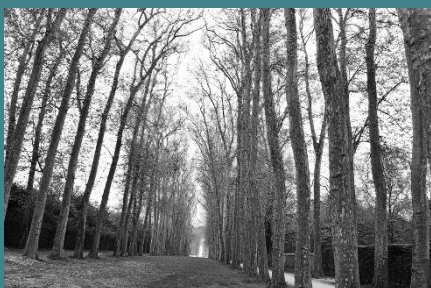


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& design



Biodiversity Net Gain Report

Client

Mostyn Gospel Hall Trust

Project

Proposed New Hall

Swedish Cottage

Leicester Road

Earl Shilton

Date

October 2024

CONTENTS

1.0	INTRODUCTION	2
2.0	LEGISLATION	3
3.0	METHODOLOGY	5
4.0	BASELINE CONDITIONS	7
5.0	PROPOSED DESIGN	10
6.0	BIODIVERSITY NET GAIN (BNG) METRIC	14
7.0	CONCLUSIONS	15

TABLES

Table 1: Sites of Conservation Importance Located within the Search Area

Table 2: Summary of baseline area habitats

Table 3: Summary of Proposed Habitat Creation and Management

Table 4: Summary of Proposed Hedgerow Creation and Management

Table 5: Biodiversity Metric Headline Results

Table 6: Application of the Biodiversity Net Gain Principles to the Proposals

FIGURES

Figure 1: Baseline Habitats

Figure 2: Baseline Condition and Distinctiveness

Figure 3: Habitat Loss and Retention

Figure 4: Proposed Habitats

Figure 5: Proposed Condition and Distinctiveness

APPENDICES

Appendix A: Condition Assessments and Species List

Appendix B: Statutory Biodiversity Metric Calculations (separate MS Excel Sheet)

Rev	Issue Status	Prepared/Date	Reviewed/Date	Approved/Date
-	Final	MJPF / 21.10.24		JD / 22.10.2024

1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Ltd on behalf of the Mostyn Gospel Hall Trust. This document provides a Biodiversity Net Gain (BNG) assessment of the proposed new meeting hall development on land adjacent to Swedish Cottage, Leicester Road, Earl Shilton, Leicestershire (Ordnance Survey Grid Reference SP 4688 9852), herein referred to as the 'Site'.
- 1.2 This report has been prepared with reference to the following document:
- Proposed New Hall, Swedish Cottage, Leicester Road Earl Shilton Feasibility Proposals Sheet 1 of 1, Drawing Number 23.4266.23 (David Granger Architectural Design Ltd, May 2024)

Site Context

- 1.3 The Site is approximately 0.09ha in size and is located off Leicester Road on the northern fringes of Earl Shilton. The site comprises an existing vacant building, an area of hardstanding and an area of grazed grassland.
- 1.4 Further agricultural fields are located to the north of the Site with Swedish Cottage located to the east. Roads are adjacent to the western and southern boundaries, with agricultural fields situated beyond these.

Proposals

- 1.5 The proposed development involves the construction of a new meeting hall, with associated car parking, access and green landscaping, following the demolition of the existing building.

Aims and Objectives

- 1.6 This BNG Report is broadly based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance¹. The scope and objectives of this report are to:
- Summarise the results of the baseline habitat survey² and habitat condition assessment survey following the Defra Statutory Biodiversity Metric (hereafter referred to as 'the Metric').
 - Provide an overview of the proposed habitats following completion of the scheme.
 - Present the results of the Metric assessment completed for the proposals.
 - Assess the feasibility of the proposals to achieve a net gain in biodiversity through the Metric.
 - Recommendations for the proposals to maximise their biodiversity potential.

¹ CIEEM (2021) Biodiversity Net Gain Report and Audit Templates Chartered institute of Ecology and Environmental Management, Winchester, UK.

² UKHab Ltd (2023) UK Habitat Classification Version 2.0 (at <http://www.ukhab.org>)PX

2.0 LEGISLATION

Legislative and Policy Context

The Environment Act 2021

- 2.1 In England, biodiversity net gain is now required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990³ (inserted by the Environment Act 2021⁴). Under this framework, every grant of planning permission will be deemed to have been granted subject to a general biodiversity gain condition. This requires developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all onsite habitats.
- 2.2 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.
- 2.3 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 BNG report presents the results of a BNG assessment that has been completed in order to demonstrate how the proposals will be compliant with the requirements of the Environment Act.
- 2.4 Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the minimum information which must accompany a planning application:
- Confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;
 - The pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate);
 - Where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;
 - The completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
 - A statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('degradation'), and where they have:
 - A statement to the effect that these activities have been carried out;
 - The date immediately before these activities were carried out;
 - The pre-development biodiversity value of the onsite habitat on this date;
 - The completed metric calculation tool showing the calculations, and
 - Any available supporting evidence of this;

³ Town and Country Planning Act 1990, c.8 available at: <https://www.legislation.gov.uk/ukpga/1990/8/contents>

⁴ Environment Act 2021 c. 30 available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents>

- 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 land to which the application relates, that exists on the date of application, (or an earlier date); and
- Plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

2.5 This report and the accompanying metric and biodiversity checklist fulfil these minimum requirements.

Biodiversity Net Gain Hierarchy

2.6 The statutory framework allows for the 10% biodiversity gain to be delivered through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning⁵ (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:

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

2.7 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation hierarchy set out in paragraph 186(a) of the National Planning Policy Framework (2023)⁶ which is addressed in the accompanying Ecological Appraisal where relevant.

Exemptions

2.8 There are a number of circumstances where a Site will be exempt from biodiversity net gain including:

- Development impacting habitat of an area below a 'de minimis' threshold of 25m², or 5m for linear habitats.
- Householder applications (as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015).

⁵ Town and Country Planning (Development Management Procedure) (England) Order 2015, No 595 available at: <https://www.legislation.gov.uk/uksi/2015/595/contents/made>

⁶ Department for Levelling Up, Housing & Communities, National Planning Policy Framework (2023) available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- Self-build and custom-build applications (no more than 9 dwellings, site no larger than 0.5 ha and consists exclusively of self-build/ custom dwellings).
- Biodiversity gain sites (where habitats are being enhanced for wildlife only).
- Previously developed land with a baseline score of zero (exempted via the metric).

