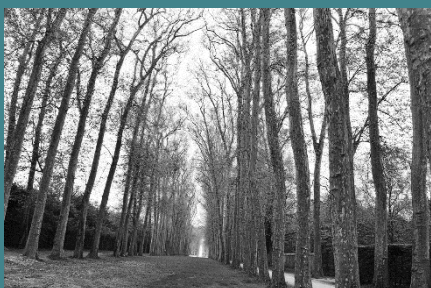


FPCR | environment
& design



Biodiversity Net Gain Report

Client

Gladman Developments Limited

Project

**Land off Cunnery Close,
Barlestone**

Date

March 2026

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Rev	Issue Status	Prepared/Date	Reviewed	Approved/Date
-	Final	SAP1 / 04.12.26	RCO / 13.02.26	ERD / 20.02.26
A	Final	SAP1 / 05.03.26	-	RJS / 05.03.26

1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology
FPCR were commissioned by Gladman Developments Ltd. to undertake a Biodiversity Net Gain (BNG) assessment at Land off Cunnery Close, Barlestone to provide a baseline biodiversity score for the Site and compare this to proposals. This assessment has been informed by a survey of the habitats present onsite, including condition assessments, undertaken on 15th October 2025.
Baseline
The Site is dominated by cropland, currently winter stubble and a compartment of long sward, species-poor other neutral grassland near the access of the Site to the north. The Site supports one ditch D1 in fairly poor condition running along the southern boundary and underneath Bosworth Road. One species-rich, native hedgerow and one species-rich, native hedgerow with trees form field boundaries to the south. Two native hedgerows form the majority of the eastern boundary habitat. One individual tree (T27) was present within the redline on the northern boundary.
Proposals
The proposals for the Site include dwellings with associated access and gardens. Green infrastructure proposals include the creation of other neutral grassland with mixed scrub, tree planting and a SuDS. A LEAP and LAP area will be surrounded by modified grassland. A new species rich native hedgerow will be created in the south-east and managed in 'good' condition, and existing hedgerows will be retained in their current condition. The watercourse along the south of the Site will be informally enhanced through the creation of other neutral grassland along its northern edge, reducing the impact of riparian encroachment.
Conclusion
The Site will result in a 10.30% gain in habitat units, a 37.81% gain in hedgerow units and a 15.60% gain in watercourse units. This assessment has therefore demonstrated that the proposals can deliver an onsite gain that is compliant with national and local policy requirements for habitat, hedgerow and watercourse units.

2.0 INTRODUCTION

- 2.1 The following Biodiversity Net Gain (BNG) Report has been prepared by FPCR Environment and Design Ltd. on behalf of Gladman Developments Ltd. to inform an Outline Planning Application for the development of Land off Cunnery Close, Barlestone (Central OS Grid Ref: SK 42196 05423) herein referred to as 'the Site'.
- 2.2 This report accompanies an Ecological Impact Assessment (EcIA) for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement. This report should therefore be read in conjunction with this accompanying Ecological Impact Assessment (EcIA) report (FPCR, 2026)¹.

Site Context

- 2.3 The site is 6.53ha in extent and comprised one field of intensively managed arable habitat, with two hedgerows and a ditch on the southern and two hedgerows on the north-eastern boundaries. An individual tree is present on the northern boundary of site.
- 2.4 The landscape beyond the Site to the east, south and west was predominantly rural, consisting of arable and pasture. Residential areas associated with Barlestone were located immediately north and north-east and the A447 runs approximately 250m south-east of the Site.

Site Proposals

- 2.5 The proposals for the Site are for the erection of up to 158 dwellings (including affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

Report Scope and Objectives

- 2.6 This Biodiversity Net Gain Report is based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance. The scope and objectives of this report are to:
- Summarise the results of the baseline UKHab Survey undertaken on the Site and to present the results of habitat condition assessment surveys following the Defra Statutory Biodiversity Metric Technical Guidance.
 - Provide an overview of the proposed habitats following completion of the scheme.
 - Present the results of the Statutory Biodiversity Metric assessment completed for the proposals.
 - Demonstrate the capacity for the proposals to demonstrate a net gain in biodiversity through the Statutory biodiversity Metric.
 - Provide recommendations for the proposals to maximise their biodiversity potential.

¹ FPCR (2026) – Ecological Impact Assessment Report – Land off Cunnery Close, Barlestone

3.0 LEGISLATION AND POLICY

The Environment Act 2021

- 3.1 In England, biodiversity net gain is required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, the majority of planning permission grants will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all on-site habitats.
- 3.2 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.
- 3.3 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 biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals can be compliant with the requirements of the Environment Act.

Biodiversity Net Gain Hierarchy

- 3.4 The statutory framework allows for the 10% biodiversity gain to be delivered through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (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:
- a) First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
 - b) Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
 - c) Then, for all on-site habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - Prioritising the enhancement of existing habitats; then
 - Creation of on-site habitats;
 - Allocation of registered off-site unit gains; then
 - Purchase of biodiversity credits
- 3.5 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 by CIEEM which is addressed in the accompanying Ecological Impact Assessment (FPCR, 2026) where relevant.

National Planning Policy Framework

- 3.6 The National Planning Policy Framework (NPPF) 2024 seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

“187. 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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

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

193. 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.”

Mandatory Biodiversity Net Gain Minimum Reporting Requirements

- 3.7 The Government's BNG Planning Practice Guidance (PPG)² sets out the minimum requirements of any planning application subject to mandatory BNG to present as part of any submission in order to validate the application. For ease of reference, the minimum information required has been set out in Table 1 below.
- 3.8 Additional detail and information appropriate to the application is provided within this report in order to assist Hinckley and Bosworth Borough Council in their decision-making process and to provide confidence that the scheme will be able to demonstrate a mandatory BNG through the provision of a Biodiversity Gain Plan following receipt of planning permission, in accordance with the PPG.

