

ENVIRONMENT

Hinckley Investment LLP
Hammonds Way
Hinckley
Draft Biodiversity Gain Plan

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Draft Biodiversity Gain Plan

Birmingham
Livery Place, 35 Livery Street, Colmore Business District, Birmingham, B3 2PB
T: 0121 233 3322

Leeds
Whitehall Waterfront, 2 Riverside Way, Leeds
LS1 4EH
T: 0113 233 8000

London
11 Borough High Street
London, SE1 9SE
T: 0207 407 3879

Manchester
11 Portland Street, Manchester, M1 3HU
0161 233 4260

Nottingham
Waterfront House, Station Street, Nottingham NG2 3DQ
T: 0115 924 1100

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EXECUTIVE SUMMARY

This Draft Biodiversity Gain Plan has been produced on behalf of Hinckley Investment LLP in respect of a site off Hammonds Way, Hinckley. It has been produced to demonstrate if the development will achieve 10% biodiversity net gain undertaken using the Statutory Biodiversity Metric.

The landscape proposals include developed land, introduced shrub, native hedgerow, other neutral grassland, native scrub and modified grassland which are used as the basis to convert to post-development units.

Based on the current proposals, the proposed development will result in a -81.38% loss in habitat units and a gain in hedgerow units (no hedgerow units were present on-site pre-development). A total of 13.82 habitat units will therefore be required off-Site to achieve a 10% gain.

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1. INTRODUCTION

Instruction

- 1.1 This Draft Biodiversity Gain Plan has been undertaken on behalf of Hinckley Investment LLP in respect of the Site at Hammonds Way, Hinckley. It has been produced to demonstrate if the development will achieve 10% biodiversity net gain undertaken using the Statutory Biodiversity Metric.

Site Description

- 1.2 The Site is located at Hammonds Way, Hinckley, LE10 3EJ and is an undeveloped former sports pitch. The Site itself comprises an amenity area with grassland, scrub and trees and an adjacent commercial area primarily comprising of hardstanding. Surrounding the Site was a mixture of residential properties and commercial properties. The Ashby de la Zouch Canal flows approximately 130m north of the site and an active rail line approximately 60m north. The Site is centred on grid reference SP 41052 92679. The location of the Site is shown in **Figure 1.1**.



Figure 1.1: Site Location Plan

The Project

- 1.3 Development of the site to provide an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) alongside associated landscaping, yard, parking, access and other supporting infrastructure.

Developer and Responsible Person(s) Details

- 1.4 The developer and responsible person(s) details are shown in **Table 1.1**.

Table 1.1: Developer and Responsible Person(s)

Developer	Responsible Person(s)
Hinckley Investment LLP 38 Seymour Street London United Kingdom W1H 7BP.	Chris Grocock BWB Consulting Ltd Waterfront House, Station Street, Nottingham, NG2 3DQ Chris.Grocock@bwbcconsulting.com 07501 855761

Outputs

- 1.5 A Biodiversity Net Gain Statement has been produced by BWB Consulting Ltd, reference 255382-BWB-ZZ-XX-T-EE-0001_BNG_Statement-S2-P01, June 2025.
- 1.6 The value of habitats is set out as baseline units, which are then assessed against the post-development habitats which are retained, enhanced or created. Pre and post development units are then compared to provide an overall change in biodiversity.
- 1.7 The three outputs of the Statutory Biodiversity Metric for terrestrial and aquatic habitats are:
- Area Habitat Biodiversity Units - Habitat area such as grassland, woodland or other areas of habitats which are measured in hectares (ha);
 - Hedgerow Biodiversity Units - Linear features such as hedgerows or lines of trees which are measured in kilometres (km); and,
 - Watercourse Biodiversity Units – Features containing water such as rivers, streams and ditches which are measured in kilometres.

2. METHODS

Baseline Units

- 2.1 The baseline UK Hab plan is included as **Appendix 1**.
- 2.2 The Site baseline provides a total of 15.12 habitat units, no hedgerows units, and no watercourses units.

Proposed Development Landscaping

- 2.3 The Proposed Development landscaping plans are included as **Appendix 2**.
- 2.4 This includes proposed developed land, introduced shrub, native hedgerow, other neutral grassland, native scrub and modified grassland which are used as the basis to convert to post-development units.