2.9 The proposals for the Site do not fall under any of the above criteria and therefore is subject to the biodiversity gain condition. This report has been prepared in order to aid Hinckley & Bosworth District Council in their decision-making process.

National Planning Policy Framework (2023)

2.10 The NPPF (2023) in particular seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

"180. 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;

185. b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

Hinckley and Bosworth District Council Local Policy

The emerging Hinckley and Bosworth Local Plan 2020 – 2039⁷ makes specific reference to BNG under policy 'NAT08 Enhancing Biodiversity and Habitat Connectivity'. This states that *'All development should provide a measurable 10% net gain in biodiversity on site in the first instance, through biodiversity enhancement off-site, or through off setting where appropriate. All proposals should be supported by evidence to demonstrate a biodiversity net gain using the recognised biodiversity accounting metric and provide details of the long-term maintenance and management of the net gain.'*

3.0 METHODOLOGY

Desktop Study

3.1 In order to compile existing baseline information, relevant ecological information was requested from Leicestershire and Rutland Biological Records Centre (LRERC). In addition, the following resources were checked for additional information and context:

- Multi Agency Geographic Information for the Countryside (MAGIC) website⁸;
- OS base maps⁹;

⁷ Hinckley & Bosworth District Council (June 2021) *Hinckley & Bosworth Local Plan 2020-2039 June 2021 Consultation Draft Plan Regulation 18*. Available online: https://www.hinckley-bosworth.gov.uk/downloads/file/7356/draft_local_plan_2020_-_2039 [Accessed 21.10.2024]

⁸ [Online]. <http://www.magic.gov.uk/>

⁹ [Online]. www.ordnancesurvey.co.uk

- Imagery from Google Earth¹⁰.
- 3.2 The geographical extent of the search area for biodiversity information was related to the significance of sites and species and potential zones of influence which might arise from development within the Site. The consultation exercise was completed using the following scales, considered to be appropriate:
- 10km around the Site boundary for sites of International Importance (e.g. Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar wetlands);
 - 2km around the Site boundary for statutory sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR));
 - 1km from the centre for statutory designated sites of County/Local Importance (e.g. Local Nature Reserves (LNR)) and sites listed in the Ancient Woodland Inventory (AWI).
- 3.3 The MAGIC website was consulted to establish whether the Site lay within an Impact Risk Zone (IRZ). IRZs have been developed by Natural England to provide an initial assessment of the potential risk to statutory designated sites from development proposals. These zones are defined around statutory designated sites to reflect their sensitivity. A citation is given for each IRZ, indicating the types of development which could potentially have adverse impacts on the statutory designated site.
- 3.4 The MAGIC website was also consulted to establish whether any Habitats of Principal Importance (HPI) listed within Section 41 of the NERC Act 2006 lay within or immediately adjacent to the Site.

Baseline Habitat Assessment and Condition assessment

- 3.5 An assessment of the baseline habitats was undertaken on 15th January 2024 by a Senior Ecologist with over eight years' ecologist experience and a Botanical Society of Britain & Ireland (BSBI) Field Identification Skills Certificate (FISC) Level 4 certification. Habitats were identified and mapped broadly following the UKHab 2.0 classification system¹¹ and assessed for their condition using methodology as detailed within the Statutory Biodiversity Metric Technical Annex 1: Condition Assessment Sheets and Methodology (July 2024)¹².
- 3.6 Vascular plant nomenclature followed Stace (2019)¹³. Representative plant species lists were compiled for each habitat mapped, with an assessment of abundance made using the DAFOR scale. Quadrat data was used for grassland habitats to ensure a robust condition assessment, with all vascular plants recorded within each quadrat.

Statutory Biodiversity Metric

- 3.7 DEFRA's published Statutory Biodiversity Metric as 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 flat "habitats" and linear features

¹⁰ [Online]. www.maps.google.co.uk

¹¹ UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (Available at: <http://www.ukhab.org>)

¹² DEFRA (2024). *Statutory Biodiversity Metric Technical Annex 1: Condition Assessment Sheets and Methodology v1.0.2* (Available at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>)

¹³ Stace, C (2019) *New Flora of the British Isles*. 4th edn. C&M Floristics

"hedgerows" and "watercourses" separately, and is based on pre-determined values, along with published written guidance, set by a team of experts.

- 3.8 To facilitate this, the Site has been mapped and digitised using the Statutory Biodiversity Metric QGIS Template, with the existing habitats identified and areas automatically generated. In accordance with the Metric User Guide, habitats have been defined under UK Habitat 2.0 Classification. The indicative layout proposals for the Site were then uploaded into the QGIS template, mapped and digitised to generate areas for development and proposed open space.
- 3.9 These pre- and post-development areas were then inputted into the Metric Calculation tool. Pre-development habitats were grouped into their habitat type and condition based on the results of the UKHab and condition assessment surveys. The areas to be developed have been mapped to enable an understanding of habitat losses and enable recommendations to be made.
- 3.10 The strategic significance of the habitats were also assessed for the pre-development habitats based on the location of the site, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.
- 3.11 Full details of the calculation methodology used is provided in the Statutory Biodiversity Metric – User Guide¹⁴.

Limitations

- 3.12 The UKHab habitat map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 3.13 Natural ecological communities are susceptible to change; at times this change can be rapid as a result of internal and external environmental factors. The biodiversity offsetting calculations are based on ecological assessments of habitats carried out in August 2024; as a result, changes which may affect the conclusions of this report may occur, if a prolonged period of time elapses prior to the commencement of the project.
- 3.14 The baseline habitat survey was undertaken outside the optimal period of April to August when many deciduous and annual plants are identifiable.
- 3.15 The aim of biodiversity offsetting is to compensate for significant adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been taken, according to the mitigation hierarchy as required by the NPPF.
- 3.16 No other limitations specific to this report influenced this assessment.

4.0 BASELINE CONDITIONS

Desktop Study

- 4.1 A summary of the relevant information from the desktop study has been provided below.