² Gov.uk (2024), Biodiversity Net Gain. Available at: Biodiversity net gain - GOV.UK

Table 1: Checklist of Minimum BNG Reporting Requirements for Planning Application Validation

Minimum Requirements in BNG PPG	Statement of Relevance to Site
<i>Confirmation that the Site is believed to be subject to the mandatory BNG condition.</i>	The Site does not meet any of the exemption criteria and so it is understood that the site will be subject to the mandatory BNG condition.
<i>The pre-development biodiversity value of the Site, either on the data of application or an earlier proposed date (as appropriate).</i>	The accompanying Statutory Metric completed for the scheme provides the pre-development biodiversity value of the Site. The values are also presented within this report.
<i>Where an earlier date is proposed, provide the reasons for proposing that date.</i>	The 'relevant date' is proposed to be the latest date that a Site survey was completed during which observations were made to check if any significant changes in habitats had occurred. For the Site, this will be 15 th October 2025. This is considered to be an appropriate date as it is within the date that ecological data is considered valid (two years, as recommended by CIEEM).
<i>The completed metric calculation showing the calculations of the pre-development biodiversity value of the on-site habitat on the data of application (or proposed earlier date) including the publication date of the biodiversity metric used.</i>	The Statutory Biodiversity Metric, published in July 2025, was used to calculate the pre-development value of the Site. The completed metric has been provided alongside this BNG report.
<i>A statement whether activities have been carried out prior to the date of application (or proposed date), that result in loss of on-site biodiversity value (degradation).</i>	This statement confirms that FPCR and Gladman Development Ltd are not aware of any habitat degradation on-site.
<i>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 Site, that exists on the date of application (or an earlier proposed date)</i>	This statement confirms that no irreplaceable habitat has been identified on-site.
<i>Plan(s), drawn to an identified scale and showing the direction of North, showing on-site habitat existing on the date of application (or earlier proposed date) including any irreplaceable habitat (if applicable).</i>	Figure 1 shows the baseline habitats present on-site on the proposed relevant date (15 th October 2025). This includes the minimum requirement to show an identified scale and north arrow.

4.0 METHODOLOGY

Baseline Habitat Assessment

- 4.1 A baseline habitat survey was completed broadly following the UK Habitat Classification System and the Statutory Biodiversity Metric Condition Assessment Criteria. This involved a systematic walkover of the Site to map all habitats present for the purposes of completing the Statutory Biodiversity metric Calculation Tool and their current condition.
- 4.2 A habitat survey was conducted on 15th October 2025. Survey methods broadly followed the UK Habitat Classification System³ (UKHab) to map habitats present onsite. This involved a systematic walk over of the Site to classify the broad habitat types which were broadly mapped in the field using a detailed topography map produced for the scheme using Qfield as appropriate.
- 4.3 Habitat condition assessment surveys were completed on 15th October 2025 in accordance with the Statutory Biodiversity Metric Habitat Condition Assessments. The summary results of the habitat condition assessment survey results are presented in this report.
- 4.4 A River Condition Assessment Survey was undertaken following the Professional MoRPh Professional methodology as requirement by the Statutory Biodiversity Net Gain Metric. This including both the MoRPh field survey and the RCA desk study elements in order to assess the condition of rivers present onsite. The survey was completed by a trained and accredited MoRPh Professional surveyor on 22nd October 2025.
- 4.5 Further details of the survey methodologies employed to assess the ecological baseline for the Site are provided in the accompanying Ecological Impact Assessment (FPCR, 2026).

Biodiversity Net Gain Calculation

- 4.6 Defra's Statutory Biodiversity Metric calculation tool was used to inform this BNG Report. It is 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 area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance set by a Natural England-led team of experts.
- 4.7 The development Site was surveyed and mapped, as described above. The survey results were digitised using QGIS, with the existing habitats identified and areas automatically generated.
- 4.8 On-Site post-development habitats were determined from the latest Development Framework Plan by Gladman Developments Ltd. (Drawing Number 2020-007-102) with proposed habitats mapped and digitised using QGIS to generate areas for each of the habitats proposed for enhancement.
- 4.9 These pre- and post-enhancement habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. The metric automatically assigns habitat distinctiveness score for each of the baseline and proposed habitats.
- 4.10 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the

³ Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.). The UK Habitats Classification System V2. UKHab. Available at: <https://ukhab.org/>

metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:

- difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance
- temporal risk: this is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
- spatial risk: this score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any off-site offsetting solutions.

4.11 The strategic significance multiplier within the metric has been informed by a desk study review. Full details of the desktop study undertaken are provided in the accompanying Ecological Impact Assessment.

4.12 Full details of the calculation methodology are provided in The Statutory Biodiversity Metric User Guide.

Limitations

4.13 This assessment aims to provide baseline ecological data for the Site and as such presents an overview of the habitats and features present. Due to the transient and complex nature of ecosystems, no investigation can provide a complete representation or prediction of the natural environment present, however, every effort has been made to ensure an accurate description of the Site is presented following best practice guidance, experience and professional judgement.

4.14 The UKHab survey was completed just outside of the recommended survey season, however results are considered to be representative of the Site, and habitats found on Site were of low ecological value and considered unlikely to change.

4.15 The UKHab survey took into consideration the presence of invasive non-native species, however this survey did not constitute a full survey for the presence of this group which would come with its own survey requirements.

4.16 No other limitations specific to this survey influenced this assessment.

5.0 RESULTS

Strategic Significance

- 5.1 The strategic significance of a site will be determined by areas included within the Local Nature Recovery Strategy (LNRS) produced for a region. The LNRS for Leicestershire, Leicester and Rutland has been published, and as such, has been taken into consideration as part of the strategic significance assessment for this scheme. Following review of the LNRS all habitats in the baseline and proposed scenarios have been assigned low strategic significance.

