



**Land adjacent to 95 Elmesthorpe Lane, Earl Shilton, LE9
7PT**

Biodiversity Net Gain Report

Document Control

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1. Summary

Table 1: Summary

Report Purpose	The objective of the present Biodiversity Net Gain (BNG) report is to provide an assessment as to whether the proposed development can deliver BNG or not for the design option(s) being considered.
Methodology	• A UKHab and condition assessment survey was carried out of the site on the 18th March 2026 with reference to best practice guidelines by a suitably qualified ecologist. • A biodiversity metric calculation was made, using the Statutory Biodiversity Metric.
Results & Conclusions	Following best practice guidelines for use of the Statutory Biodiversity Metric, assessment has shown a total net loss post development of -0.12 habitat units (-67.31%) and -0.04 hedgerow units (-30.89%). Trading rules for habitats and hedgerows were not satisfied. Under the current development proposals, it is considered that a 10% gain in habitats and hedgerows would not be feasible. It is therefore recommended that off-site habitat and hedgerow compensation options are explored, such as via off-site habitat and hedgerow creation/enhancement or through the purchase of units from a third-party habitat bank.

2. Introduction

Background

- 2.1. Elton Ecology Ltd was commissioned by Old Mill Homes Ltd to conduct a Biodiversity Net Gain (BNG) Study of the site known as Land adjacent to 95 Elmesthorpe Lane, Earl Shilton, LE9 7PT.

Relevant Documents

- 2.2. The present assessment has been informed by the following documents:
- Existing Site Plan (Drawing no. 2602-002-P01) (Drum Architecture, 27/02/2026)
 - Proposed Site Plan (Drawing no. 2602-003-P02) (Drum Architecture, 01/03/2026)

Site Description

- 2.3. The site comprises modified grassland, bramble scrub, individual tree and hedgerow habitats. The site is located at Land adjacent to 95 Elmesthorpe Lane Elmesthorpe Lane, Earl Shilton, Barwell, Hinckley and Bosworth, Leicestershire, LE9 7PT (Figure 1: Site Location Plan) (central OS grid reference: SP 45754 96672).

Development Proposals

- 2.4. The development proposals include the construction of a proposed new dwelling with associated hard and soft landscaping.

Planning status of project, certainty of design and assumptions made

- 2.5. The present strategy has been prepared to support a planning application based on the Proposed Site Plan (Drum Architecture, 01/03/2026).

Aims, Objectives & Scope

- 2.6. With reference to the Development Proposals and best practice BNG reporting guidelines (CIEEM, 2021), the objectives & scope of the present strategy are to provide:
- An assessment as to whether the project can feasibly deliver BNG or not for the options being considered;
 - Advice for the project to maximise its ability to deliver BNG considering factors such as location, design, construction methods and programme (where known/relevant);
 - If on-site BNG can't be achieved, consideration of the potential for off-site delivery of BNG, either securing land in close proximity to the project site or other alternatives, including more distant land under direct control or a brokered agreement; and
 - Where, following a review of the BNG Principles, the delivery of project-wide BNG as an outcome is not considered possible (e.g., as a result of impacts to irreplaceable habitats or other site constraints), a record of the reasons and next steps towards delivering biodiversity gains elsewhere through the project.

Planning Policy and Legislation

- 2.7. A summary of biodiversity planning policies and wildlife legislation relevant to the site is provided in Appendix 1.

- 2.8. Hinckley and Bosworth Borough Council does not have a mandatory higher than 10% BNG target set within their local planning policy.
- 2.9. The site is covered by the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy.

3. Methodology

Personnel

- 3.1. The UKHab & condition assessment survey and BNG metric calculation was carried out by Ecologist CBM¹ BSc (Hons). CBM is a Qualifying member of CIEEM and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.
- 3.2. The quality assurance of the present report was undertaken by Senior Ecologist PMH BSc (Hons) MSc ACIEEM. PMH holds a Natural England Level 1 Bat Licence (CL17) (reference number: 2025-84657-CL17-BAT) and a Natural England Level 1 Great Crested Newt Licence (CL08) (reference number: 2025-81652-SCI-CL08), a botanical Field Identification Skills Certificate (FISC) Level 4, and a Modular River Survey River Condition Assessment Certificate level of Qualified Surveyor. PMH has attended formal training in UKHab survey, Biodiversity Net Gain, and botanical species identification. PMH is an Associate member of CIEEM and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.

Desk Study

Important Ecological Features

- 3.3. A desk study was carried within the Preliminary Ecological Appraisal (Elton Ecology, 2026) and should be read in conjunction with the present report.

Field Survey

UKHab & Condition Assessment Survey

- 3.4. A UKHab and condition assessment survey was carried out of the site on 18th March 2026 with reference to best practice guidelines from UKHab Ltd (Butcher et al, 2023). The site was walked over, and the habitats present classified based on key indicator species present.
- 3.5. A Hedgerow was defined as any boundary line of trees or shrubs over 20m long and less than 5m wide, and where any gaps between the trees or shrub species are less than 20m long. Any bank, wall, ditch, or tree within 2m of the centre of the hedgerow is considered to be part of this habitat, as is the herbaceous vegetation within 2m of the centre.
- 3.6. The condition assessment was carried out with reference to guidance within the Statutory Biodiversity Metric Condition Sheets and Technical Supplement (Defra, 2025). The condition of each habitat was assessed by scoring each habitat parcel against the criteria set out in the Statutory Biodiversity Metric Habitat Condition Assessment Sheets. A condition score was assigned to each habitat parcel based on a range of positive and negative indicators of quality against the optimum ecological state for the habitat, such as a grassland having species richness (positive) or the presence of invasive non-native plants (negative). This is used as an indicator for whether the habitat is a good or poor example of its habitat type/distinctiveness, and to inform future management for ecological enhancement where applicable.