¹⁴ DEFRA, Statutory biodiversity metric: draft user guide (2024) Available at:
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Designated Sites of Nature Conservation Importance

- 4.2 There are no statutory or non-statutory designated sites within the relevant zones of influence of the site.
- 4.3 Four sites of other conservation importance were located within 1km of the application site boundary. These comprised two candidate LWS and two potential LWS, the details of which are provided in Table 1 below. The locations of these are provided on Figure 1a. According to Leicester, Leicestershire and Rutland Local Wildlife Site criteria :
- Candidate Local Wildlife Sites (cLWS) are defined as sites that have not been through the formal notification process as an LWS, but which are known through survey data to meet the LWS criteria; and
 - Potential Local Wildlife Sites (pLWS) are defined as sites that have not been through the formal notification process as an LWS, but are likely to meet the LWS criteria, although further survey is required to confirm this.

Table 1: Sites of Conservation Importance Located within the Search Area

Site Name	Designation	Distance from Site	Description
Thurlaston Brook, Earl Shilton	cLWS	380m northeast	Brook with a water crowfoot and meanders.
Peckleton, hedgerows	pLWS	700m north	Two species-rich hedgerows, with total species recorded 8 and 11. Not fully surveyed.
Earl Shilton meadows, stream and hedges	cLWS	870m south	Series of seven species-rich meadows, three of which meet LWS criteria. Also present is a stream with water voles <i>Arvicola amphibius</i> , two veteran ash <i>Fraxinus excelsior</i> trees and two species-rich hedges. A pond is present with GCN recorded in 2016 but not present 2021.
Thurlaston Brook hedgerow	pLWS	950m west	Hedgerow

Impact Risk Zones (IRZ)

- 4.4 The proposed site sits within Natural England's SSSI IRZ for the following proposals, which are not of relevance to the residential proposals for the site:
- Infrastructure: Airports, helipads and other aviation proposals.
 - Air Pollution: Livestock & poultry units with floorspace over 500m², slurry lagoons & digestate stores over 750m², and manure stores over 3500t.
 - Discharges: Any discharge of water or liquid waste of more than 20m³/day to ground (i.e. to seep away) or to surface water, such as a beck or stream.
- 4.5 Natural England therefore does not need to be consulted on the likely impacts of the development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

Habitats of Principal Importance

- 4.6 No records of Habitats of Principal Importances were returned from within or immediately adjacent to the Site.

UKHab and Condition Assessment Survey

- 4.7 A description of the baseline habitats and their corresponding condition assessment scores are provided below and are illustrated on Figures 1 and 2. The full condition assessment results and species lists are provided in Appendix A.

Modified Grassland

- 4.8 The west and north of the Site was modified grassland grazed by horses. Sward height was varied, with a tussocky nature to the majority of the grassland. Species diversity was low with an average of 7.5 species per m². The sward was dominated by grasses, comprising over 90% cover, with perennial rye-grass *Lolium perenne* the most abundant species (over 30% coverage), indicating high nutrient conditions. Other grasses included abundant Yorkshire-fog *Holcus lanatus*, locally abundant red fescue *Festuca rubra* and frequent common bent *Agrostis capillaris*. Broadleaved herbs were limited in the sward and comprised common and widespread species typical of neutral grasslands including yarrow *Achillea millefolium*, creeping cinquefoil *Potentilla reptans*, creeping buttercup *Ranunculus repens* and ribwort plantain *Plantago lanceolata*. The grassland was assessed as being in 'Moderate' condition.

Developed Land; Sealed Surface

- 4.9 A vacant commercial building was located centrally in the Site, comprised of several subsections, with an area of hardstanding in the east of the Site. These features are classified as 'developed land; sealed surface' under UKHab and a condition assessment of the habitat is 'Not Applicable'.

Degradation of Baseline Habitats

- 4.10 There was no evidence of purposeful degradation of habitats since 30th January 2020 that has resulted in a loss of onsite biodiversity value.

Irreplaceable Habitats

- 4.11 None of the habitats present within the Site fit the definition of an irreplaceable habitat.

Baseline Habitats Strategic Significance

- 4.12 Leicestershire County Council (LCC) are developing a Local Nature Recovery Strategy (LNRS) which will cover Leicestershire and Rutland including Hinckley and Bosworth District. This has not yet been published, and interim guidance on assigning strategic significance to habitats has been produced by LCC¹⁵
- 4.13 Following this interim guidance none of the baseline habitats within the site are formally identified in a local strategy and therefore are not of high strategic significance. Nor could any of the habitats be considered of medium strategic significance ('location desirable but not in

¹⁵ Timms, S. (March 2022) Applying the Biodiversity Net-gain metric – Interim guidance for assessing strategic significance in Leicestershire and Rutland. Available Online: <https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity/biodiversity-strategy#biodiversity-net-gain-metric> [Accessed 21.10.24]

local strategy') since they do not provide connective habitat to surrounding green infrastructure or high strategic significant areas and are considered to provide limited conservation value. As such, the habitats on Site are considered to be of low strategic significance and have been classified as 'Area/compensation not in local strategy / no local strategy' within the Metric.

Baseline Units

- 4.14 The Site's baseline unit value is summarised in table 2. The combined baseline has a total of **0.16 habitat units**.

Table 2: Summary of baseline area habitats

Habitat	Area (ha)	Distinctiveness	Condition	Habitat Biodiversity Units
Grassland – Modified Grassland	0.0399	Low	Moderate	0.16
Urban - Developed land; sealed surface	0.0494	Very Low	N/A - Other	0.00
Total	0.0893			0.16

5.0 PROPOSED DESIGN

Habitat proposals have been informed by the Proposed Site Plan 'Proposed New Hall, Swedish Cottage, Leicester Road Earl Shilton Feasibility Proposals Sheet 1 of 1, Drawing Number 23.4266.23 (David Granger Architectural Design Ltd, May 2024)'.

Habitat Retention

- 5.1 Habitat retention and loss is illustrated in Figure 3. All existing habitats within the Site are expected to be lost (modified grassland and developed land) to facilitate the development.

Habitat Enhancement

- 5.2 No habitats will be targeted for enhancement.

Habitat Creation

- 5.3 Proposed habitats and their corresponding condition and distinctiveness groups are illustrated in Figures 4 and 5. Habitat creation will comprise modified grassland in Moderate condition, nine individual trees in Moderate condition, a native hedgerow in Moderate condition, and areas of introduced shrub.
- 5.4 Table 3 and 4 below provides a summary of how the proposed habitats and hedgerows can achieve their target condition through creation/management.