Biodiversity Units

Habitats

- 5.2 A summary description of the baseline habitats as well as the results of the condition assessments is provided in *Table 2* below and an illustration is provided in *Figure 1*.
- 5.3 Full survey results, baseline condition assessment scores and baseline unit scores are provided in *Appendix A*.

Table 2: Baseline Habitats Summary

Ref	Habitat	Condition	Distinctiveness	Description
	Cropland: Winter stubble	N/A	Low	The majority of the habitat found onsite consists arable land in the form of winter stubble at the time of survey, with no field margins of higher quality habitat.
	Grassland: Other neutral grassland	Poor	Medium	A small, unmanaged section of species-poor other neutral grassland comprising false oat-grass <i>Arrhenatherum elatius</i> , cock's-foot <i>Dactylis glomerata</i> , red fescue <i>Festuca rubra</i> and herbaceous species such as field bindweed <i>Convolvulus arvensis</i> and broad-leaved dock <i>Rumex obtusifolia</i> .
T27	Individual trees: Rural tree	Good	Medium	A medium sized mature pedunculate oak <i>Quercus robur</i> present on the northern edge of the Site.

Hedgerows

- 5.4 The Site supports four native hedgerows:
- H1 - a species-rich hedgerow;
 - H2 - a species-rich hedgerow with trees;
 - H3 – a native hedgerow, and;
 - H4 – a native hedgerow.
- 5.5 H1 and H2 were located along the southern boundary and H3 and H4 were located along the eastern and north-eastern edges of the Site.
- 5.6 A summary description and baseline conditions of the baseline hedgerows is provided in *Table 3* below.

Table 3: Baseline Hedgerow Summary

Ref	Hedgerow Type	Condition	Distinctiveness	Description
H1	Species-rich hedgerow	Moderate	Medium	Largely wych elm <i>Ulmus glabra</i> and blackthorn <i>Prunus spinosa</i>, with occasional hawthorn <i>Crataegus monogyna</i>, dog rose <i>Rosa canina</i>, elder <i>Sambucus nigra</i>, ash <i>Fraxinus excelsior</i>, hazel <i>Corylus avellana</i>, goat willow <i>Salix caprea</i> and pedunculate oak <i>Quercus robur</i>. A healthy hedgerow with few gaps, however its ground flora and margin reflects the disturbed and nutrient enriched nature of its surrounding habitat.
H2	Species-rich hedgerow with trees	Moderate	High	Made up mostly of field maple <i>Acer campestre</i> with locally frequent goat willow <i>Salix caprea</i> and blackthorn, occasional hawthorn, dog rose, pedunculate oak, and hazel. Ash, holly <i>Ilex aquifolium</i>, horse chestnut <i>Aesculus hippocastanum</i> and English elm <i>Ulmus minor</i> were also present.
H3	Native hedgerow	Good	Low	Dominated by field maple, with occasional hawthorn, and rare instances of wild cherry <i>Prunus avium</i>, hazel, dog rose, and pedunculate oak. Overgrown and continuous stand of hedgerow but managed through heavy trimming of up to 1.5m of its approximately 15m height. The hedgerow has undisturbed margin on both sides, a dense canopy and base.
H4	Native hedgerow	Good	Low	The same feature as H3, including higher densities of hawthorn, wild cherry, hazel, dog rose and pedunculate oak.

Watercourses

- 5.7 D1 was a shallow (<0.5m deep) and thin (<1m wide) ditch with a sluggish current running along the southern boundary of the Site west to east. In total, c. 317m of this stream runs along the red line boundary and therefore two Morphs were undertaken sub-reaches were surveyed. It had arable land on both sides and a shallow, bare bank face. The bed substrate of the ditch was mostly gravel and earth.

6.0 PROPOSALS

- 6.1 Proposed habitats, hedgerows and watercourses are shown on *Figure 2*, proposed loss, retention and enhancement is shown on *Figure 3* and baseline and proposed distinctiveness and condition is shown on *Figure 4* and *Figure 5*. The proposals are summarised below, with broad creation, enhancement and management methods outlined in Tables 4-6, as subject to detailed design.
- 6.2 At this outline design stage, planting plans and detailed habitat creation and ongoing management measures have not yet been fixed. Therefore, a number of assumptions regarding proposed habitat types and condition have been made during this assessment. Individual habitat type and condition targets are outlined within this section and have been informed by The Development Framework Plan reference: 2020-007-102 and ecological professional judgement.

Habitats

Habitat Retention

- 6.3 A single tree along the northern boundary of the Site is to be retained.

Habitat Enhancement

- 6.4 No habitats are proposed habitat for enhancement.

Habitat Creation

- 6.5 Proposed habitat creation includes:
- Urban: Developed land; sealed surface
 - Urban: Artificial, unvegetated, unsealed surface
 - Urban: Vegetated garden
 - Urban: SuDS
 - Grassland: Modified grassland
 - Grassland: Other neutral grassland
 - Heathland and shrub: Mixed scrub
 - Individual trees: Urban tree

