment.

Habitat Creation

- 5.4 The proposed habitat creation is shown in Figure 3 and the proposed conditions in Figure 4. The residential area is proposed in the centre of the Site and is surrounded by green infrastructure, comprising mixed scrub, modified grassland, other neutral grassland, a SuDs pond and urban trees.

- 5.5 The biodiversity units calculated for each habitat on the Site are presented in Table 5, along with a description of the management recommendations which will be employed to achieve the target conditions for each habitat type.

Table 5: Summary of Proposed Habitat Creation and Enhancement

Habitat (UKHab Type)	Targets for Creation / Management	Area (ha)	Target Condition	Distinctiveness	Biodiversity Units
Urban: Residential area and Developed land	The residential area comprises 70% developed land and 30% vegetated garden. The developed land comprises roads, footpaths, LEAPs, LAPs and provision for young people. There is no condition assessment for these habitat types and no management required.	4.557 (Developed land)	N/A	V. Low	0
		0.867 (Vegetated garden)	N/A	Low	1.67
Grassland: Other neutral grassland	The majority of the proposed other neutral grassland has been classified as poor condition due to the water mains and water main easement in these areas, and the need to retain potential access to them. However, the below management is still recommended to enhance the biological value. Therefore, the actual net gain to biodiversity is likely to be greater than that detailed within this report. Management will focus on maximizing their biodiversity to create a diverse sward by employing the following management measures: • Overseeding with a Species-rich Meadow Seed Mix to include introduction of yellow rattle to reduce vigour of grasses and allow less competitive species to spread; • Creation of colonization gaps through raking or chain harrowing to break up the sward and expose some bare ground without substantial disturbance of soils to allow new seed to germinate; • Management will be reduced to create a varied sward height, taking a late hay cut to allow plants to set seed; • The seed mix will contain a sufficient number of species to encourage the establishment of grassland with a minimum of 10 species per m²; and • Removal of any bracken, bramble, or scrub clumps.	1.636	Poor	Medium	6.09
		1.03	Moderate	Medium	6.92

Habitat (UKHab Type)	Targets for Creation / Management	Area (ha)	Target Condition	Distinctiveness	Biodiversity Units
Grassland: Modified grassland	Areas of mown meadow grassland located adjacent to urban infrastructure and LEAP have been classified as poor condition due to the high levels of footfall. The below management prescriptions would focus on achieving moderate condition but are considered relevant. The following prescriptions will be targeted: • Ensuring management encourages a varied sward height, particularly during the spring/summer; • Regular management to prevent scrub/bracken encroachment; and • Reseeding any areas of failed establishment.	1.481	Poor	Low	2.86
Heathland and shrub: Mixed scrub	Two parcels native scrub planting are proposed to the northeast of the Site and will be managed to achieve moderate condition through the following measures: • Planting will ensure a diversity of species with within blocks of scrub with no one species comprising more than 75% cover; • The borders of scrub will be subject to relaxed management extended at least 2m from the scrub edge to encourage a diverse interface between habitats; • Replacement planting of failed specimens during establishment period; and • Additional planting after 10 years where natural regeneration has not been successful.	0.499	Moderate	Medium	3.34
Urban: Sustainable drainage system	The attenuation feature is proposed to be sown with a species-rich wet tolerant grassland mix, such as Emorsgate EM8 'Meadow Mixture for Wetlands' (or similar), and marginal planting to create a varied vegetation structure. The diverse native species mix means it can reach moderate condition.	0.263	Moderate	Low	0.73

Habitat (UKHab Type)	Targets for Creation / Management	Area (ha)	Target Condition	Distinctiveness	Biodiversity Units
Individual trees: Urban tree	61 small urban trees are to be planted within areas of POS. Each individual tree will be targeted to moderate condition via the management prescriptions below: • All trees should be native species or native cultivars; • If planted in groups, the distance between centres should be set such that the expected canopies should be less than 5m apart; • Relaxed management removing only branches that pose a risk to traffic/pedestrians such that trees retain more than 75% of the expected canopy size for the corresponding age; and Planted with verges or green infrastructure such that at least 20% of the ground beneath each tree is vegetated.	0.375	Poor	Medium	1.21
	92 small urban trees are to be planted within the residential development along road verges. Due to the proximity to the developed land, these have been classified as poor condition.	0.248	Moderate	Medium	0.87

Watercourse Creation

- 5.6 The proposals include the creation of three ditches within the POS. They have been classified as poor condition as a precautionary approach, with the encroachment based on the proximity to the residential development. These could be increased to moderate condition at full application with a detailed landscape plan.
- 5.7 The watercourses currently generate a total of 1.38 linear units.