Proposed Habitats Strategic Significance

- 5.5 Following the LCC interim guidance on strategic significance, all proposed habitats are considered to have low strategic significance and therefore have been classified as 'Area/compensation not in local strategy/ no local strategy' within the Metric.

Post-development Units

- 5.6 The Site's combined post-development habitats have a total of **0.19 habitat units** and 0.17 hedgerow units.

Table 3: Summary of Proposed Habitat Creation and Management

Proposed Habitat	Targets for Creation/Management	Area (ha)	Distinctiveness	Target Condition	Habitat Biodiversity Units
Grassland - Modified grassland	Areas of grassland will be formally managed for amenity value and thus potentially heavily disturbed. Management will focus on maximising biodiversity to create a diverse sward by employing the following management measures: - Using an appropriate native species rich seed mix equivalent grassland mix to achieve a more diverse sward to achieve 6-8 species per m² (e.g. Emorsgate EM1); reseeding any areas of failed establishment / damage. - Regular removal of any bracken, scrub and invasive species. - The majority of the grassland is likely to be mown, however, to promote diversity in the sward height selected patches of grassland should be left unmown (at least 20% of total area), especially around the bases of the trees; - Physical damage should be evident in less than 5% of total grassland area.	0.0212	Low	Moderate	0.07
Individual Tree - Urban Tree	Nine trees are proposed to be planted. Predicted tree size has been restricted to small, and consequently there is no requirement for a particular size of tree standard to be utilized. Each individual tree will be targeted to moderate condition via the management prescriptions below: - All trees should be native species; - 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 Site users such that trees retain more than 75% of the expected canopy size for the corresponding age; and - Planted within areas of green infrastructure (modified grassland) such that at least 20% of the ground beneath each tree is vegetated.	0.0366 (equivalent)	Medium	Moderate	0.11
Urban - Introduced Shrub	No condition score applicable and therefore no management targets are necessary	0.0012	Very Low	N/A	0.00
Urban - Developed land; sealed surface	No condition score applicable and therefore no management targets are necessary	0.0669	Very Low	N/A	0.00
Total		0.0893 (does not include individual tree coverage)			0.19

Table 4: Summary of Proposed Hedgerow Creation and Management

Proposed Habitat	Targets for Creation/Management	Length (km)	Distinctiveness	Target Condition	Hedgerow Biodiversity Units
Native hedgerow	A hedgerow will be planted along the eastern and northern boundaries of the Site. The hedgerow will be targeted to moderate condition via the management prescriptions below: • All shrub and tree species should be native; • There should be no canopy gaps wider than 5m and the gaps should not make up >10% of the hedgerow length; The gap between the ground and base of the canopy should be <0.5m; • A strip of vegetation <1m wide on at least one side of the hedgerow will be subject to relaxed management to encourage a diverse interface between habitats. • On-going treatment and management will remove any invasive non-native species and undesirable species (e.g. common nettle). • Replacement planting to compensate for failed specimens during establishment period.	0.051	Low	Moderate	0.17

6.0 BIODIVERSITY NET GAIN (BNG) METRIC

- 6.1 The habitat creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. Table 5 provides a summary of the headline results. The full metric has been provided in Appendix B.

Table 5: Biodiversity Metric Headline Results

Baseline	Habitat Units	0.16
	Hedgerow Units	0.00
Post-Intervention	Habitat Units	0.19
	Hedgerow Units	0.17
Total Net Unit Change	Habitat Units	+0.03
	Hedgerow Units	+0.17
Total Net Percentage Change	Habitat Units	+17.72%
	Hedgerow Units	Increase not calculable (baseline of zero)

- 6.2 The assessment has demonstrated that the proposals will achieve net gain of 0.03 area-based habitat units resulting in an overall 17.72% biodiversity net gain in habitat units. The proposals will also results in a 0.17 unit net gain in hedgerow units, the increase which cannot be calculated as a percentage since there is a baseline of zero hedgerow units.

Habitat Trading

- 6.3 All trading rules have been satisfied through the proposals.
- 6.4 No very high, high or medium distinctiveness habitats are present in the baseline of the Site.
- 6.5 The low distinctiveness habitats present (modified grassland) can be compensated for by the creation of any habitat type such that so long as the proposals deliver an overall gain in biodiversity units the trading requirements are automatically met for such habitat types, as is the case under these proposals.
- 6.6 Very low distinctiveness habitats (developed land; sealed surface) do not require compensation within the Metric.
- 6.7 Table 6 below provides a summary of the habitat trading results for the Site under the proposed design.

Table 6: Habitat Trading Summary

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	N/A
High	Same habitat required	N/A
Medium	Same broad habitat or a higher distinctiveness habitat required	N/A
Low	Same distinctiveness or better habitat required	Yes

Biodiversity Net Gain Principles

- 6.8 The above has been guided by the Biodiversity Net Gain Principles as set out by DEFRA in the Statutory Biodiversity Metric User Guide. Table 6 lists all of the principles, with a description of how the principles have been applied to this assessment.

Table 6: Application of the Biodiversity Net Gain Principles to the Proposals

Principle	Indicators
Principle 1: Apply the Mitigation Hierarchy	Biodiversity losses are affecting a very small area and do not affect any high or very high distinctiveness habitats. All losses are compensated on Site.
Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats are proposed to be affected.
Principle 3: Be inclusive and equitable	The proposals have aimed to provide realistically achievable benefits for nature conservation within the confines and proposed use of the Site, based on sound ecological judgement and experience and in the context of the local planning and policy guidance.
Principle 4: Address risks	
Principle 5: Make a measurable Net Gain contribution	A +10% net gain that meets the metric requirements has been achieved as set out in the report. Strategic significance has been considered, as set out in this report. Habitats will be created that are suitable and appropriate for the use of the Site and its surrounding context.
Principle 6: Achieve the best outcomes for biodiversity	
Principle 7: Be additional	Proposals include new habitat creation and ecologically driven changes to existing habitat management.
Principle 8: Create a Net Gain legacy	Proposals are appropriate to the Site and its context. This document will inform future management provision for the Site.
Principle 9: Optimise sustainability	
Principle 10: Be transparent	
	Management provision should be secured in the long-term to ensure that the target conditions can be achieved.

