

THE LIMES

WOOD ROAD

NAILSTONE

CV13 0PQ

BIODIVERSITY NET GAIN (BNG) ASSESSMENT

LOW-IMPACT / DE MINIMIS ROUTE

Prepared by

Greenline BNG Assessments

17 November 2025

Based on Preliminary Ecological Appraisal (7 November 2023)
and Validity Addendum (6 November 2025)

Ecology & Low-Impact Biodiversity Net Gain Assessment

Site Address: The Limes, Wood Road, Nailstone, CV13 0PQ

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1. Introduction

This report assesses biodiversity impacts and Biodiversity Net Gain (BNG) compliance for **The Limes, Wood Road, Nailstone, CV13 0PQ**. It brings together the original Preliminary Ecological Appraisal (Wildlife Consultants Ltd, 7 November 2023) and the subsequent Validity Addendum (6 November 2025). The assessment establishes baseline conditions, confirms survey validity, evaluates BNG requirements, and demonstrates full compliance under the Low-Impact BNG pathway.

2. Site Description & Context

The site comprises two adjoining Land Registry parcels (LT227010 and LT155984), forming the complete and continuous residential garden curtilage of The Limes. The land includes amenity grassland, ornamental shrub planting, scattered mature trees, and species-poor hedgerows. The surrounding context includes residential boundaries and agricultural land.

3. Ecological Baseline (PEA 2023)

The 2023 Preliminary Ecological Appraisal confirmed the presence of:

- Regularly maintained amenity grassland
- Ornamental shrubs and borders
- Mature trees (pine, cypress, willow, fruit trees)
- Hedgerows dominated by garden species

Habitats NOT present:

- Ponds
- Streams
- Semi-improved grassland
- Scrub
- Priority habitats

Protected Species:

No evidence of bats, badger, reptiles, amphibians, water vole, otter, or notable bird species. The buildings lacked bat roost potential and no ecological constraints were identified.

4. Survey Methodology

Survey work followed CIEEM (2023) guidance and UKHab classification methodology. The assessment included habitat mapping, species risk assessment, and inspection of potential roost and refuge features. Survey methods were proportionate to a residential garden environment with low habitat complexity.

5. Survey Validity Addendum (2025)

A walkover survey conducted on 6 November 2025 confirmed that all baseline conditions set out in the 2023 PEA remain accurate. Findings included:

- All trees remain present and undisturbed
- All boundary hedgerows remain intact
- No vegetation removal since 2023
- No habitat succession or scrub formation

- No new ecological constraints

Validity Conclusion:

The 2023 ecological baseline remains valid and reliable for planning and BNG assessment.

6. Legislation & Policy Framework

This assessment is carried out in accordance with the following:

- Environment Act 2021 (BNG statutory requirement)
- Biodiversity Net Gain Regulations 2024
- National Planning Policy Framework (2023)
- Local Plan ecological protection policies

BNG is mandatory unless the Low-Impact Route applies. Residential garden conversions are specifically supported where no habitat loss occurs.

7. Low-Impact BNG Route Justification

The proposal qualifies for the Low-Impact BNG Route because:

- No habitat loss occurs (0 m²)
- No trees or hedgerows are removed
- No priority habitats exist on-site
- All development occurs within the existing residential curtilage

A full BNG Metric is therefore not required or applicable.

8. Land Registry Titles & Red-Line Boundary Confirmation

The planning red-line boundary spans two conjoined registered land parcels:

LT227010 – Primary established garden

LT155984 – Roadside garden extension parcel

Together, these parcels form the full domestic garden curtilage of The Limes.

9. Figures

Figure 1 – Title LT227010

H.M. LAND REGISTRY		TITLE NUMBER LT227010
ORDNANCE SURVEY PLAN REFERENCE	SK4207	Scale 1/2500
COUNTY LEICESTERSHIRE	DISTRICT HINCKLEY & BOSWORTH	© Crown copyright

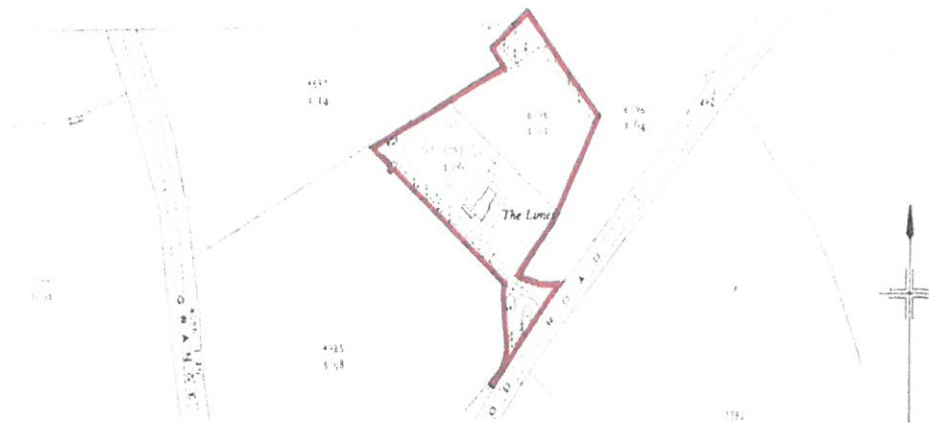
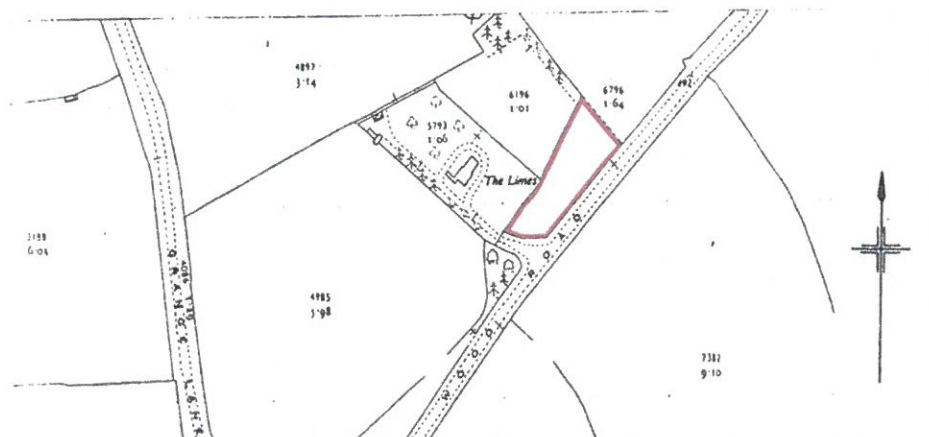


Figure 2 – Title LT155984

H.M. LAND REGISTRY		TITLE NUMBER LT155984
ORDNANCE SURVEY PLAN REFERENCE	SK4207	Scale 1/2500
COUNTY LEICESTERSHIRE	DISTRICT HINCKLEY & BOSWORTH	© Crown copyright



10. Biodiversity Net Gain Assessment

The proposal results in:

- **0 m²** habitat loss
- **0 m** hedgerow loss
- **0** tree loss

The BNG outcome is a **0% neutral** score which is fully compliant under Low-Impact BNG regulations.

11. Proposed Enhancements

The following enhancements will be installed:

- Two bat boxes
- Two bird nesting boxes
- One bug hotel
- One log/stone hibernaculum

These measures deliver proportionate biodiversity uplift in accordance with NPPF 2023.

12. Compliance Statement & Conclusion

The ecological baseline remains unchanged since 2023. The development meets all criteria for Low-Impact BNG and provides ecological benefit through enhancement features.

Prepared by Greenline BNG Assessments
17 November 2025