6.0 RESULTS AND CONCLUSION

Biodiversity Net Gain

- 6.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been entered into the Defra Statutory Biodiversity Metric. Table 6 provides a summary of the headline results from the BNG assessment for the proposals. The full metric has been provided separately.

Table 6: Summary Statutory Metric Headline Results

Baseline	Habitat Units	21.35
	Hedgerow Units	14.49
	Watercourse Units	1.56
Post-Intervention	Habitat Units	24.90
	Hedgerow Units	12.18
	Watercourse Units	2.62
Total Net Unit Change	Habitat Units	3.56
	Hedgerow Units	-2.31
	Watercourse Units	1.05
Total Net Percentage Change	Habitat Units	16.65%
	Hedgerow Units	-15.93%
	Watercourse Units	67.40%

- 6.2 The approach to habitat creation has aimed to maximise biodiversity value within the space made available within the proposals for green infrastructure. Biodiversity Net Gain has then been used to inform the habitat creation and enhancement proposals for the scheme and to guide decisions around additional habitat provision.
- 6.3 Based on proposing habitats that are readily achievable and common place in residential development of this type, the assessment has demonstrated proposals will lead to a net gain of 3.56 habitat units (16.65%) and 1.05 watercourse units (67.40%) and a net loss of -2.31 hedgerow units (-15.93%).
- 6.4 The net loss in hedgerow units generated by the development proposals (-2.03 units) can be resolved at the detailed design stage through the implementation of additional hedgerows within the open space. The additional loss of hedgerow units generated through the implementation of the pipeline (-0.28 units) may require the purchase of off-site hedgerow units. The creation of onsite hedgerow units and the purchase of offsite hedgerow units will ensure the 'net gain objective' (achieve a 10% net gain) will be achieved.

Habitat Trading

- 6.5 The proposed habitats satisfy the trading rules. There are no high or very high distinctiveness habitats were present on Site. Bramble scrub is a medium distinctiveness habitat and the loss

of it is compensated for by habitats of the same distinctiveness, such as other neutral grassland and mixed scrub.