Biodiversity Net Gain Metric Calculation

- 3.7. The prevailing biodiversity metric calculation spreadsheet at the time of writing was used, the Statutory Biodiversity Metric, with reference to the Technical Supplement and User Guide (Natural England, 2025).
- 3.8. The Statutory Biodiversity Metric calculates the biodiversity units present as follows:

¹ Full personnel names available upon request.

Baseline Habitats:

Size of Habitat Parcel x Distinctiveness x Condition x Strategic Significance = Baseline Biodiversity Units

- 3.9. As the basis of the calculations, the Statutory Biodiversity Metric requires the user to enter a series of variables for each baseline, enhanced or created habitat parcel. These variables and decisions made are summarised in the sections below and presented in the results section. No river habitats were present at the site, and as such variables relating only to river habitats have not been included.

Classification and Measurement of Habitats

- 3.10. The UK Habitat Classification System (UKHab) (UKHab Ltd, 2023) was used during field surveys and converted to the appropriate habitat classification via the Statutory Metric guidance (Defra, 2025), to complete the broad habitat and habitat type variables of the Statutory Metric calculator.
- 3.11. The habitat areas were mapped via the QGIS geographic information system application using a geo-referenced and ground-checked satellite image of the site.
- 3.12. Following the Statutory Biodiversity Metric QGIS Template and Import Tool User Guide (Natural England Joint Publication JP039), each habitat parcel was entered into the QGIS Template where the data was exported into the Import Tool to consolidate the data to be entered into the Statutory Metric calculator.

Strategic Significance

- 3.13. This is a score assigned to baseline and proposed habitats based on whether the habitat is significant for nature based on its location and habitat type. An assessment of this variable requires consideration as to whether the site is located within the relevant biodiversity local strategy, plan or policy, designated sites for nature conservation, and the sites position within the landscape.
- 3.14. With reference to the Department of Environment, Food & Rural Affairs (DEFRA) Policy paper 'Local Nature Recovery Strategies', there are 48 local nature recovery strategy areas covering England². The relevant strategy area for the site is Leicestershire, Leicester and Rutland, and the relevant responsible body is Leicestershire County Council³.
- 3.15. The LNRS applicable to the site is Leicestershire, Leicester and Rutland Local Nature Recovery Strategy.
- 3.16. Other relevant planning policy documents are:
- Draft Hinckley and Bosworth Local Plan 2020 - 2039
- 3.17. The site is not included within the planning policies as a nature conservation priority.

Bespoke Compensation Agreed for Unacceptable Losses

- 3.18. This is a yes/no decision cell to indicate whether bespoke compensation has been agreed with decision makers for any losses in very high distinctiveness habitats.

² <https://www.gov.uk/government/publications/local-nature-recovery-strategies/local-nature-recovery-strategies>

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1166611/Map_of_local_nature_recovery_strategy_areas_and_responsible_authorities.pdf

Temporal Multiplier

3.19. Within the temporal multiplier for each created/ enhanced habitat parcel the metric requires the user to enter the following variables:

- Habitat created in advance/ years: The Statutory Metric rewards habitat creation in advance of losses by reducing the temporal risk multipliers added.
- Delay in starting habitat creation/ years. If there will be a significant delay in the creation of a habitat type relative to any losses (e.g. phased development), the number of full years that the creation will be delayed is entered. The Statutory Metric then adds the number of years to the pre-populated time to target condition, which increases the effect of the risk multiplier.

Limitations

- 3.20. The accuracy of habitat area measurement is limited by the methods by which the baseline data was collected and resolution of development proposal plans. In this instance, baseline habitat areas have been calculated by cross referencing illustrative habitat plans mapped in the field with georeferenced aerial imagery. Post-development habitat areas were measured from the concept landscape plans, georeferenced into QGIS.
- 3.21. Reasonable assumptions have been made with regards to the type/condition of habitats that could be created, which would need to be informed by a detailed Landscape Ecological Management Plan.
- 3.22. The Biodiversity Metric uses habitats as a proxy for biodiversity, which is a simplification of the real world. Although informed by evidence and reasoning, the outputs of the Metric are not scientifically precise or absolute values. The generated biodiversity unit scores are a proxy for the relative biodiversity worth of a habitat or site. The metric and its outputs must be interpreted with ecological expertise and a common-sense approach. The metric is an aid to biodiversity decisions.
- 3.23. The UKHab Habitat survey was undertaken outside of the optimal survey period of April to October. However, species identification of plants present outside of the optimal period is typically still possible based on the vegetative characteristics. Where additional surveys during the optimal period are required to assess the habitat type present, these are recommended.
- 3.24. All dimensions and distances provided are approximate.
- 3.25. The present study has been informed by Proposed Site Plan (Drum Architecture, 27/02/2026), and as such assumptions have been made regarding the final planned design including the precise extent of proposed landscaping and property boundaries.

4. Results

Baseline Habitats

- 4.1. The baseline habitats and condition assessments at the site including the data entered into the Biodiversity Metric are given in the following tables and mapped on Figure 2: Baseline Habitat Plan. The baseline habitat condition scores and post-development retentions are shown in Figures 3 and 4. Photographs of the habitats referred to are presented in Appendix 2: Photographs.
- 4.2. Watercourses, including watercourse riparian zones were not present on site.
- 4.3. No irreplaceable habitats were present on site.
- 4.4. The baseline habitat date was taken to be 18th March 2026, with no evidence of recent prior degradation occurring on site.