Table 4: Outline Habitat Creation, Enhancement and Management Proposals

Habitat	Description	Condition	Distinctiveness
Hardstanding	Residential areas are to comprise 60% housing and 40% vegetated garden.	N/A	Very Low
Artificial, unvegetated, unsealed surface	Two areas in the centre of the development are to become Local Area for Play (LAP) and Local Equipped Area for Play (LEAP) spaces.	N/A	Very Low
Modified grassland	Thin grass verges will line the streets, maintained at a short sward. A thin strip of modified grassland will comprise a footpath	Fairly Poor	Low

	leading along the west- south and east edges of the Site and acting as a buffer between the higher distinctiveness habitats and the residential area. Another, larger area of modified grassland will surround the LAP and LEAP areas. This would involve seeding a flowering amenity grassland mix (allowing for 6-8 species per m²). Management would need to be on a rotational basis to promote a more diverse sward and allow for a varied sward height and reduction of bare ground. The target condition of this grassland has been included as fairly poor (rather than medium) to account for the high level of likely footfall and any potential impacts from this.		
Other neutral grassland	Soil nutrient testing will be undertaken to inform the suitability of the areas for the proposed habitat and the seed mix used. The existing habitat will be cultivated, harrowed and rolled to produce a fine tilth. The grasslands will then be seeded with a wildflower rich seed mix suitable for sowing into existing grassland or green hay from a suitable local source. Following seeding the bed will be rolled to ensure good seed contact. The wildflower mix should include yellow rattle, which will control excessive grass growth. Ongoing management will involve 1-2 cuts per year, with the grassland left un-mown during the summer and any arisings removed. Inclusion of information boards so residents are informed about the biodiversity value of such habitats; why at certain periods the habitat looks unmanaged and to help create a sense of place.	Moderate	Medium
Mixed scrub	Sections of mixed scrub planted and maintained within the other neutral grassland to the west and the south will include native species that will provide quality foraging opportunities for bats and birds, while also providing nesting opportunities and refuge habitat for small birds and mammals. Planting will ensure a diversity of native species within each block of scrub with no one species comprising more than 75% cover in any block. Replacement planting of failed specimens would be undertaken during the establishment period. Any invasive non-native	Moderate	Medium

	species would to be removed if present. To achieve moderate condition, management will encourage a diverse structure to the scrub, with more open areas in larger blocks of scrub to encourage natural regeneration and corresponding age structure, or the grassland margin at the edge of the scrub planting will be subject to a relaxed mowing regime to allow scattered scrub and tall grassland and herbs to develop.		
SuDS	A c. 0.25ha Sustainable Drainage System (SuDS) will be created within the other neutral grassland to the south-east of the Site. Moderate condition would be achieved by planting marginal areas with a species-rich wildflower grassland and should water levels allow inundation tolerant plant species, and removal of any invasive non-native if present.	Moderate	Low
Individual trees	The assessment has provisionally accounted for the planting of 108 small, individual native trees. To be planted singly and in small groups, as street trees within the development areas and along the footpath and within the grassland areas. These are to be native species and monitored and managed accordingly to promote their growth. Any failure in specimens planted will be replaced on a like for like basis.	Moderate	Medium

Hedgerows

Hedgerow Retention

6.6 Hedgerows to be retained include:

- H1 – species-rich, native hedgerow will be retained along the southern edge of the Site.
- H2 – species-rich, native hedgerow with trees will be retained along the southern edge of the Site.
- H3 – native hedgerow will be retained at good condition along the north-eastern edge of the Site.
- H4 – native hedgerow will be retained at good condition along the eastern edge of the Site.

Hedgerow Enhancement

6.7 No hedgerows are proposed for enhancement.

Hedgerow Creation

6.8 Proposed hedgerow creation includes:

- H5 – c. 370m of species-rich native hedgerow to be created along the south edge of the development footprint of the Site.

Table 5: Outline Hedgerow Creation, Enhancement and Management Proposals

Ref	Habitat	Description	Condition	Distinctiveness
H1	Species-rich Native Hedgerow	H3 will be maintained in its current condition as per Appendix A	Moderate	Moderate
H2	Species Native Hedgerow with Trees –	H3 will be maintained in its current condition as per Appendix A	Moderate	High
H3	Native Hedgerow	H3 will be maintained in its current condition as per Appendix A	Good	Low
H4	Native Hedgerow	H4 will be maintained in its current condition as per Appendix A.	Good	Low
H5	Species-rich Native Hedgerow	Proposed along the south-eastern border, a c. 64m length of native hedgerow will create a boundary feature for the Site's other neutral grassland habitat. Hedges will be planted with 5 native species and managed in the long-term through rotational cutting to encourage the establishment of bushy hedgerows. The hedgerow is to be created within a GI corridor that will encourage the establishment on an undisturbed margin that will be sown with a native wildflower seed mix.	Good	Medium

Watercourses

Watercourse Retention

6.9 Watercourses proposed for retention include:

- Ditch D1

Watercourse Enhancement

6.10 Proposed watercourse enhancement includes:

- Ditch D1 – all of D1 within the Site will be enhanced through the reduction of riparian encroachment by the creation of other neutral grassland habitat along its northern side and reduction of arable practices. This allows the riparian encroachment to be enhanced from "Major" to "no encroachment".

Watercourse Creation

- No watercourses are proposed to be created.

7.0 CONCLUSION

- 7.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. *Table 6* provides a summary of the headline results of the assessment completed for the proposals

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	1.40
	<i>Hedgerow units</i>	2.48
	<i>Watercourse units</i>	0.35
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	10.30%
	<i>Hedgerow units</i>	37.81%
	<i>Watercourse units</i>	15.60%
Trading rules satisfied?	Yes ✓	

Photograph 1: Statutory Biodiversity Metric Headline Results

Habitat Trading Rules

- 7.2 Proposals will result in an overall net gain for habitats (10.30%), hedgerows (37.81%) and watercourses (15.60%) through the replacement of low distinctiveness arable habitat with medium distinctiveness other neutral grassland and mixed scrub, through the creation of c. 370m of species-rich native hedgerow, and through the reduction of encroachment of the ditch D1.