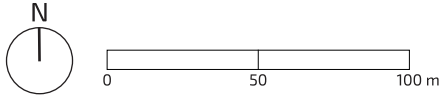
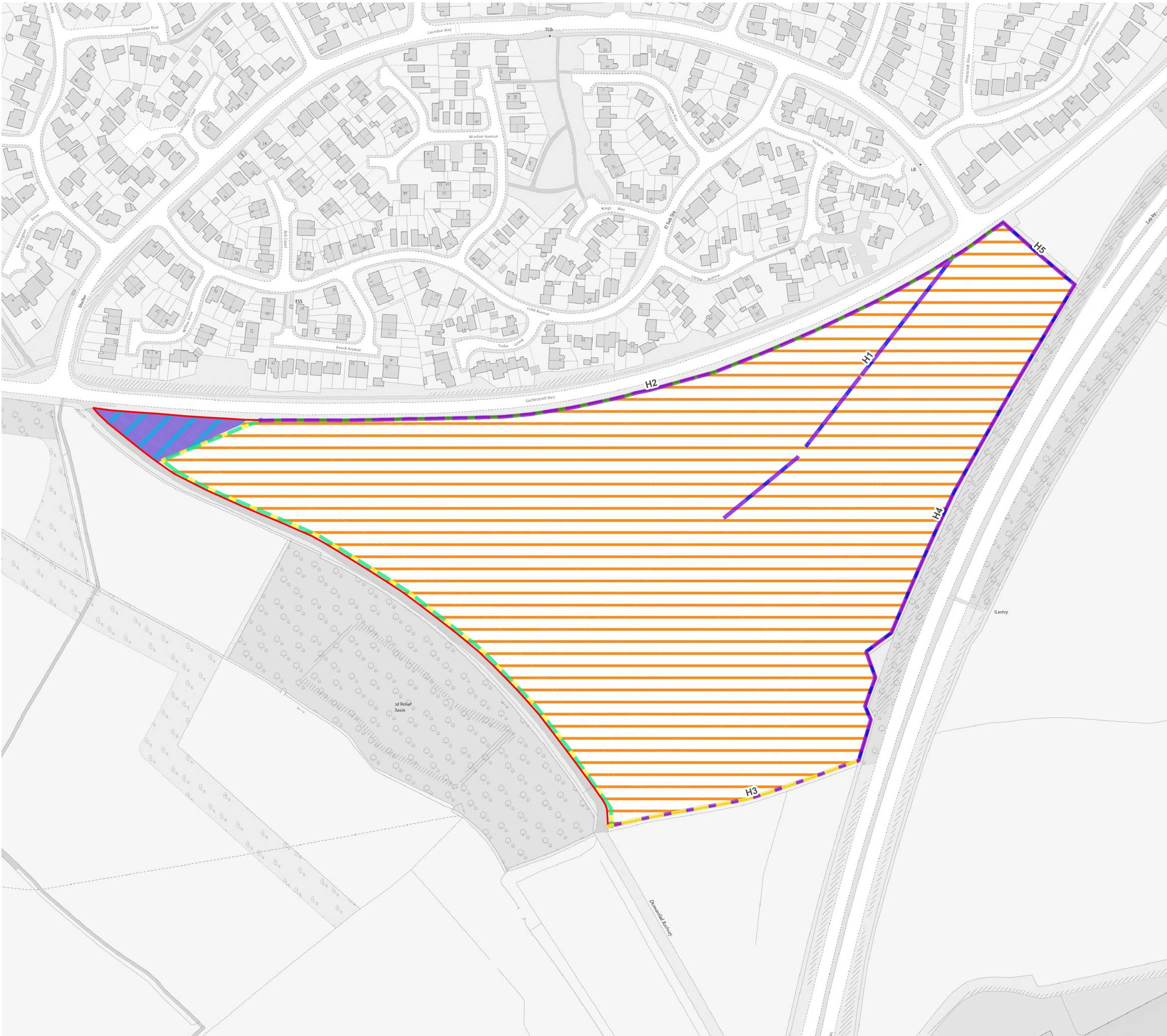
- 6.6 The proposed hedgerows do not meet the trading rules. This is due to the loss of species-rich native hedgerows with trees and species-rich native hedgerows associated with a bank or ditch, which are both high distinctiveness habitats. The loss will need to be compensated for by planting like-for-like hedgerows or those with a higher distinctiveness.
- 6.7 The proposed watercourses satisfy the trading rules. Ditches are classified as a medium distinctiveness habitat and the loss is compensated for by the proposed creation of the same habitat type.

Compensation

- 6.8 To compensate for the loss of hedgerow units, 0.02km of species-rich native hedgerow associated with a bank or ditch and 0.39km of species-rich native hedgerow with trees are required to be planted on Site.
- 6.9 Sections of H3 and H5 are to be lost, and works will be carried out under Severn Trent's statutory powers. 0.12 high distinctiveness and 0.16 low distinctiveness hedgerow units are required to mitigate for the loss. Compensation units for the loss of these hedgerows are likely to be delivered through the purchase of hedgerow units from a registered habitat bank either within the local authority area or a habitat bank adjacent to the local authority area
- 6.10 The delivery of off-site habitat units will be secured through the mandatory Biodiversity Net Gain condition imposed by the Environment Act, 2021. Details of the off-site provision will be supplied as part of a Biodiversity Gain Plan which is to be submitted following receipt of planning permission in accordance with the Environment Act 2021 requirements.