Strategic Significance

- 2.5 The Statutory Biodiversity Metric takes into consideration Strategic Significance. Strategic Significance can be defined as the spatial location of a habitat in relation to preferred locations for biodiversity. This is broken down into three categories as described below:
- Within area formally identified in local strategy – the Site or habitat type is within the local planning documents or frameworks;
 - Location ecologically desirable but not in local strategy; and
 - Area/compensation not in local strategy/no local strategy.
- 2.6 The following data sources and resources were searched to gather information on the strategic significance of the Proposed Development landscaping:
- Multi-Agency Geographic Information for the Countryside (MAGIC);
 - Bosworth and Hinkley Local Plan;
 - Leicestershire Local BAP.

3. RESULTS

Irreplaceable Habitats

- 3.1 The Site does not contain irreplaceable habitats.

Mitigation Hierarchy

Avoid and Minimise

- 3.2 The proposals will necessarily result in the loss of the majority of habitats on-site to make the project commercially viable. However, as many mature trees as reasonably practicable have been retained within the landscaping plan and will be projected during the works.

Proposed Development (On-Site) Units

- 3.3 The accompanying Statutory Biodiversity Metric for the Proposed Development (on-Site) landscaping comprises a total of 2.81 habitat units and 0.87 hedgerows units.
- 3.4 A summary of the percentage change on-Site is shown in **Table 3.1**.

Table 3.1: Percentage Change (On-Site)

Baseline (On-Site) Units	Proposed Development (On-Site) Units	Percentage Change (On-Site)
Habitat 15.12	Habitat 2.81	-81.38
Hedgerows 0	Hedgerows 0.87	N/A

Significant Enhancements (On-Site)

- 3.5 The proposed development landscaping shows the creation of 0.449km of native hedgerow, which contributes a significant number of hedgerow units.

Trading Rules

- 3.6 The trading rules have not been met as demonstrated in **Table 3.2**.

Table 3.2: Trading Rules Summary

Distinctiveness	Baseline (On-Site) Units	Net Change in Units	Trading Rules Satisfied
Medium	15.10	-12.46	No
Low	0.02	0.16	Yes

Biodiversity Units (Off-Site)

- 3.7 Units on-Site have been maximised through the provision of areas of mixed scrub and other neutral grassland and retaining existing trees where possible.
- 3.8 As a result of the post-development (on-Site) assessment and trading rules, a total of 13.82 habitat units are required off-Site. No hedgerow (or watercourse) units will be required.
- 3.9 These units will be secured through an off-Site provider during the planning process.

4. SUMMARY

4.1 A summary of how the Proposed Development will achieve 10% biodiversity net gain undertaken is shown in **Table 4.1**.

Table 4.1: Biodiversity Net Gain Summary

Baseline (On-Site) Units	Proposed Development (On-Site) Units	Post-Development (Off-Site) Units	Percentage Chnage
Habitat 15.12	Habitat 2.81	Habitat 13.82	+10%
Hedgerows 0	Hedgerows 0.87	Hedgerows 0	NA

5. REFERENCES

- Baker, J. (2016). Biodiversity Net Gain: Good practice principles for development. CIEEM, IEMA, CIRIA, UK.
- Baker, J., Hoskin, R. & Butterworth, T. (2019). Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide. CIEEM, IEMA, CIRIA, UK.
- British Standards Institution (2013) BS42020:2013 Biodiversity – code of practice for planning and development. BSI Standards Ltd, London.
- BWB Consulting Ltd (2025) Hammonds Way, Hinckley – Biodiversity Net Gain Statement
- DEFRA (2024) The Statutory Biodiversity Metric User Guide.
- DEFRA (2024) The Statutory Biodiversity Metric User Guide – Technical Anex 1: Condition Assessment Sheets and Methodology.
- Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework. ISBN: 978-1-4098-5302-2.
- Multi-Agency Geographic Information for the Countryside Website.
- Local Development Framework Core Strategy (Adopted 2009) Hinkley and Bosworth Local Plan
- Leicester's Biodiversity Action Plan 2021-2031 <https://www.lrwt.org.uk/about-us/caring-wild-places/biodiversity-action-plan> Accessed 25.6.25
- Stace, C.S. (2019) New Flora of the British Isles, 4th edition. University Press, Cambridge
- UK Hab Ltd (2023) UK Habitat Classification Version 2.0.

APPENDICES

APPENDIX 1: UK Hab Habitat Plan



Notes

1.Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.

2.This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

3.All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.

4.Any discrepancies noted on site are to be reported to the engineer immediately.

5.Contains Bing Mapping © 2023.

