

Technical Note



E: jeff@croftecology.co.uk

Project: 87 Barton Lane, Nailstone, Nuneaton, CV13 0PY **Our Reference:** 250527.BNGTechNote.v3

To: Alder Mill Enterprise Ltd

Date: 23 September 2025

Subject: Biodiversity Net Gain Statement (v3) **Prepared by:** Zachary Mason and Jeff Grant

Comments: V3 includes additional information to address Leicestershire County Council Holding Objections re 25/00695/FUL dated 19 September 2025.

Introduction and methodology

Croft Ecology was commissioned by Alder Mill Enterprise Ltd to provide the necessary supporting information on protected species and Biodiversity Net Gain for a forthcoming planning application at 87 Barton Lane, Nailstone, Nuneaton, CV13 0PY (central grid reference: SK 41133 06908) for the erection of 2no. dwellings with associated access and gardens.

The purpose of this Technical Note is to present the on-site baseline information for the Site that was used as the basis for the Statutory Metric Biodiversity Net Gain (BNG) calculations; and to comment on the potential for protected and notable species to be present at the Site.

A baseline habitat survey at the site was undertaken on 3 June 2025 and included the following:

- An assessment of the baseline habitats within the red line boundary (including a baseline map to UK Hab) – Appendix A.
- A condition assessment of all on-site habitats – Appendix B.

This data was then used to complete the on-site baseline information of the Statutory Biodiversity Metric and the associated condition assessment sheets. Post-development calculations for on-site habitats were also undertaken and are summarised in the Indicative Biodiversity Gain Plan for Twycross Road, Sibson (Croft Ecology, June 2025) which should be read in conjunction with this Technical Note.

Personnel

The survey and technical review of the report was undertaken by Jeff Grant CEnv MCIEEM, Principal Ecologist at Croft Ecology; with BNG calculations and reporting by Zachary Mason, Consultant Ecologist at Croft Ecology. Jeff has over 12 years of experience working in ecology and has undertaken and reviewed dozens of Preliminary Ecological Appraisals (PEA) and Ecological Impact Assessments (EIA) for projects of a range of scales.

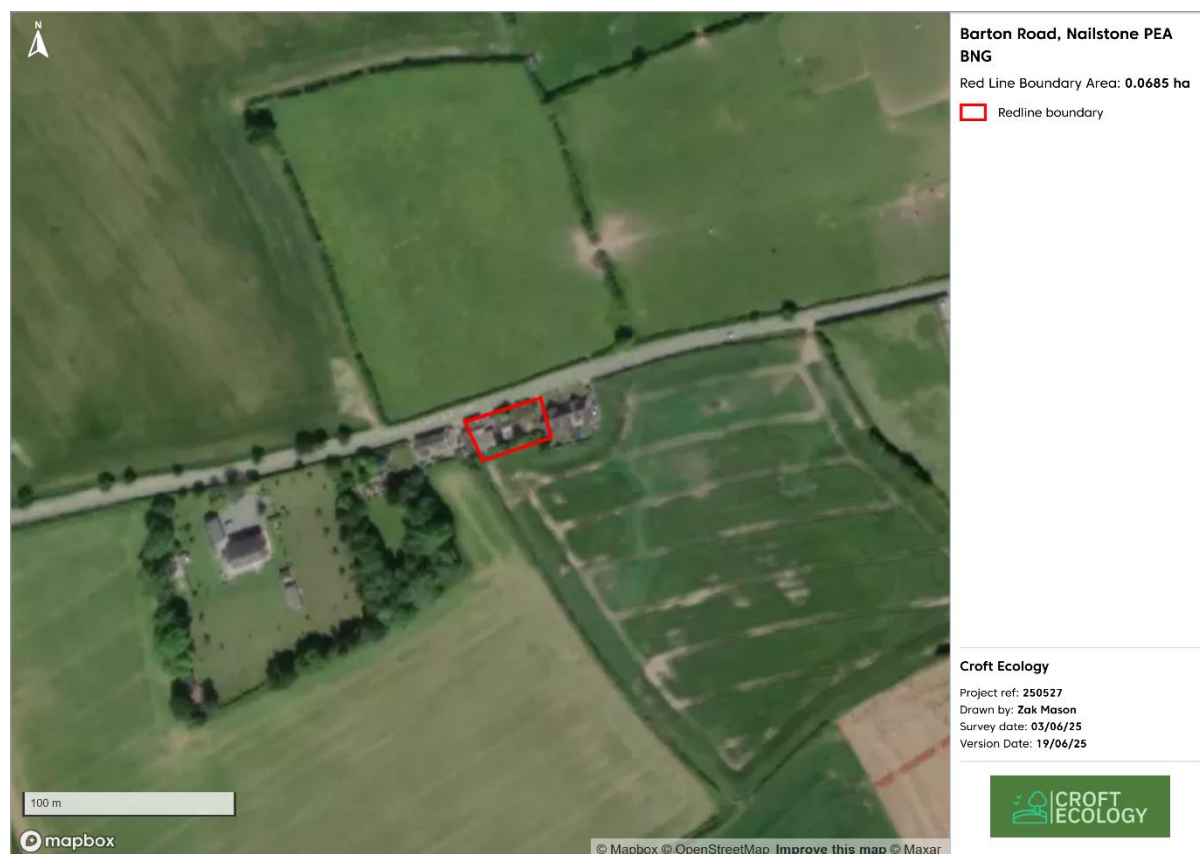
Zachary has 4 years of experience working in the field of ecology and has undertaken and reviewed dozens of walkover surveys/baseline habitat surveys and has been using UK Hab survey methodology for the last three years. Zachary has prepared many reports during this time including protected species survey reports, method statements, PEAs and EIAs.