Biodiversity Net Gain Hierarchy

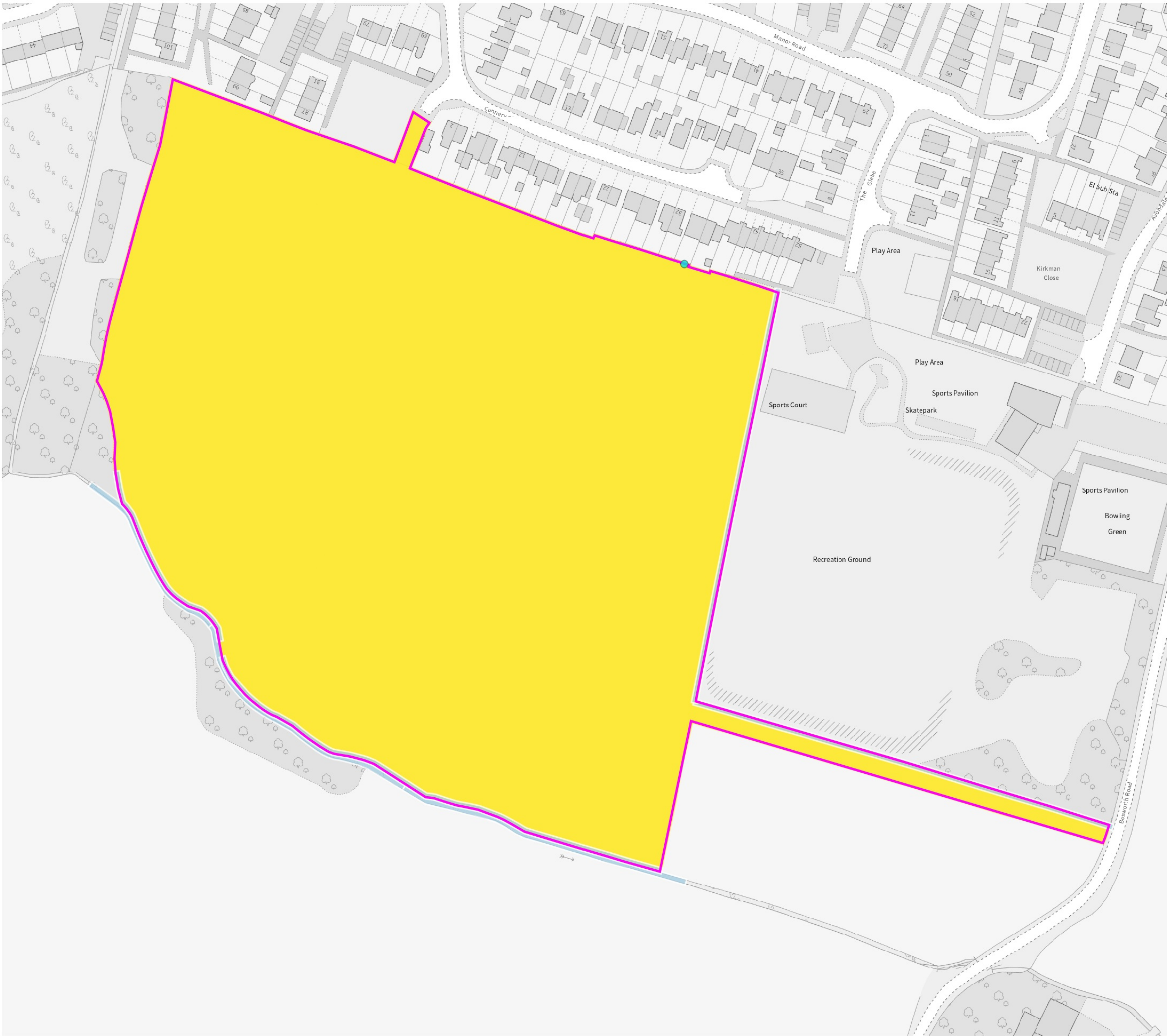
- 7.3 The Biodiversity Net Gain hierarchy is provided within the Government's PPG and sets out guidance on how to prioritise habitat avoidance, retention and compensation for more valuable habitats. The BNG Hierarchy has influenced the Site design through the following measures:
- Habitat loss has for the most part been restricted to low or very low distinctiveness habitats which have very limited ecological value.
 - Proposals have sought to retain medium distinctiveness habitats where possible, however the scheme will result in the loss of a small, isolated area of other neutral grassland in the north of the Site. The grassland is species poor and is not considered to be a good example of its habitat type. The proposals will provide compensatory habitat creation including a strip of species-rich grassland along the southern boundary which will be managed in the long-term to maintain its biodiversity value. On balance, the scheme will result in a greater extent of this medium distinctiveness habitat and the small loss of medium distinctiveness grassland is therefore not considered to be a constraint to this assessment.

Securing BNG

- 7.4 This BNG report outlines the approach and measures proposed to achieve a measurable net gain in biodiversity as part of the development. It demonstrates how the current design and habitat proposals are expected to achieve the required BNG target in accordance with the