7.0 CONCLUSIONS

- 7.1 Biodiversity Net Gain assessment has been used to inform the habitat creation and proposals for the scheme. The approach to habitat management will aim to maximise and enhance the biodiversity value of the Site through the provision of Habitat Management and Monitoring Plan.
- 7.2 The results of the assessment demonstrate that the current proposals produce appropriate gains for biodiversity in line with legislative requirements.

APPENDIX A – CONDITION ASSESSMENTS AND SPECIES LIST

Condition Assessment Results

Modified Grassland

Condition Criteria	
A- There are 6-8 vascular plant species per m² 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 m² (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.	Pass
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.	Fail
C- Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass
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.	Pass
E- Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	Fail
F- Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass
G- There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Pass
Total Fails	2
Condition	Moderate

Species List

Modified Grassland

Common Name	Scientific Name	Quadrat 1	Quadrat 2	Quadrat 3	Quadrat 4	DAFOR
Broad-leaved Dock	<i>Rumex obtusifolius</i>		6%		2%	R
Cock's-foot	<i>Dactylis glomerata</i>					R/ LF
Common Bent	<i>Agrostis capillaris</i>	30%	25%		10%	F
Common Couch	<i>Elymus repens</i>					R
Common Mouse-ear	<i>Cerastium fontanum</i>	1%		1%		R
Common Nettle	<i>Urtica dioica</i>					O/ LA
Common Ragwort	<i>Jacobaea vulgaris</i>					R
Creeping Buttercup	<i>Ranunculus repens</i>	3%	1%	3%		O
Creeping Cinquefoil	<i>Potentilla reptans</i>	3%		15%		O
Creeping Thistle	<i>Cirsium arvense</i>					R
Crested Dog's-Tail	<i>Cynosurus cristatus</i>					R
Dandelion	<i>Taraxacum officinale agg.</i>				1%	R
Doves-foot Crane's-bill	<i>Geranium molle</i>					R
False Oat-grass	<i>Arrhenatherum elatius</i>			15%		O
Hedge Mustard	<i>Sisymbrium officinale</i>					R
Meadow Buttercup	<i>Ranunculus acris</i>					R
Moss sp.	<i>Bryophyta sp.</i>	4%		2%		O
Perennial Rye-grass	<i>Lolium perenne</i>		60%	70%	20%	A

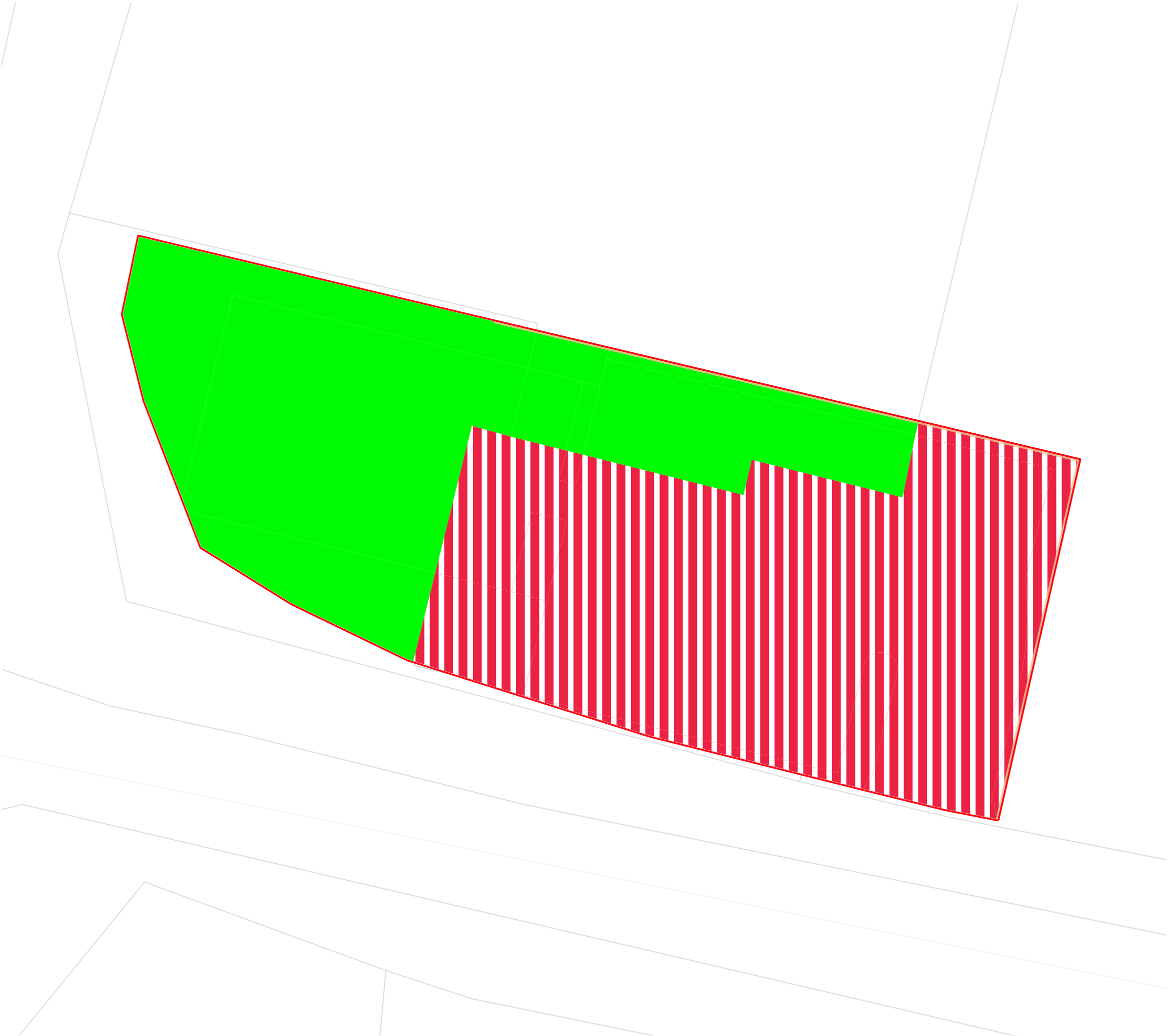
Common Name	Scientific Name	Quadrat 1	Quadrat 2	Quadrat 3	Quadrat 4	DAFOR
Red Clover	<i>Trifolium pratense</i>			2%		R
Red Fescue	<i>Festuca rubra</i>				50%	LA
Ribwort Plantain	<i>Plantago lanceolata</i>			2%		O
Rough Meadow-grass	<i>Poa trivialis</i>		2%		10%	O
Spear Thistle	<i>Cirsium vulgare</i>					R
White Clover	<i>Trifolium repens</i>					R
Willowherb sp.	<i>Epilobium sp.</i>					R
Yarrow	<i>Achillea millefolium</i>	3%	2%			O/ LF
Yorkshire Fog	<i>Holcus lanatus</i>	60%	5%	8%	20%	A