Securing BNG

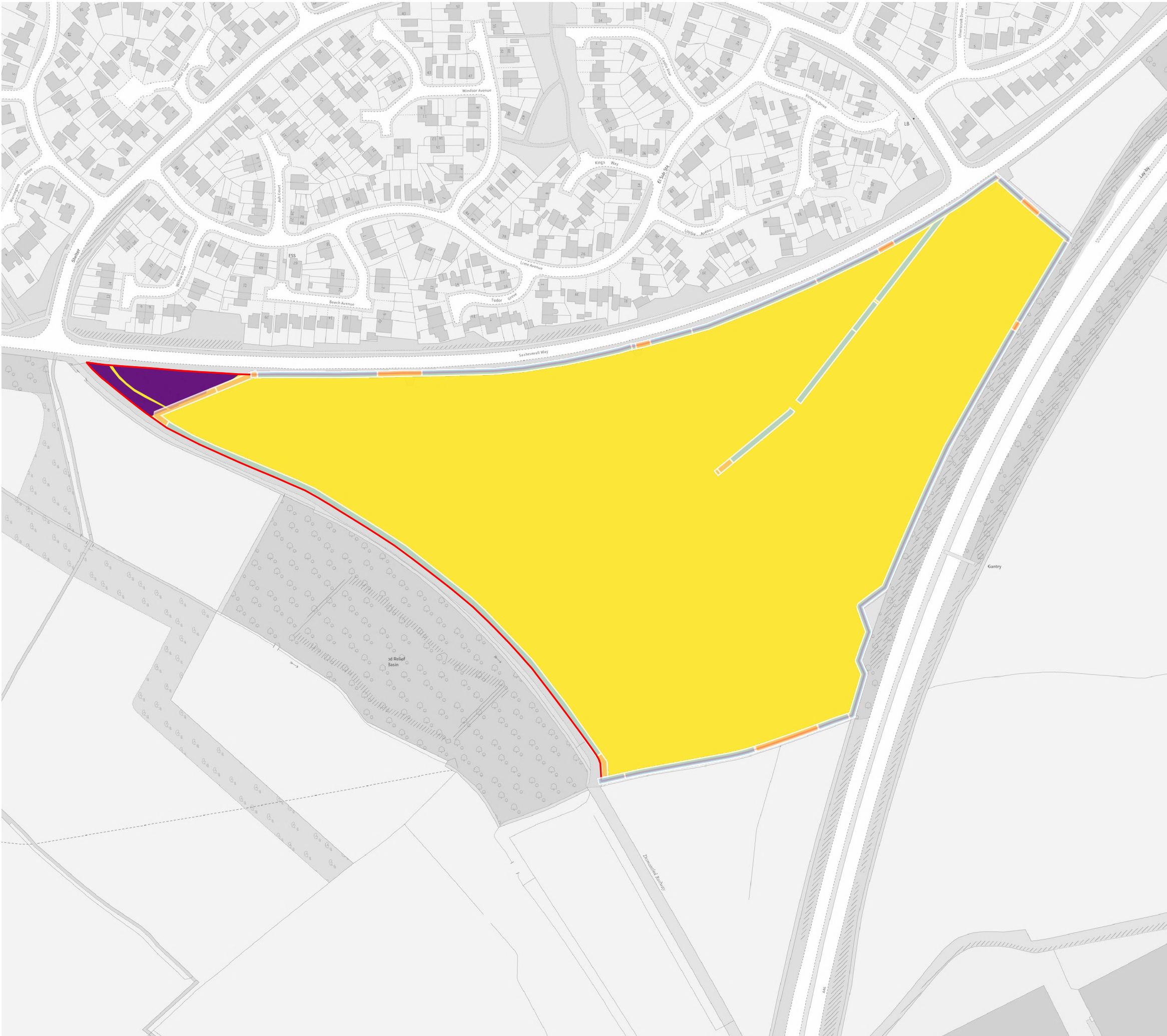
- 6.11 This BNG report outlines the approach and measures proposed to achieve a measurable net gain in biodiversity as part of the development. It demonstrates how the current design and habitat proposals are expected to achieve the required BNG target in accordance with the Environment Act 2021 and associated national and local planning policy. However, the assessment and calculations are based on the information available at this stage and may be subject to change as the project design, landscaping, and management details are refined through the planning process or as further ecological information becomes available. Any updates will be reflected in the Biodiversity Gain Plan to ensure continued compliance with statutory requirements.
- 6.12 Further details on habitat creation, enhancement and management can be provided at the detailed design stage of the proposals, where ecologists will input directly into landscape planting. A Habitat Management and Monitoring Plan will also be provided as part of a Biodiversity Gain Plan which, in accordance with the requirements of the Environment Act, will be provided following receipt of full planning permission. This HMMP will provide detail on how creation, retained and enhanced habitats across the Site that are significantly contributing to the Site's BNG will be managed for a minimum of 30 years.
- 6.13 Biodiversity Net Gain has been used to inform the habitat creation and enhancement proposals for the scheme and the resulting habitats will provide a betterment for local wildlife.