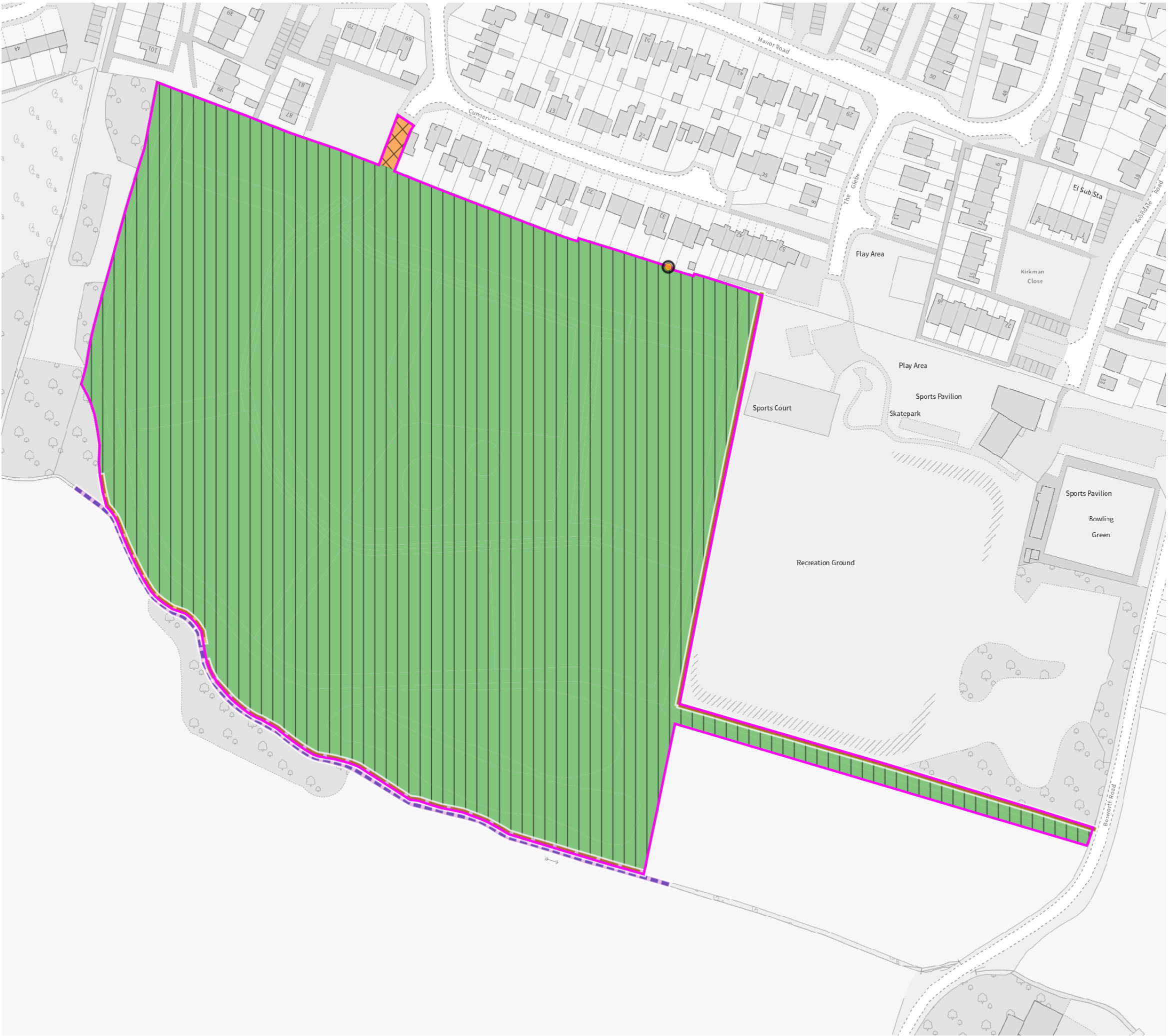
Environment Act 2021 and associated national and local planning policy. However, the assessment and calculations are based on the information available at this stage and may be subject to change as the project design, landscaping, and management details are refined through the planning process or as further ecological information becomes available. Any updates will be reflected in the Biodiversity Gain Plan to ensure continued compliance with statutory requirements.

- 7.5 Further details on habitat creation, enhancement and management can be provided at the detailed design stage of the proposals, where ecologists will input directly into landscape planting. A Habitat Management and Monitoring Plan will also be provided as part of a Biodiversity Gain Plan which, in accordance with the requirements of the Environment Act, will be provided following receipt of full planning permission. This HMMP will provide detail on how creation, retained and enhanced habitats across the Site that are significantly contributing to the Site's BNG will be managed for a minimum of 30 years.
- 7.6 Biodiversity Net Gain has been used to inform the habitat creation and enhancement proposals for the scheme to achieve over 10% net gain, and the resulting habitats will provide a betterment for local wildlife.



- Study Area
- Habitat Retention
 - Lost
 - Hedgerow Retention
 - Retained
 - Watercourse Retention
 - Retained
 - Individual Tree Retention
 - Retained

date	05/03/26	drwn/chkd	SP/ LG
client	Gladman Developments Limited		
project	Land off Cunnery Close, Barlestone		
title	HABITAT RETENTION PLAN	scale	1:1,600 @ A3
number	FIGURE 3	rev	-



N

0

25

50 m

Study Area

Baseline Habitat Condition

Poor

Condition Assessment N/A

Baseline Habitat Distinctiveness

Medium

Low

Baseline Hedgerow Condition

Good

Moderate

Baseline Hedgerow Distinctiveness

High

Medium

Low

Baseline Watercourse Condition

Fairly Poor

Baseline Watercourse Distinctiveness

High

Baseline Individual Tree Condition

Good

Baseline Individual Tree Distinctiveness

Medium

date

05/03/26

drwn/chkd

SP/LG

client

Gladman Developments Limited

project

Land off Cunnery Close,
Barlestone

title

BASELINE HABITAT CONDITION
AND DISTINCTIVENESS PLAN

number

scale

1:1,600 @ A3

rev

-

FIGURE 4

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K:\8800\8867\GIS\E - BNG\8867 - Cunnery Close - BNG - Version 5.0 - March 26\Net Gain Habitat Mapping.qgs

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- Study Area
- Proposed Habitat Condition
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Proposed Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Proposed Hedgerow Condition
 - Good
 - Moderate
- Proposed Hedgerow Distinctiveness
 - High
 - Medium
 - Low
- Proposed Watercourse Condition
 - Fairly Poor
- Proposed Watercourse Distinctiveness
 - High
- Proposed Individual Tree Condition
 - Moderate
 - Good
- Proposed Individual Tree Distinctiveness
 - Medium

date	05/03/26	drwn/chkd	SP/LG
client	Gladman Developments Limited		
project	Land off Cunners Close, Barlestone		
title	PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN	scale	1:1,600 @ A3
number		rev	-
FIGURE 5			