Key

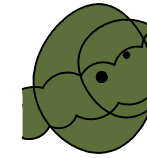
- Tree
- Developd Land
- Bramble scrub
- Other neutral grassland
- Ruderal/Ephemeral

Project Title			
Hammonds Way			
Drawing Title			
Habitat Plan			
Drawn:	CG	Reviewed:	SS
Scale@A3:		1:750	

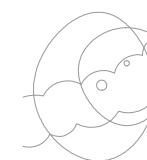
APPENDIX 2: Proposed Landscaping



KEY



EXISTING HEDGEROW AND TREES
TO BE RETAINED AND PROTECTED
(Refer to BCA drawing 2445/25-03)



EXISTING HEDGEROW AND TREES
TO BE REMOVED
(Refer to BCA drawing 2445/25-04)



EXTRA HEAVY STANDARD TREES
(Tree pit size: 1500x1500x900mm)
18-20cm stem girth
4.5-6.5m height
1.8-2.1m clear stem
Rootballed

Bp Betula pendula
Fsp Fagus sylvatica 'Purpurea'
Pa Platanus x acerifolia
PcC Pyrus calleryana 'Chanticleer'
TpR Tilia platyphyllos 'Rubra'



HEAVY STANDARD TREES
(Tree pit size: 1000x1000x750mm)
12-14cm stem girth
3.5-4.25m height
1.8-2.1m clear stem
Root wrapped

Bp Betula pendula



MULTI-STEM TREES
(Tree pit size: 1000x1000x750mm)
3.0-3.5m height
3x transplanted
Rootballed

AdGF Acer davidii 'George Forrest'
Pp Prunus 'Pandora'



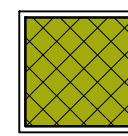
FEATHERED TREES
1.75-2.0m height
2x transplanted
Well furnished with lateral shoots to base
Root wrapped

Ac Acer campestre
Cb Carpinus betulus
Sc Salix caprea



PROPOSED SPECIMEN SHRUBS
(300mm depth of topsoil)

Species	Supply Size	Size
Amelanchier canadensis	900-1200mm	15L
Calamagrostis x acutiflora	Clump	10L
'Karl Foerster'		

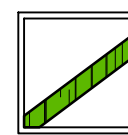


PROPOSED THICKET MIX PLANTING
(300mm depth of topsoil)

Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge.

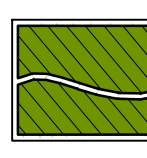
Transplants planted in groups of 7-15 of the same species on a 1.0m grid.

%	Species	Common Name	Size	Age	Root/Pot Size
10%	Acer campestre	Field Maple	600-800mm	1+1	OG
15%	Cornus sanguinea	Dogwood	600-800mm	1+1	OG
15%	Corylus avellana	Hazel	600-800mm	1+1	OG
20%	Crataegus monogyna	Hawthorn	600-800mm	1+1	OG
5%	Ilex aquifolium	Holly	600-800mm	2L	OG
10%	Ligustrum vulgare	Privet	600-800mm	1+1	OG
10%	Prunus spinosa	Blackthorn	600-800mm	1+1	OG
5%	Rosa canina	Dog rose	600-800mm	1+1	OG
5%	Salix caprea	Grey Willow	600-800mm	1+0	OG
15%	Viburnum opulus	Gelder-rose	600-800mm	1+1	OG



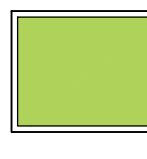
PROPOSED INDIGENOUS HEDGEROW
(300mm depth of topsoil onto 600mm depth subsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Common Name	Size	Age	Root
10%	Acer campestre	Field Maple	400-600mm	1+1	OG
50%	Crataegus monogyna	Hawthorn	600-800mm	1+1	OG
5%	Ilex aquifolium	Holly	400-600mm	2L	OG
10%	Rhamnus cathartica	Buckthorn	400-600mm	1+1	OG
5%	Rosa canina	Dog Rose	400-500mm	1+0	OG
5%	Salix cinerea	Grey Willow	600-800mm	0+1	OG
10%	Salix viminalis	Osier Willow	600-800mm	0+1	OG
5%	Viburnum opulus	Gelder-rose	400-600mm	1+1	OG



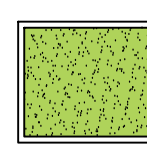
PROPOSED TALL ORNAMENTAL SHRUB PLANTING
(300mm depth of topsoil onto 300mm depth subsoil)
Ultimate plant height is above 1m.

