



Technical Note – Biodiversity Net Gain Exemption Statement

Midlands Distribution Centre, Markfield Road, Groby,
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ATC Design and Build Ltd

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Project Information

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Revision History

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Disclaimer

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Technical Note

Aval Consulting Group Limited (ACGL) was commissioned by ATC Design and Build Ltd to provide the necessary supporting information on Biodiversity Net Gain for a forthcoming planning permission in relation to the proposed extension of the existing Westernmans building. The land edged red in Figure 1 is hereafter referred to as 'the Site'. This report was based on the proposed Site plans as detailed in Figure 2 below.



Figure 1. Site Location Plan (as demarcated by red line boundary)

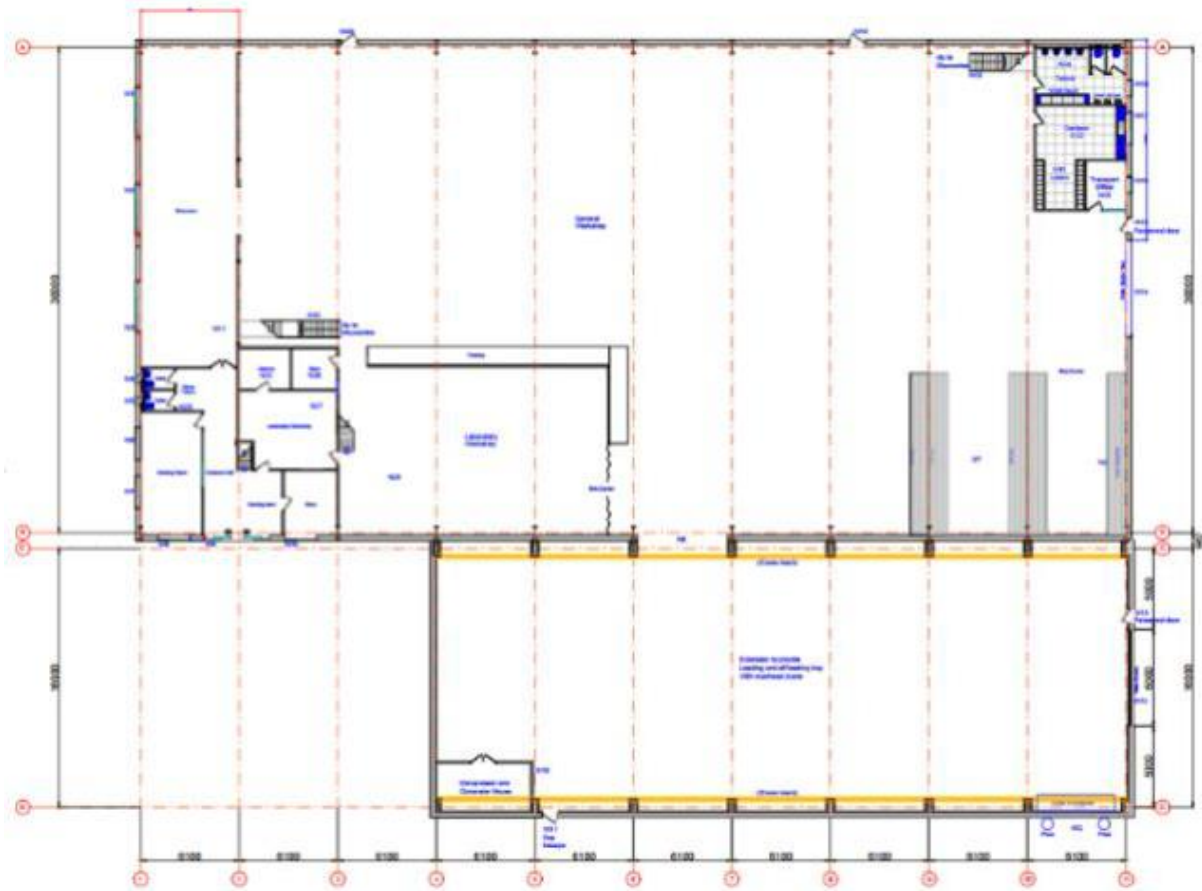


Figure 2. Proposed site plan (Drawing no ATC 1120.24.04(c) dated February 2025 by ATC Design and Building Ltd)

The Site was surveyed by Dom Riley on 4 August 2025, and the weather conditions at the time of the survey were overcast with no rain, a light breeze and a temperature of 22oC. A UK Hab Baseline Habitats Map of the Site can be found at Appendix A.

The habitats present within the red line boundary of the Site consisted of artificial unvegetated, unsealed surface. The building on Site was located at the north of the Site and comprised a large warehouse with single skin brick walls and a roof of profiled metal sheets with skylights (Figure 3). A small area of artificial unvegetated unsealed surface, was located at the south, currently used for loading with containers and machinery present (Figure 4) This area comprised of packed stone and gravel with no flora colonising this area. The boundary fence forming the southern boundary of the site was a newly installed metal fence.

Vegetation cover was less than 10% of the area of the surface.

The buildings and sealed surface at the Site would score 'zero' on the BNG metric with no compensation required. There was no encroaching vegetation present within the Site boundary, and historical imagery shows that the red line boundary has been in the same condition since 2020. On that basis no unauthorised

degradation of the Site, which would require a baseline taken from prior to the degradation, has taken place.

The planning application is therefore considered to be exempt from the requirement for a 10% gain in biodiversity as it meets the 'de minimis' exemption:

- **The proposed application impacts habitat <25m²**
- **The proposed application does not impact priority or irreplaceable habitat**

Consequently, the biodiversity gain condition is not considered to apply in this instance, although enhancement of the Site through the addition of a suitable bird or bat box(es) on a pole of suitably mature tree at the Site could provide a welcome enhancement in line with the National Planning Policy Framework.



Figure 3. Main building at the Site (Northwest elevation)



Figure 4. Unsealed surface at the south of the Site, with southern elevation of the existing building to the left of shot