N

050m

Study Area

Proposed Habitats

Artificial unvegetated, unsealed surface

Developed land; sealed surface

Mixed scrub

Modified grassland

Other neutral grassland

Sustainable drainage system

Residential

Proposed Hedgerows

Native hedgerow

Species-rich native hedgerow

Species-rich native hedgerow with trees

Proposed Watercourses

Other rivers and streams

Proposed Trees

Proposed Small Urban Tree

Retained Large Rural Tree

date

05/03/26

client

Gladman Developments Ltd.

project

Land off Cunnery Close

title

PROPOSED HABITAT PLAN

scale

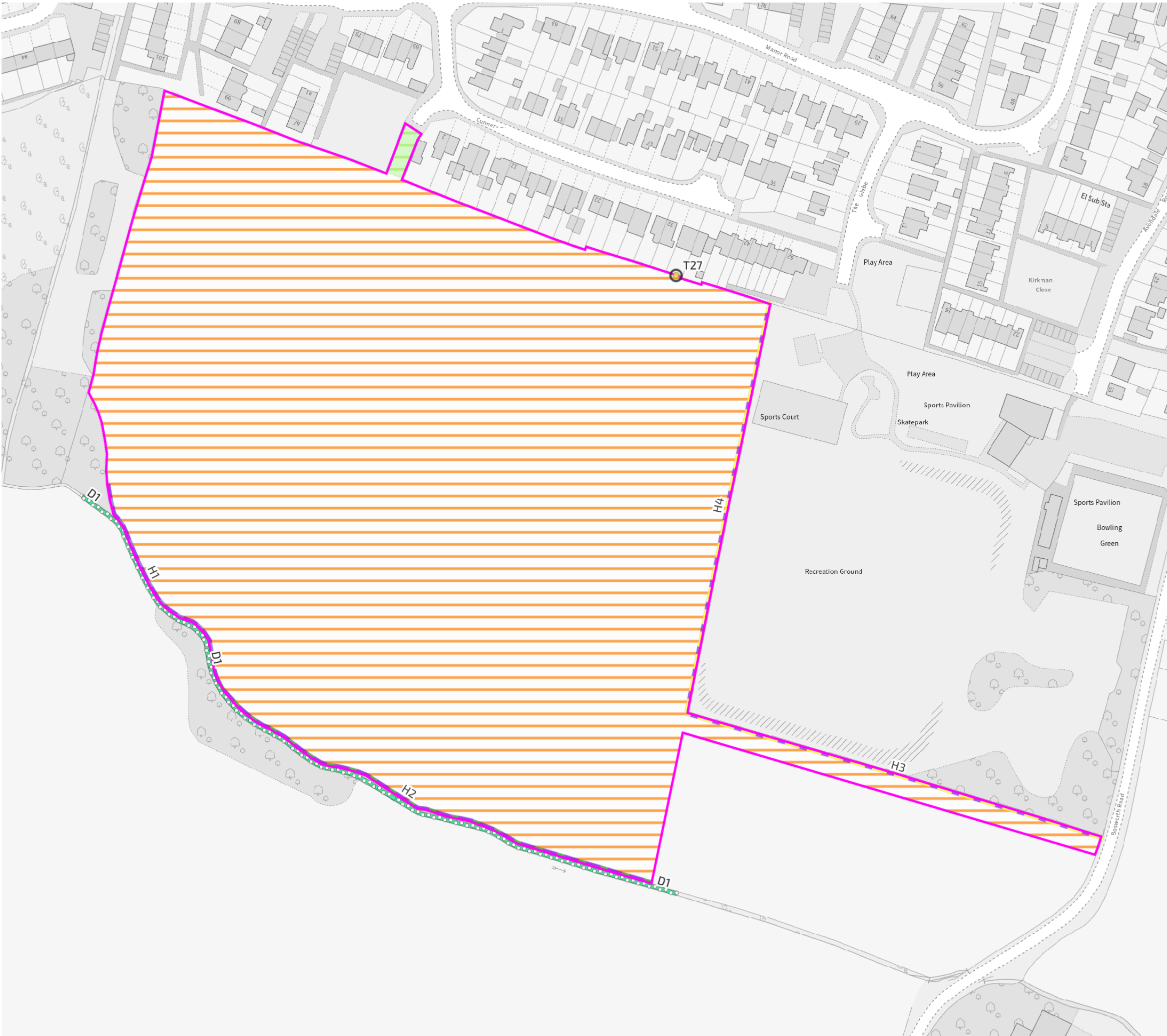
1:1,600 @ A3

number

FIGURE 2

rev

A



- Study Area
- Baseline Habitats
 - Winter stubble
 - Other neutral grassland
- Baseline Hedgerow
 - Native hedgerow
 - Species-rich native hedgerow
 - Species-rich native hedgerow with trees
- Baseline Watercourses
 - Other rivers and streams
- Baseline Trees
 - Existing Large Rural Tree

date	05/03/26	drwn/chkd	SAP/RCO
client	Gladman Developments Ltd.		
project	Land off Cunnery Close		
title	BASELINE HABITAT PLAN	scale	1:1,600 @ A3
number	FIGURE 1	rev	A

8.0 APPENDIX A: BASELINE HABITAT CONDITION ASSESSMENTS

Table 6: Condition Assessment for medium and high distinctiveness grassland.

Condition Criteria	Other Neutral Grassland
The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Fail
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.	Fail
Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	Fail
Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Pass
Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ³ (as listed on Schedule 9 of WCA4) are present, this criterion is automatically failed.	Pass
There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). N.B. this criterion is essential for achieving Good condition for non-acid grassland types only.	Fail
Total Passes	2
Condition	Poor

Table7: Condition Assessments for hedgerows.