Key

- Site Boundary
- Baseline Habitats
 - Bramble scrub
 - Cereal crops
- Baseline Hedgerow
 - Native hedgerow
 - Species-rich native hedgerow - associated with bank or ditch
 - Species-rich native hedgerow with trees
- Baseline Watercourse
 - Ditches

date	28/08/25	drwn/chkd	EAS / KG
client	Bloor Homes		
project	Land South of Sacherverell Way, Groby		
title	BASELINE HABITAT PLAN	scale	1:2,500 @ A3
number	FIGURE 1	rev	-



N

0

50

100 m

Key

Site Boundary

Habitats

Enhanced

Lost

Hedgerows

Retained

Lost

Watercourses

Retained

Lost

date

07/07/26

client

Bloor Homes

project

Land South of Sacherverell Way,
Groby

title

HABITAT RETENTION PLAN

scale

1:2,500 @ A3

number

FIGURE 2

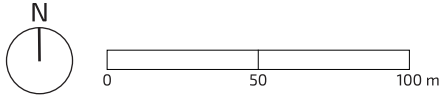
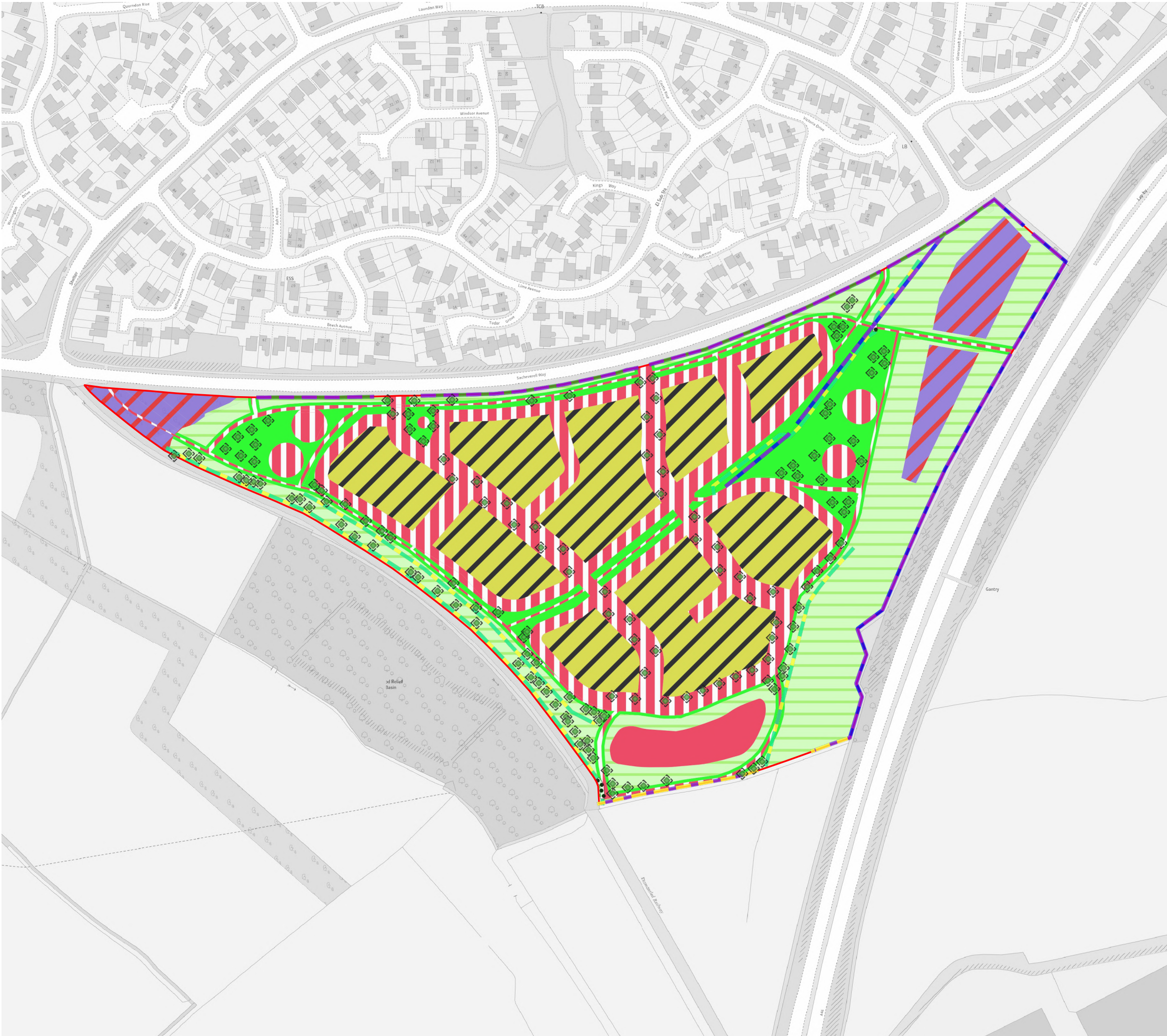
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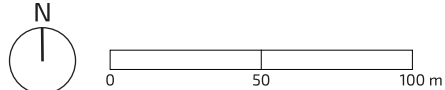
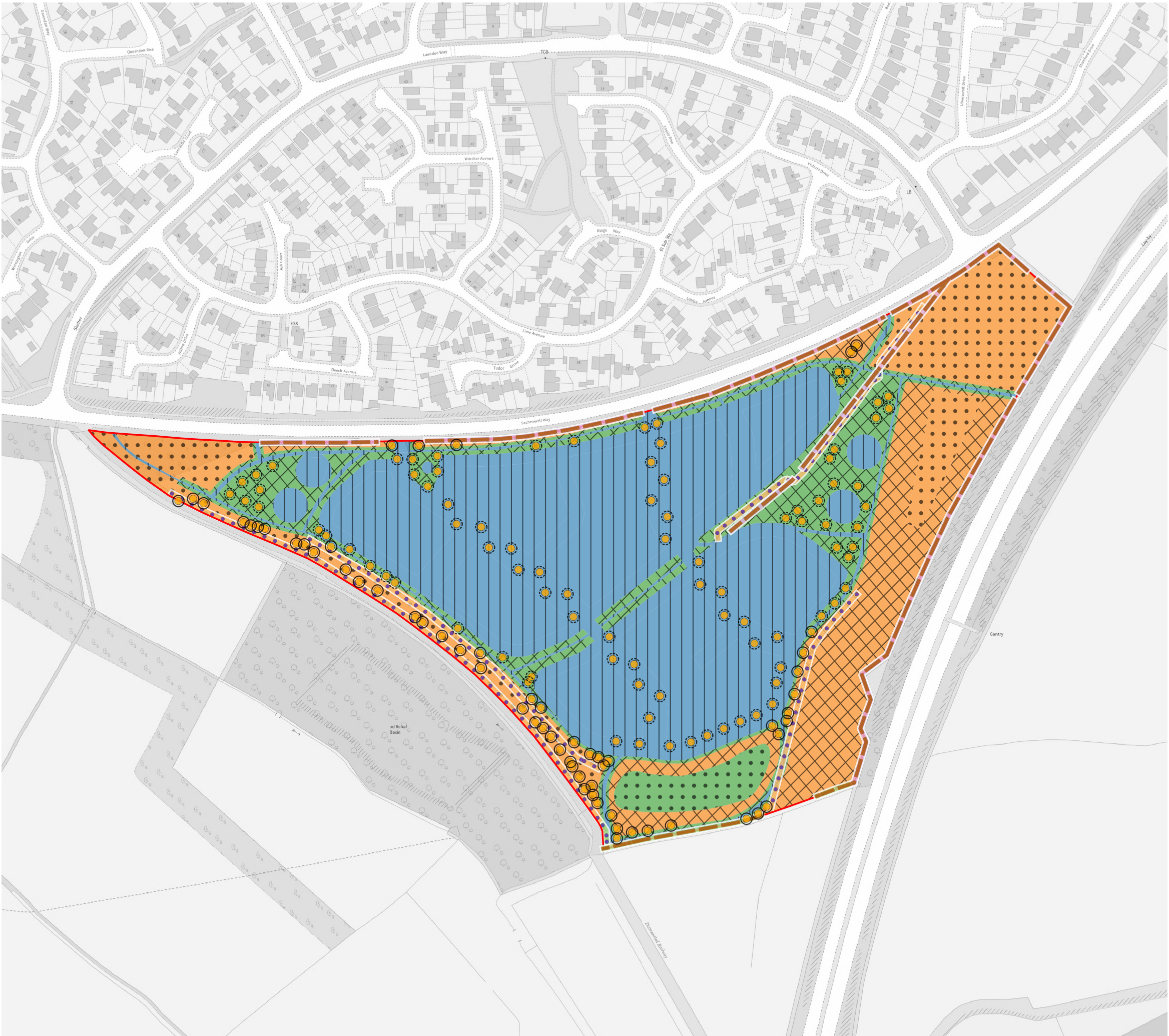
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t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk



Key

- Site Boundary
- Proposed and Retained Habitats**
 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Sustainable drainage system
 - Residential
- Proposed and Retained Hedgerows**
 - Native hedgerow
 - Species-rich native hedgerow - associated with bank or ditch
 - Species-rich native hedgerow with trees
- Proposed and Retained Watercourse**
 - Culvert
 - Ditches
- Proposed Individual Trees**
 - Proposed small urban tree

date	07/07/26	drwn/chkd	EAS / KG
client	Bloor Homes		
project	Land South of Sacherverell Way, Groby		
title	PROPOSED HABITAT PLAN	scale	1:2,500 @ A3
number	FIGURE 3	rev	-



- Key**
- Site Boundary
 - Proposed Habitat Condition
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
 - Proposed Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
 - Proposed Hedgerow Condition
 - Moderate
 - Proposed Hedgerow Distinctiveness
 - High
 - Low
 - Proposed Watercourse Condition
 - Poor
 - Proposed Watercourse Distinctiveness
 - Medium
 - Low
 - Proposed Individual Tree Condition
 - Poor
 - Moderate
 - Proposed Individual Tree Distinctiveness
 - Medium

date	07/07/26	drwn/chkd	EAS / KG
client	Bloor Homes		
project	Land South of Sacherverell Way, Groby		
title	PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN	scale	1:2,500 @ A3
number	FIGURE 4	rev	-

APPENDIX A: BASELINE HABITAT CONDITION ASSESSMENTS**Cereal crops**

There is no condition assessment for this habitat type.

Bramble Scrub

There is no condition assessment for this habitat type.

Hedgerows

Condition Assessment Criteria	H1	H2	H3	H4	H5
A1. Height >1.5 m average along length	Pass	Pass	Pass	Pass	Pass
A2. Width >1.5 m average along length	Pass	Pass	Pass	Pass	Pass
B1. Gap Hedge base gap between ground and base of canopy 90% of length (unless 'line of trees')	Pass	Pass	Pass	Pass	Pass
B2. Gap – Hedge canopy continuity. Gaps make up <5 m	Pass	Pass	Pass	Pass	Pass
C1. Undisturbed ground and perennial vegetation >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least)	Fail	Fail	Fail	Fail	Fail
C2. Undesirable perennial vegetation Plant species indicative of nutrient enrichment of soils dominate	Fail	Fail	Fail	Fail	Fail
D1. Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Pass	Pass	Pass	Pass	Pass
D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Fail	Fail	Fail	Fail	Fail
E1. Tree Age At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.	N/A	Fail	N/A	N/A	N/A
E2. Tree Health At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	N/A	Pass	N/A	N/A	N/A
Condition	Mod.	Mod.	Mod.	Mod.	Mod.
Good - No more than 2 failures in total; AND No more than 1 in any functional group. Moderate - No more than 4 (or 5 if criteria E1 and E2 apply) failures in total; AND Does not fail both attributes in more than one functional group Poor - Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group					

Ditches

Criteria		
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Fail
B	A range of emergent, submerged and floating leaved plants are present. As a guide >10 species of emergent, floating or submerged plants in a 20 m ditch length.	Fail
C	There is less than 10% cover of filamentous algae and/or duckweed (these are signs of eutrophication).	Pass
D	A fringe of marginal vegetation is present along more than 75% of the ditch.	Pass
E	Physical damage evident along less than 5% of the ditch, such as excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Pass
F	Sufficient water levels are maintained: as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	Fail
G	Less than 10% of the ditch is heavily shaded.	Pass
H	There is an absence of non-native plant and animal species.	Pass
Condition		Poor
Passes 8 criteria		Good
Passes 6 or 7 criteria		Moderate
Passes 5 or fewer criteria		Poor

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