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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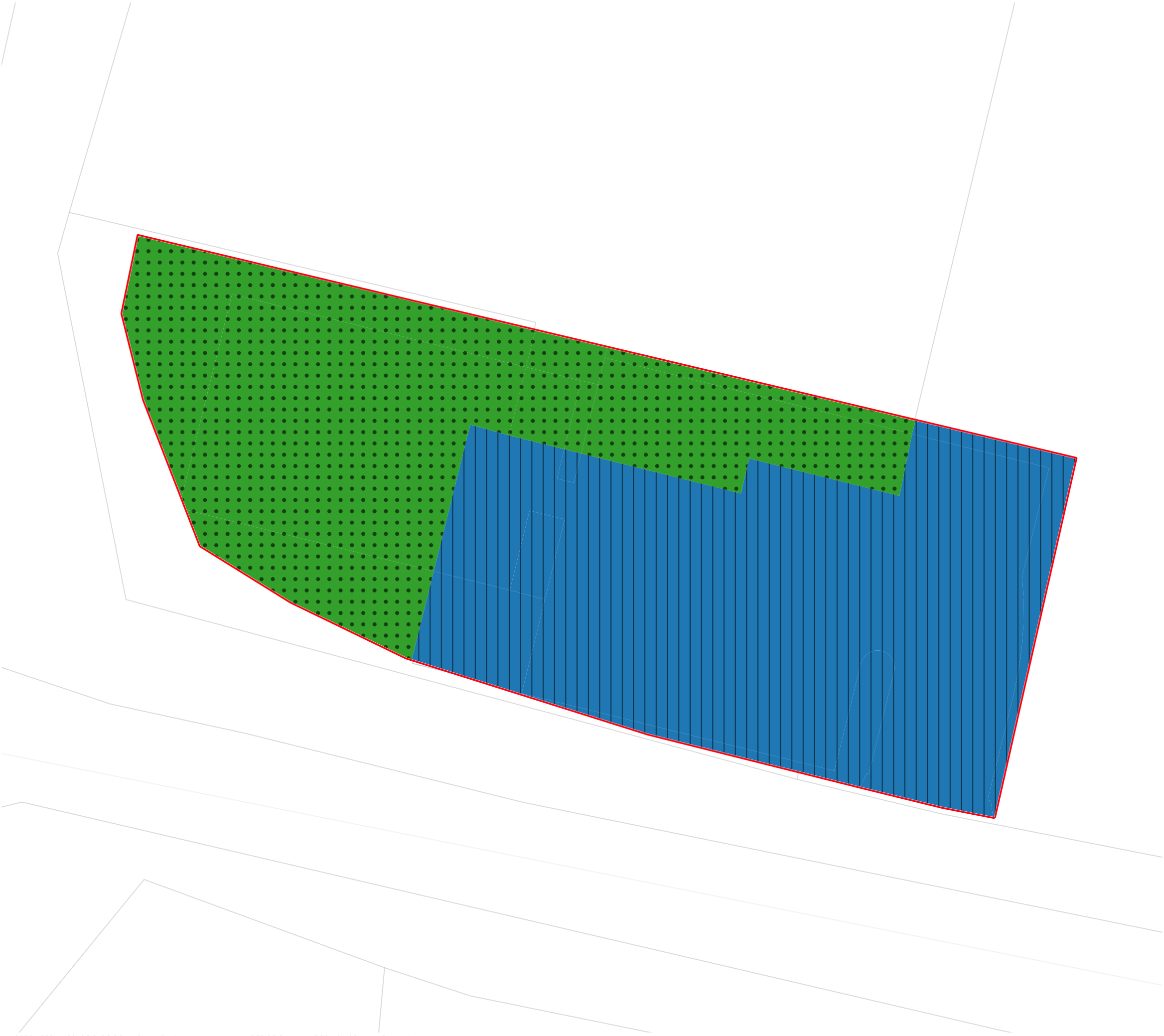
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- Key
- Red Line Boundary
 - Baseline Habitats
 - Developed land; sealed surface
 - Modified grassland

date	22/10/24	drwn/chkd	EJM / MJPF
client	Mostyn Gospel Hall Trust		
project	New Meeting Hall, Swedish Cottage, Leicester Road, Earl Shilton		
title	BASELINE HABITATS PLAN	scale	1:200 @ A3
number	FIGURE 1	rev	A.2