Table 2: Habitat Baseline Areas

Broad Habitat	Habitat Type	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Metric Reference No.	Area (hectares)	Condition	Strategic Significance	Retained/enhanced/lost		
Grassland	Modified grassland	1	0.0579	Poor	Area/compensation not in local strategy/no local strategy	Lost	Areas of modified grassland were present in the north and south of the site with a varied sward height and an average of 4 species per m ² . Species present included dominant red fescue <i>Festuca rubra</i> , abundant Yorkshire fog <i>Holcus lanatus</i> , frequent hairy bitter-cress <i>Cardamine hirsuta</i> , occasional dandelion <i>Taraxacum officinale</i> agg., spear thistle <i>Cirsium vulgare</i> , Ivy-leaved speedwell <i>Veronica hederifolia</i> ., ragwort <i>Jacobaea vulgaris</i> , Ivy <i>Hedera</i> sp. cleavers <i>Galium aparine</i> and bramble <i>Rubus fruticosus</i> agg. with rarely present Himalayan cotoneaster <i>Cotoneaster simonsii</i> , daffodil <i>Narcissus</i> sp. and grape hyacinth <i>Muscari</i> sp.	1
Heathland and shrub	Bramble scrub	2	0.0089	Condition Assessment N/A	Area/compensation not in local strategy/no local strategy	Lost	An area of bramble scrub dominated by bramble with occasional <i>Prunus</i> sp. was present in the centre and north of the site.	3
Individual trees	Urban tree	3	0.0041*	Moderate	Area/compensation not in local strategy/no local strategy	Lost	Tree T1 related to an individual apple tree <i>Malus</i> sp. present within the grassland.	2

*Calculated as per 1 small tree in moderate condition in accordance with the Tree Helper Tool.

Table 3: Condition Assessment – Low Distinctiveness Grassland (Adapted from Defra, 2025)

Condition Sheet:			
Condition Assessment Criteria		Modified grassland	
		Condition Achieved (Y/N)	Notes/Justification
1	"There must be 6-8 species per m2. If a grassland has 9 or more species per m2 it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition."	N	4 species per m².
2	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 insects, birds and small mammals to live and breed.	Y	Varied sward height.
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	15% scattered bramble scrub observed.
4	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.	Y	Damage observed in <5% of grassland.
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover approximately 8%.
6	Cover of bracken less than 20%.	Y	No bracken observed.
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	N	Himalayan cotoneaster observed.
Essential criterion 1 achieved (Y/N)		N	
Number of criteria passed		5	
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 of 7 criteria including passing essential criterion 1	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion 1	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion 1	Poor (1)	✓	

Table 4: Condition Assessment – Individual Trees (Adapted from Defra, 2025)

Condition Sheet: Tree T1			
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or at least 70% within the block are native species).	N	Non-native <i>Malus sp.</i>
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Automatically passes.
C	The tree is mature (or more than 50% within the block are mature).	N	Semi-mature tree.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	No impact on tree health by human activities observed.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Loose bark and deadwood observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Tree canopy oversailing modified grassland.
Number of criteria passed		4	
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	Score Achieved ×/✓
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	
Passes 2 or fewer criteria	Poor (1)		

Table 5: Site Hedge Baseline

Hedgerow Type	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
	Hedgerow number	Length (km)	Condition	Strategic Significance	Hedgerow retained/enhanced/lost		
Non-native and ornamental hedgerow	H2	0.054	Poor	Area/compensation not in local strategy/no local strategy	Retained	A non-native and ornamental hedgerow was present at the northwest boundary. Species present included dominant field maple <i>Acer campestre</i> , with frequent sycamore <i>Acer pseudoplatanus</i> , occasional garden privet, and holly. Ground flora species present included abundant ivy, occasional bramble and bare ground.	5
Non-native and ornamental hedgerow	H1	0.009	Poor	Area/compensation not in local strategy/no local strategy	Retained	A non-native and ornamental hedgerow was present at the northeast boundary. Species present included dominant garden privet <i>Ligustrum ovalifolium</i> with occasional holly <i>Ilex aquifolium</i> . Ground flora species present included dominant bramble.	4
Native hedgerow	H3	0.015	Moderate	Area/compensation not in local strategy/no local strategy	Lost**	A native hedgerow was present at the southwest boundary. Species present included dominant field maple <i>Acer campestre</i> , with frequent sycamore <i>Acer pseudoplatanus</i> , occasional garden privet, and holly. Ground flora species present included abundant ivy, occasional bramble and bare ground.	6

** With reference to the Statutory Metric User Guide (2025), the post-development private garden has no public access, and biodiversity net gains cannot be legally secured. Therefore, the condition of the hedgerow cannot be maintained post-development, and with reference to the Statutory Metric User Guide (2025), while no new hedgerows are being created on site, the hedgerow has been recorded as lost with the same habitat created in poor condition, 30+ years in advance.