Species	Supply Size	Pot/Size	Spacing
Berberis thunbergii	400-600mm	3L	500mm c/s
Calamagrostis x acutiflora 'Karl Foerster'	Clump	3L	750mm c/s
Cornus alba 'Sibirica'	400-600mm	3L	600mm c/s
Cornus stolonifera 'Flaviramea'	600-800mm	3L	600mm c/s
Corylus maxima 'Purpurea'	400-600mm	3L	750mm c/s
Ilex aquifolium	400-600mm	2L	750mm c/s
Miscanthus sinensis 'Gracillimus'	Clump	2L	600mm c/s
Prunus lusitanica	600-800mm	3L	750mm c/s
Viburnum tinus 'Eve Price'	200-300mm	3L	750mm c/s

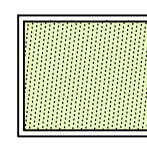


PROPOSED LOW GROUND COVER PLANTING
(300mm depth of topsoil onto 300mm depth subsoil)
Ultimate plant height is below 1m.

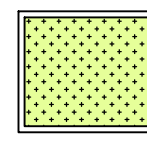
Species	Supply Size	Pot	Spacing
Brachyglottis 'Sunshine'	300-400mm	3L	500mm c/s
Chaenomeles x Superba 'Jet Trail'	300-400mm	3L	500mm c/s
Choisya x dewitteana 'Aztec Pearl'	300-500mm	5L	600mm c/s
Escallonia 'Apple Blossom'	400-600mm	3L	500mm c/s
Euonymus fortunei 'Emerald Gaiety'	200-300mm	3L	450mm c/s
Geranium 'Johnsons Blue'	Clump	2L	400mm c/s
Hebe albicans 'Red Edge'	200-300mm	3L	500mm c/s
Hebe pinguifolia 'Sutherlandii'	200-300mm	3L	500mm c/s
Hedera helix 'Hibernica'	400-600mm	2L	400mm c/s
Lonicera nitida 'Maygreen'	300-400mm	2L	500mm c/s
Luzula sylvatica	Clump	2L	400mm c/s
Persicaria affine 'Darjeeling Red'	Clump	2L	450mm c/s
Prunus laurocerasus 'Otto Luyken'	300-400mm	3L	500mm c/s
Rosa 'Kent'	300-400mm	3L	450mm c/s
Rosa 'Suffolk'	300-400mm	3L	450mm c/s
Spiraea japonica 'Goldmound'	200-300mm	3L	500mm c/s
Viburnum davidii	200-300mm	3L	450mm c/s
Weigela florida 'Follis Purpureis'	400-600mm	3L	600mm c/s



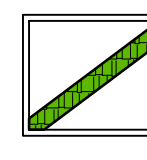
PROPOSED SPECIES RICH GRASSLAND AREAS
(Cultivated subsoil to a depth of 300mm)
EM2 - Standard general purpose meadow mixture
Supplied by Emorsgate Seeds
Sown at a rate of 4 g/m²



PROPOSED AMENITY GRASS AREAS
(150mm depth of topsoil)
Grass seed (DLF Trifolium Pro Master 120
Slowgrowth), sown at 35-50g/m².

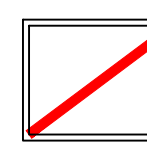


PROPOSED PROPOSED SPECIES RICH GRASSLAND AREAS (SHADE TOLERANT)
(Cultivated subsoil to a depth of 300mm)
EH1 - Hedgerow meadow mixture
Supplied by Emorsgate Seeds
Sown at a rate of 4 g/m²

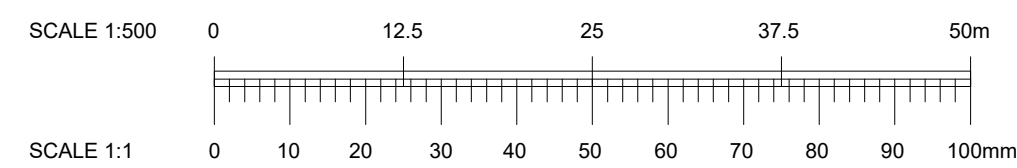


PROPOSED FORMAL NATIVE HEDGE
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart

%	Species	Common Name	Supply Size
	Carpinus betulus #	Hornbeam	1000-1250mm 1+2 B



SITE BOUNDARY



01	Updated due to below ground constraints	MB		29-10-25
REV	DESCRIPTION	BY	CKD	DATE



CLIENT
HAMMONDS WAY, HINCKLEY

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

CONTRACT NUMBER:		2445/25			DATE:		27/10/2025		
DRAWING STATUS:		PLANNING			CAD REFERENCE:		2445/25/03		
DRAWN BY:		JF			CHECKED BY:		MB		
SCALE:		1:500			ORIGINAL SHEET:		A1		
PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV	
2445	BCA	ELS	XX	DR	L	2445-25-05	-	01	