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Key

 Red Line Boundary

Baseline Habitat Condition

 Moderate

 N/A - Other

Baseline Habitat Distinctiveness

 Low

 V.Low

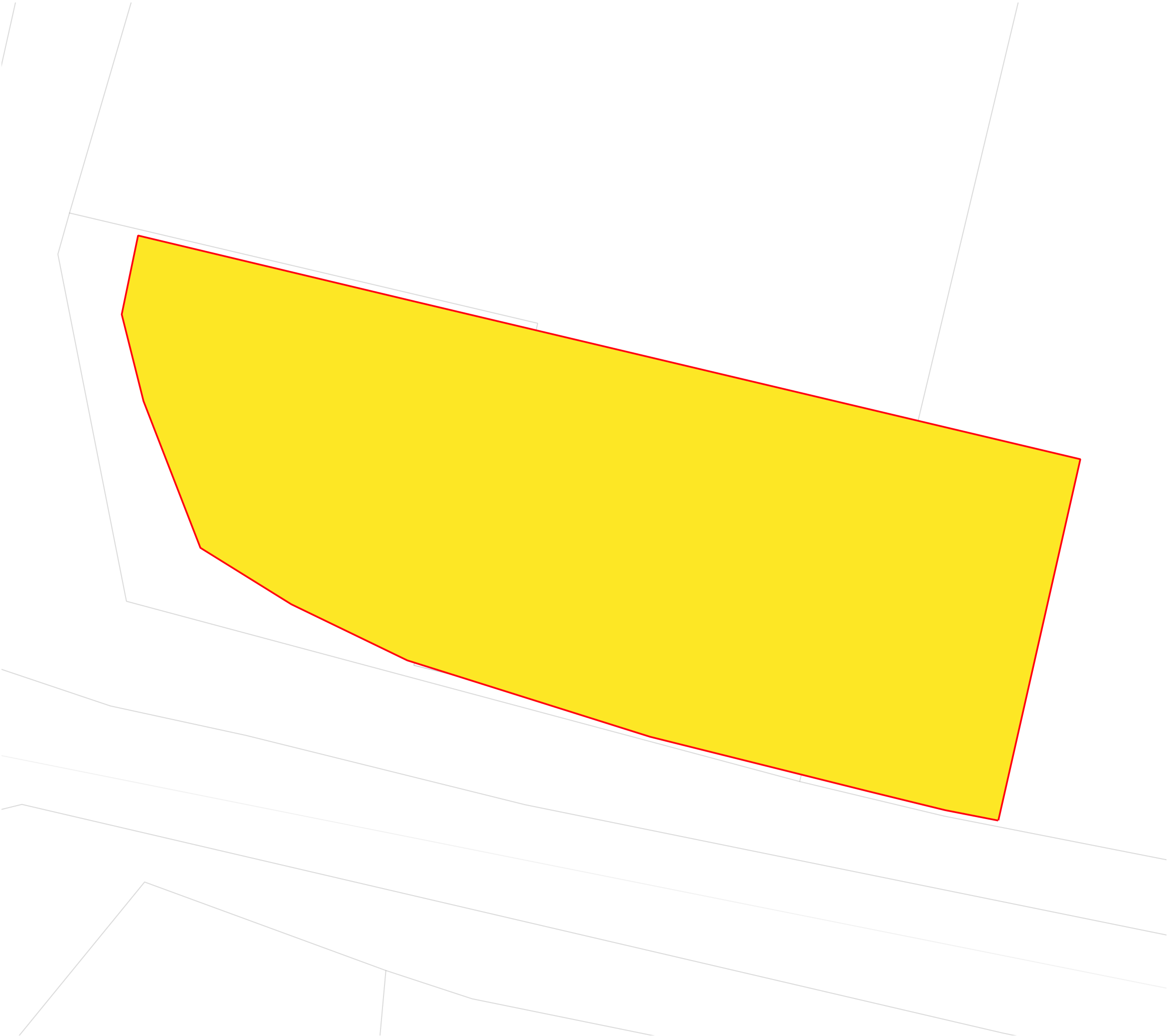
date	drwn/chkd
22/10/24	EJM / MJPF

client
Mostyn Gospel Hall Trust
project
New Meeting Hall, Swedish Cottage, Leicester Road, Earl Shilton

title	scale
BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN	1:200 @ A3
number	rev

FIGURE 2

A.2



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Key

— Site Boundary

Habitat Retention

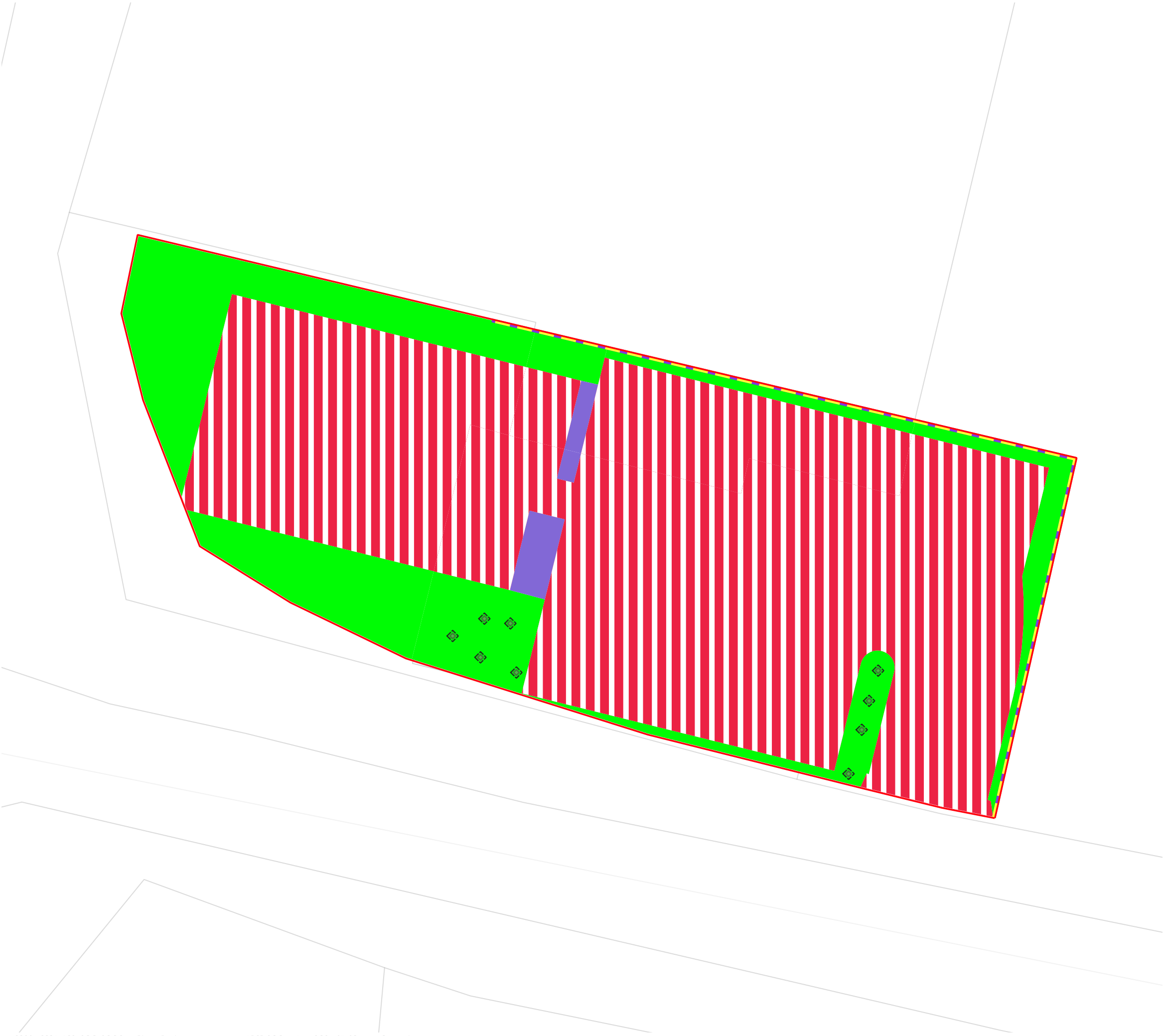
■ Lost

date	drwn/chkd
22/10/24	EJM / MJPF

client
Mostyn Gospel Hall Trust
project
New Meeting Hall, Swedish Cottage, Leicester Road, Earl Shilton