Table 6: Condition Assessment – Hedgerows (Adapted from Natural England, 2025)

H3	Condition Sheet: Hedgerow Habitat Types		
Attributes and functional groupings (A, B, C, D & E)	Criteria (the minimum requirements for ‘favourable condition’)	Condition Achieved (Y/N)	Notes/Justification
Functional Group A.			
A1. Height	>1.5 m average along length	Y	Average approximately 3m in height
A2. Width	>1.5 m average along length	Y	Average approximately 2.5m in width
Functional Group B.			
B1. Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless ‘line of trees’)	N	Gap between ground and base of canopy >0.5 m
B2. Gap - hedge canopy continuity	Gaps make up <10% of total length and no canopy gaps >5 m	Y	Gaps present <5m
Functional Group C.			
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)	Y	Undisturbed adjacent modified grassland at the northeast elevation
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Y	Adjacent modified grassland dominated by red fescue
Functional Group D			
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	N	Garden privet present in approximately 10% of the hedgerow
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	N	Evidence of pruning and ground clearance at the southwest elevation
Condition Categories			
Category/ Weighting (score)	Maximum number of attributes that can fail to meet ‘favourable condition’ criteria		
Good (3)	No more than 2 failures in total; AND No more than 1 failure in any functional group.		
Moderate (2)	No more than 4 (5 for hedgerows with trees) failures in total; AND <u>does not fail both attributes</u> in more than one functional group	✓	
Poor (1)	Fails a total of more than 4 (5 for hedgerows with trees) attributes; OR <u>fails both attributes</u> in more than one functional group		

Proposed Design

- 4.5. The proposed design includes the construction of a proposed new dwelling.
- 4.6. The proposed 'consolidated' values for post-development created habitats and hedgerows at the site entered into the Biodiversity Metric are given in the following Tables and mapped on Figure 5: Proposed Habitats Plan. The target conditions for the habitats are shown in Figure 6: Proposed Habitat Target Condition Plan.

Table 7: On-site Habitat Creation

Data Entered into Metric						
Broad Habitat	Proposed Habitat	Area (hectares)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years
Urban	Artificial unvegetated, unsealed surface	0.0125	N/A – Other	Area/compensation not in local strategy/no local strategy	0	0
Urban	Developed land; sealed surface	0.0231	N/A – Other	Area/compensation not in local strategy/no local strategy	0	0
Urban	Vegetated garden	0.0312	Condition Assessment N/A	Area/compensation not in local strategy/no local strategy	0	0

Table 8: On-site Hedgerow Creation

Data Entered into Metric							
Hedge Number	Hedgerow Type	Length (km)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years	Comments
H3	Native hedgerow	0.002	Poor	Area/compensation not in local strategy/no local strategy	30+	0	With reference to the Statutory Metric User Guide (2025), the post-development private garden has no public access, and biodiversity net gains cannot be legally secured. Therefore, the condition of the hedgerow cannot be maintained post-development, and with reference to the Statutory Metric User Guide (2025), while no new hedgerows are being created on site, the hedgerow has been recorded as lost with the same habitat created in poor condition, 30+ years in advance.
H3	Native hedgerow	0.009	Poor	Area/compensation not in local strategy/no local strategy	30+	0	

Biodiversity Metric Results

- 4.7. The completed biodiversity metric excel spreadsheet has been issued with the present report and should be read in conjunction with it. The 'headline results' output of the Statutory Biodiversity Metric calculation are presented in Table 9 below.

Table 9: Summary of Biodiversity Metric Output

	Habitat / Hedgerow	Unit
On-site Baseline Units	Habitat Units	0.18
	Hedgerow Units	0.12
On-Site Post-Intervention Units	Habitat Units	0.06
	Hedgerow Units	0.09
Total Net Unit Change	Habitat Units	-0.12
	Hedgerow Units	-0.04
Total % Unit Change	Habitat Units	-67.31%
	Hedgerow Units	-30.89%
Trading Rules Satisfied?		No

5. Conclusion

- 5.1. Regarding the creation of habitats in private gardens post-development, the Statutory Biodiversity Metric User Guide states that:

'The post-development private garden has no public access, and biodiversity net gains cannot be legally secured. As these gains cannot be secured you should only record created private gardens as either:

- *urban – vegetated garden'; or*
- *'urban – unvegetated garden'*

You should not:

- *record the creation of any other new habitats within private gardens*
- *record the enhancement of any habitats within private gardens'*

- 5.2. Due to the above, as the post-development site lacks vegetated areas outside of private ownership, any on-site habitat creation beyond vegetated garden cannot be counted towards achieving a biodiversity net gain at the site. It is therefore considered not possible to deliver a 10% Biodiversity Net Gain within the site.
- 5.3. Following best practice guidelines for use of the Statutory Biodiversity Metric, assessment has shown a total net loss post development of -0.12 habitat units (-67.31%) and -0.04 hedgerow units (-30.89%). Trading rules for habitats and hedgerows were not satisfied.
- 5.4. Under the current development proposals, it is considered that a 10% gain in habitats and hedgerows would not be feasible. It is therefore recommended that off-site habitat and hedgerow compensation options are explored, such as via off-site habitat and hedgerow creation/enhancement or through the purchase of units from a third-party habitat bank.

6. References

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7. Figures

Figure 1: Site Location Plan (Overleaf)

Figure 2: Baseline Habitat Plans (Overleaf)

Figure 3: Baseline Habitat Condition Plans (Overleaf)

Figure 4: Baseline Habitat Retention Plans (Overleaf)

Figure 5: Proposed Habitat Plans (Overleaf)

Figure 6: Proposed Habitat Condition Plans (Overleaf)



Legend

 Site Boundary

Project:
**Land adjacent to 95 Elmesthorpe Lane,
Earl Shilton, LE9 7PT**
Drawing:

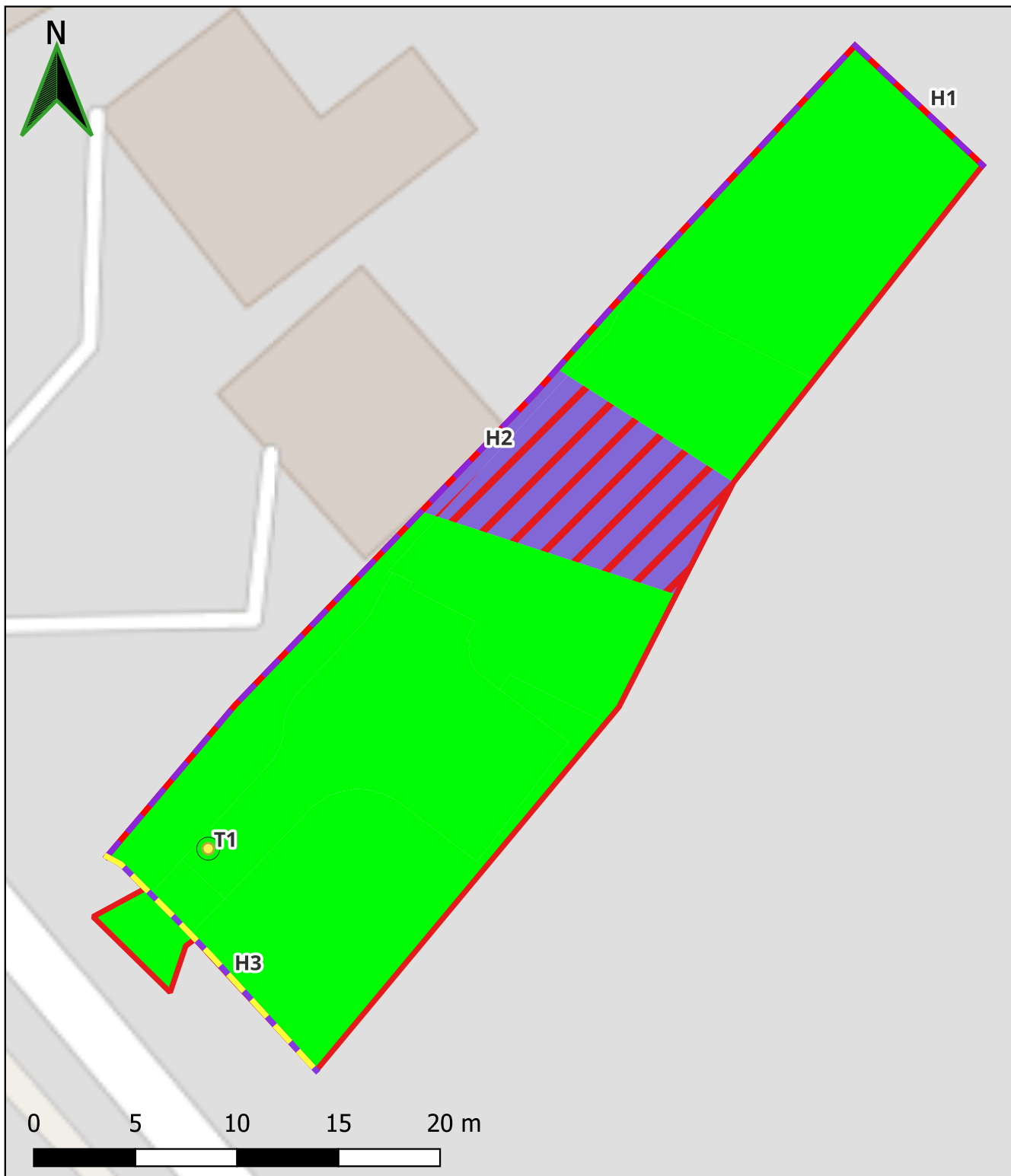
Figure 1: Site Location Plan

Date: 23-03-2026 Version: FINAL
Author: CBM Job No: P3023



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Legend

-  Red Line Boundary
-  Bramble scrub
-  Modified grassland
-  Non-native and ornamental hedgerow
-  Native hedgerow
-  Existing Small Rural Tree

Project:
**Land adjacent to 95 Elvesthorpe Lane,
Earl Shilton, LE9 7PT**
Drawing:

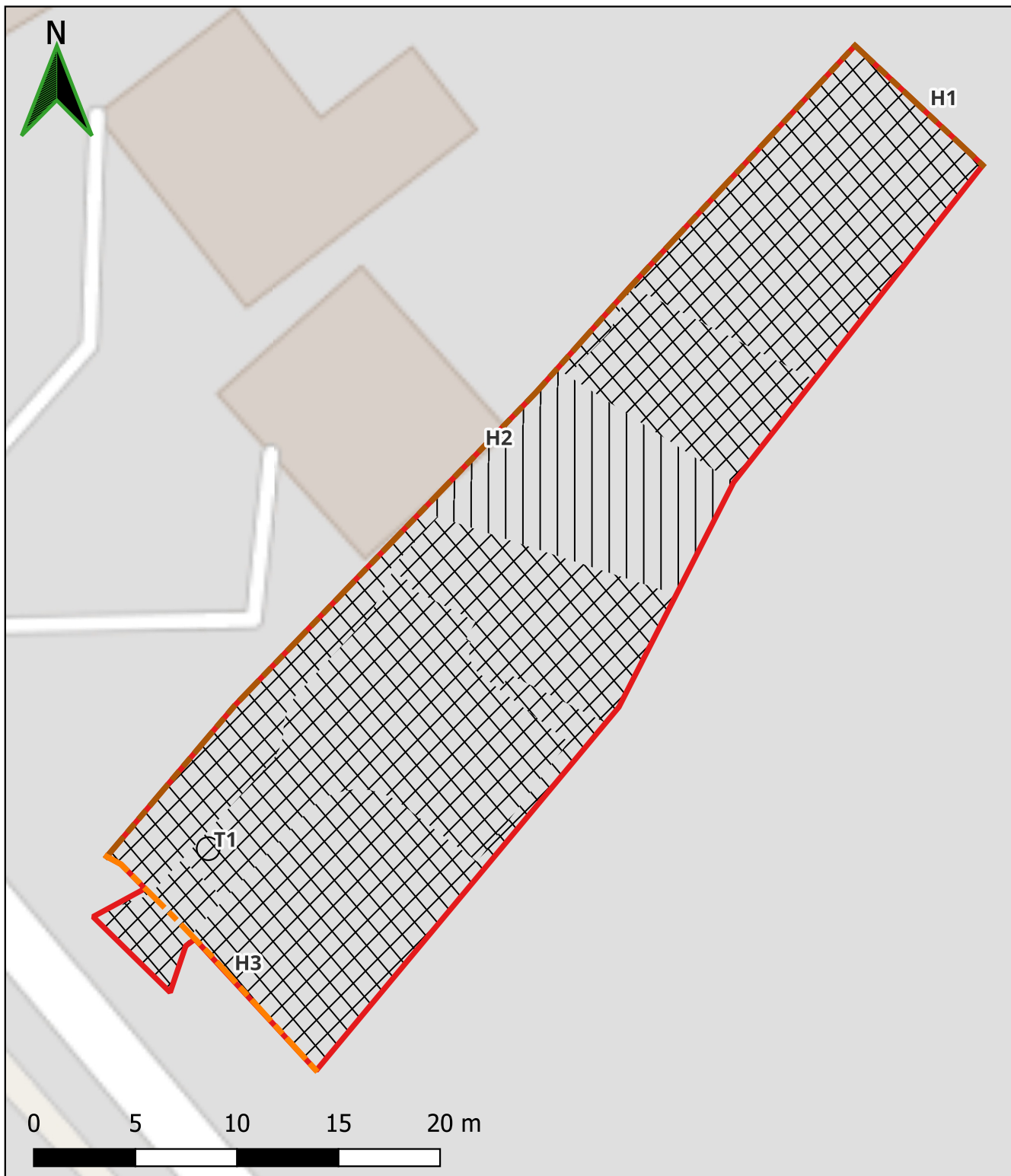
Figure 2: Baseline Habitat Plan

Date: 23-03-2026 Version: FINAL
Author: CBM Job No: P3023



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Legend

 Red Line Boundary

Baseline Habitat Condition

 Poor

 Condition Assessment N/A

Baseline Hedgerow Condition

 Moderate

 Poor

Baseline Individual tree Condition

 Moderate

Project:
**Land adjacent to 95 Elvesthorpe Lane,
Earl Shilton, LE9 7PT**
Drawing:

Figure 3: Baseline Habitat Condition Plan

Date: 23-03-2026

Version: FINAL

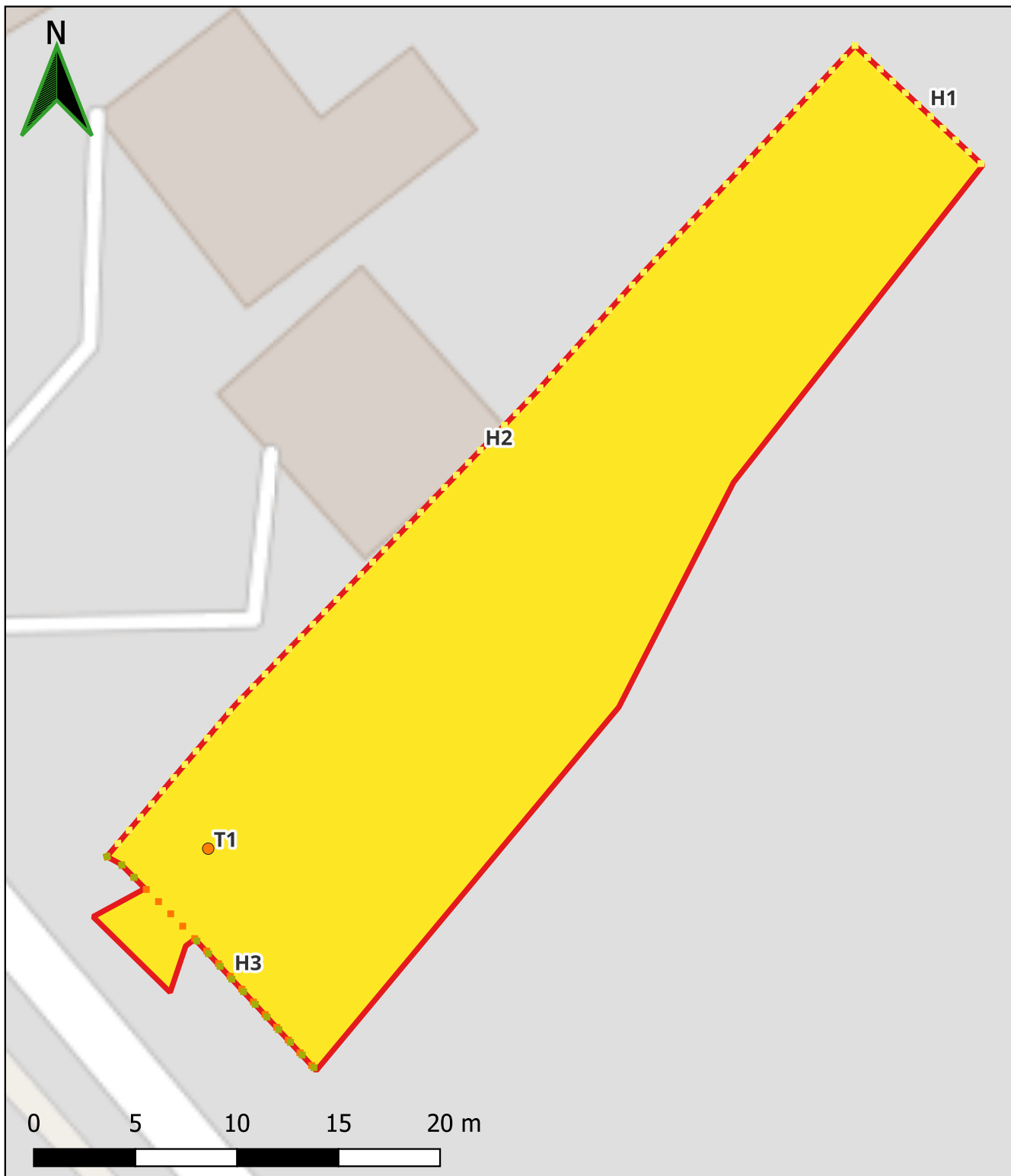
Author: CBM

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Legend

 Red Line Boundary

Habitats Retention

 Lost

Hedgerow Retention

 Created

 Retained

 Lost

Individual tree Retention

 Proposed Lost

Project:
**Land adjacent to 95 Elvesthorpe Lane,
Earl Shilton, LE9 7PT**
Drawing:

Figure 4: Baseline Habitat Retention Plan

Date: 23-03-2026

Version: FINAL

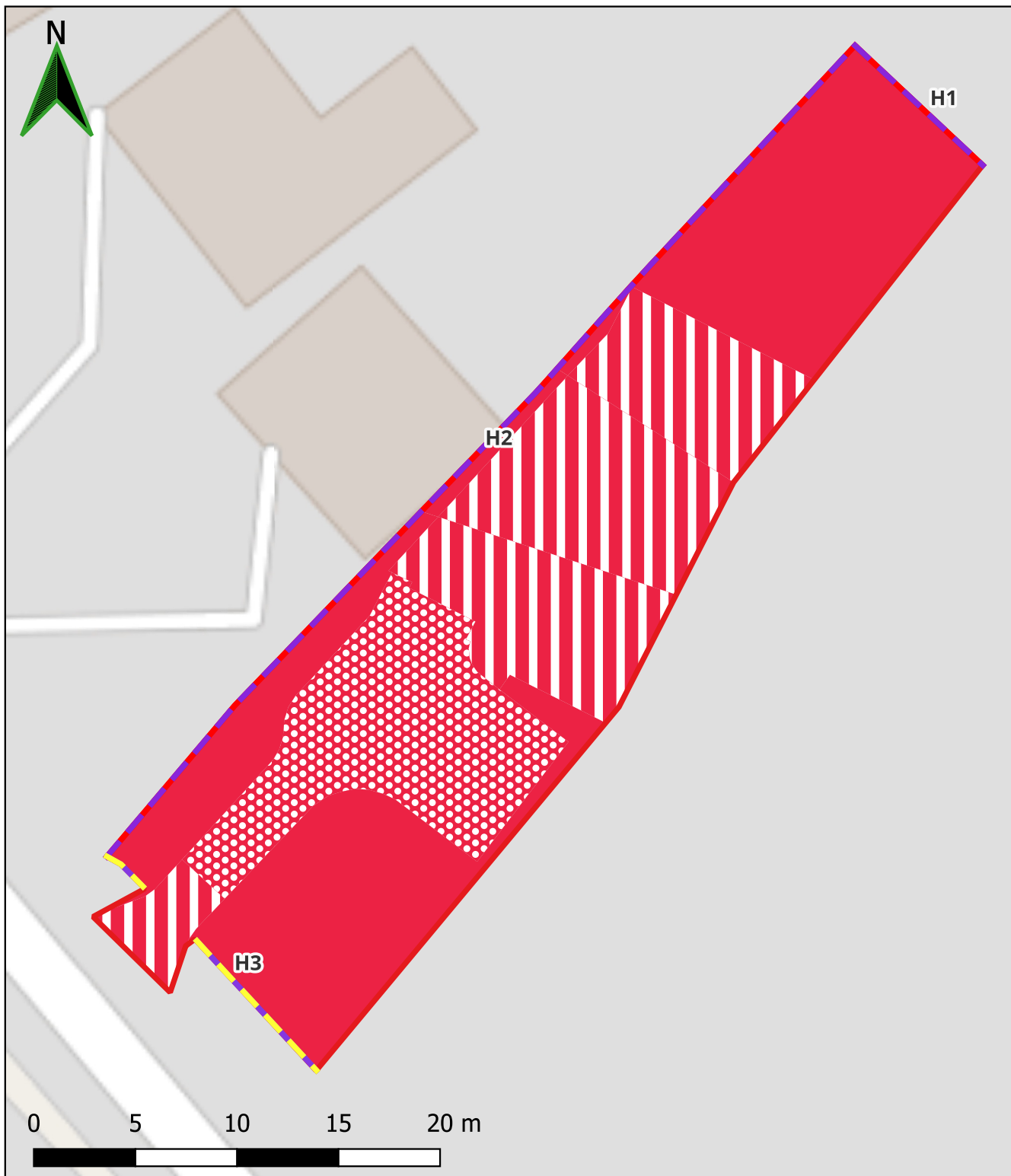
Author: CBM

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Legend

-  Red Line Boundary
-  Artificial unvegetated, unsealed surface
-  Developed land; sealed surface
-  Vegetated garden
-  Non-native and ornamental hedgerow
-  Native hedgerow