Ref	A1 Height >1.5m	A2 width >1.5m	B1 Gap Hedge base	B2 - Gap hedge canopy	C1 - undisturbed ground	C2 - Nutrient Enriched Veg	D1 Invasives	D-2 Current damage	E-1 Tree Class	E-2 Tree health	Condition
H1	Pass	Pass	Pass	Pass	Fail	Fail	Pass	Fail	N/A	N/A	Moderate
H2	Pass	Pass	Pass	Fail	Fail	Pass	Pass	Fail	Pass	Pass	Moderate
H3	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Fail	N/A	N/A	Good
H4	Pass	Pass	Pass	Pass	Pass	Fail	Pass	Fail	N/A	N/A	Good

Individual Trees

English	Latin	Reference
Pedunculate Oak	<i>Quercus robur</i>	T27

Condition Criteria	Tree ref.
	T27
A- The tree is a native species (or at least 70% within the block are native species).	Pass
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).	Pass
C- The tree is mature (or more than 50% within the block are mature).	Pass
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.	Pass
E- Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass
F- More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass
Total Passes	6
Condition	Good

9.0 APPENDIX B: BOTANICAL SPECIES LIST

DAFOR Scale:

Dominant, Abundant, Locally Abundant, Frequent, Locally Frequent, Occasional, Rare

✓: present

Species	ONG	Arable	Hedgerow			
			H1	H2	H3	H4
Woody species						
Field maple <i>Acer campestre</i>				F	D	D
Horse chestnut <i>Aesculus hippocastanum</i>				R		
Hazel <i>Corylus avellana</i>			O	O	R	
Hawthorn <i>Crataegus monogyna</i>	R		O	O	O	O
Ash <i>Fraxinus excelsior</i>			R	O		R
Holly <i>Ilex aquifolium</i>				F		
Honeysuckle <i>Lonicera periclymenum</i>						
Blackthorn <i>Prunus spinosa</i>			A	LF		
Wild cherry <i>Prunus avium</i>					R	
<i>Prunus</i> sp.	R					
Pedunculate oak <i>Quercus robur</i>			O	O	R	
Dog rose <i>Rosa canina</i>			R	O	R	R
White willow <i>Salix alba</i>						
Goat willow <i>Salix caprea</i>			O	LF		
Crack willow <i>Salix x fragilis</i>						
Elder <i>Sambucus nigra</i>			R			
Wych elm <i>Ulmus glabra</i>			F			
English elm <i>Ulmus procera</i>				R		
Bramble <i>Rubus fruticosus agg.</i>		O	O	F		
Raspberry <i>Rubus idaeus</i>		R				
Grasses						
Meadow foxtail <i>Alopecurus pratensis</i>						
False oat-grass <i>Arrhenatherum elatius</i>	F	O				
Wild-oat <i>Avena fatua</i>						
Cock's-foot <i>Dactylis alomerata</i>	F	F				

Species	ONG	Arable	Hedgerow			
			H1	H2	H3	H4
Common couch <i>Elytrigia repens</i>		R				
Red fescue <i>Festuca rubra</i>	F	LA				
Yorkshire-fog <i>Holcus lanatus</i>		R				
Perennial rye-grass <i>Lolium perenne</i>	O	F				
Ferns						
Male fern <i>Dryopteris filix-mas</i>				R		
Field horsetail <i>Equisetum arvense</i>	R	F	O			
Herbs						
Scarlet pimpernel <i>Anagallis arvensis</i>		O				
Cow Parsley <i>Anthriscus sylvestris</i>		O				
Shepherd's-purse <i>Capsella bursa-pastoris</i>		R				
Creeping thistle <i>Cirsium arvense</i>	✓	R				
Spear thistle <i>Cirsium vulgare</i>	✓	R				
Field bindweed <i>Convolvulus arvensis</i>	R					
Meadowsweet <i>Filipendula ulmaria</i>		R				
Cleavers <i>Galium aparine</i>		LF				
Cut-leaved Crane's-bill <i>Geranium dissectum</i>		R				
Dove's-foot Crane's-bill <i>Geranium molle</i>	R	O				
Common ivy <i>Hedera helix</i>			O	LF	O	O
Common hogweed <i>Heracleum sphondylium</i>		O				
Cat's-ear <i>Hypochaeris radicata</i>		✓				
Common ragwort <i>Jacobaea vulgaris</i>	✓	✓				
White dead-nettle <i>Lamium album</i>		R				
Scented mayweed		R				

Species	ONG	Arable	Hedgerow			
			H1	H2	H3	H4
Matricaria chamomilla						
Redshank <i>Persicaria maculosa</i>		✓				
Greater plantain <i>Plantago major</i>	✓	R				
Knotgrass <i>Polygonum aviculare agg.</i>		R				
Creeping buttercup <i>Ranunculus repens</i>	✓	O				
Curled dock <i>Rumex crispus</i>	✓	✓				
Broad-leaved dock <i>Rumex obtusifolius</i>	O	O				
Groundsel <i>Senecio vulgaris</i>		✓				
Bittersweet <i>Solanum dulcamara</i>				R		
Prickly sow-thistle <i>Sonchus asper</i>		✓				
Lesser stitchwort <i>Stellaria graminea</i>		O				
Redshank <i>Persicaria maculosa</i>		R				
Dandelion <i>Taraxacum officinale agg.</i>		R				
White clover <i>Trifolium repens</i>	✓	✓				
Colt's-foot <i>Tussilago farfara</i>		LF				
Common nettle <i>Urtica dioica</i>	✓	RO	O			
Common field-speedwell <i>Veronica persica</i>		O				
Field pansy <i>Viola arvensis</i>		R				

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