title	scale
HABITAT RETENTION PLAN	1:200 @ A3

number	rev
FIGURE 3	A.2



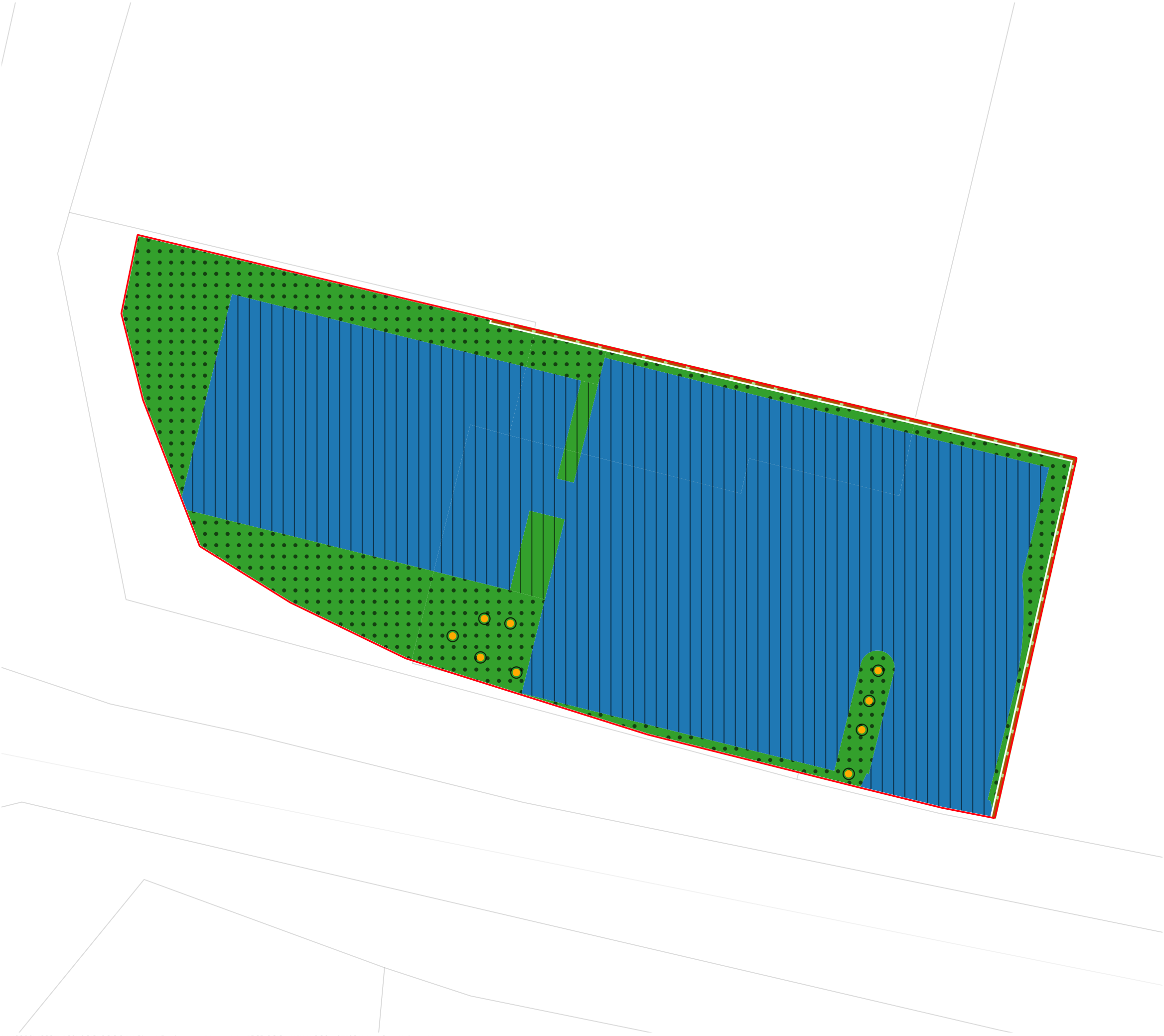
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- Key
- Red Line Boundary
 - Proposed Habitats
 - Developed land; sealed surface
 - Introduced shrub
 - Modified grassland
 - Proposed Hedgerow
 - Native hedgerow
 - Proposed Individual tree
 - Proposed Small Urban Tree

date	22/10/24	drwn/chkd	EJM / MJPF
client	Mostyn Gospel Hall Trust		
project	New Meeting Hall, Swedish Cottage, Leicester Road, Earl Shilton		
title	PROPOSED HABITAT PLAN	scale	1:200 @ A3
number	FIGURE 4	rev	A.2



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- Key
- Red Line Boundary
 - Proposed Individual tree Condition
 - Moderate
 - Proposed Tree Distinctiveness
 - Medium
 - Proposed Hedgerow Condition
 - Moderate
 - Proposed Hedgerow Distinctiveness
 - Low
 - Proposed Habitat Condition
 - Good
 - N/A - Other
 - Proposed Habitat Distinctiveness
 - Low
 - V.Low

date	22/10/24	drwn/chkd	EJM / MJPF
client	Mostyn Gospel Hall Trust		
project	New Meeting Hall, Swedish Cottage, Leicester Road, Earl Shilton		
title	PROPOSED HABITAT CONDITIONS AND DISTINCTIVENESS PLAN	scale	1:200 @ A3
number		rev	

FIGURE 5A.2