Project:
**Land adjacent to 95 Elvesthorpe Lane,
 Earl Shilton, LE9 7PT**
 Drawing:

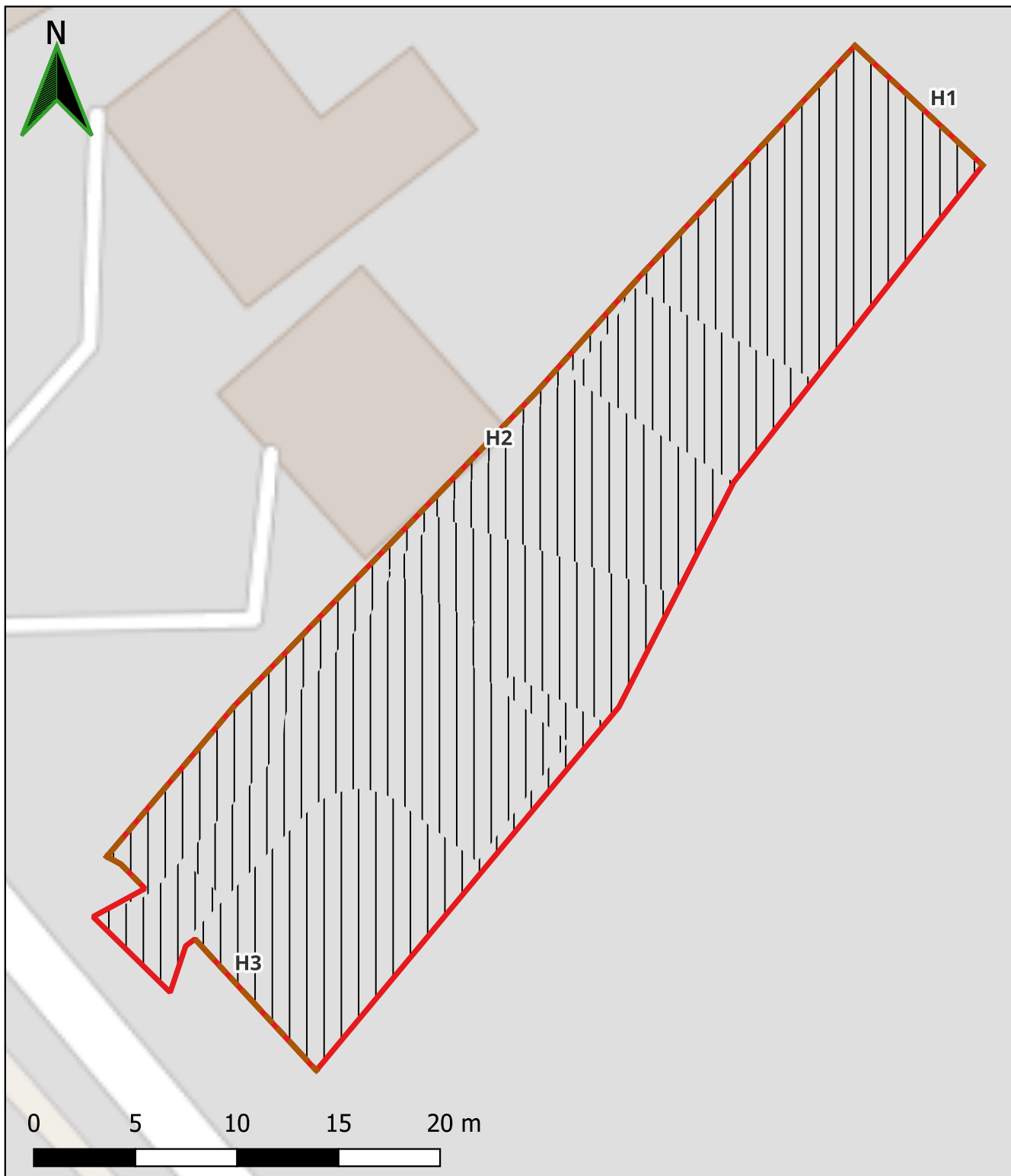
Figure 5: Proposed Habitat Plan

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 Author: CBM Job No: P3023



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Legend

 Red Line Boundary

Proposed Habitats Condition

  N/A - Other

  Condition Assessment N/A

Proposed Hedgerow Condition

 Poor

Project:
**Land adjacent to 95 Elvesthorpe Lane,
Earl Shilton, LE9 7PT**

Drawing:

**Figure 6: Proposed Habitat Condition
Plan**

Date: 23-03-2026

Version: FINAL

Author: CBM

Job No: P3023



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Appendix 1: Planning Policy & Legislation Summary

This appendix serves as a summary of relevant policy and legislation. It is not intended to supersede the policy or legislation documents to which it refers, and the relevant full documents should always be consulted prior to decision making.

National Planning Policy Framework 2024

Biodiversity is a material consideration under the National Planning Policy Framework (2024). Relevant text to biodiversity from the NPPF is described below.

“187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

[...]

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;”

“192. To protect and enhance biodiversity and geodiversity, plans should:

[...]

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. “

“193. When determining planning applications, local planning authorities should apply the following principles:

[...]

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.”

The Environment Act 2021

Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England. The biodiversity net gain relevant percentage is currently set to 10% by the Act.

Appendix 2: Photographs



Photo 1: Modified grassland present in the centre of the site.



Photo 2: Tree T1 present in the south of the site.



Photo 3: Bramble scrub present in the centre of the site.



Photo 4: Hedgerow H1 present at the north site boundary.



Photo 5: Hedgerow H2 present at the west site boundary.



Photo 6: Hedgerow H3 present at the south site boundary.