Survey Date and Conditions

The Site was visited on 3 June 2025 and included land within the red line boundary (see Figure 1).

Weather conditions at the time of the survey were dry with light air, 20% cloud cover, and a temperature of 17°C.

Figure 1. Site boundary (shown in red)



UK Hab Field Survey

A UK Hab¹ Field Survey was undertaken following the methodology described within v2.0 documentation (2023). It was used as the basis for subsequent completion of the Statutory Biodiversity Metric and its associated condition sheets.

A fine-scale minimum mapping unit (of 25m² or 5m) was deemed appropriate for use at the Site given its relatively small scale, consequently, only habitats with an area of 25m² or greater, or linear features 5m in length or greater, were mapped.

The UK Hab uses primary codes whereby habitats are categorised by an increasingly detailed hierarchy until a match is discovered. Secondary codes describe environmental factors that provide additional information such as management regime, hydrology or similar. In this case, each habitat was assigned a Primary Code¹ at the Level 4 hierarchy and secondary codes were applied where these could provide greater context.

During the field survey, all habitats within the Site were thoroughly observed, described, and mapped. A DAFOR abundance (D = dominant, A = abundant, F = frequent, O = occasional, R = rare)

¹ UKHab Ltd (2023) <https://www.ukhab.org/>

was assigned to each botanical species identified in each habitat and nomenclature followed Stace (Stace, 2019).

Limitations

All areas of the Site were accessible with no limitations.

Results

Red line boundary

Parcel Reference: 28004008 – Vegetated garden

The eastern half of the Site consisted of an overgrown vegetated garden with an allotment area. The area had small amounts of scrub present with soil and debris piled up. Additionally, a greenhouse and polytunnels were present. Species included frequent common nettle *Urtica dioica*, occasional pale willowherb *Epilobium roseum* and bramble *Rubus fruticosus* agg., and rare hedge bindweed *Calystegia sepium*, creeping thistle *Cirsium arvense*, Armenian crane's-bill *Geranium psilostemon*, cleavers *Galium aparine* and Yorkshire fog *Holcus lanatus*.



Photos 1 + 2. Overgrown vegetated garden and allotment area.

Parcel References: 28004042 and 28004054 – Non-native and ornamental hedgerow

Two sections of non-native and ornamental hedgerow were present along the western end of the northern boundary of the Site. Species present included dominant garden privet *Ligustrum ovalifolium*, occasional cherry laurel *Prunus laurocerasus*, and rare holly *Ilex aquifolium* and barberry *Berberis vulgaris*.



Photo 3. Non-native and ornamental hedgerow

Parcel Reference: 28004065 and 28004092 – Individual trees

Two individual trees were present beside the northern boundary of the Site, one silver birch *Betula pendula* and one magnolia *Magnoliaceae sp.*. These were awarded a moderate condition score due the magnolia not being native and both trees not being mature and lacking in ecological niches for vertebrates and invertebrates.



Photo 4. Individual trees present on Site.

Parcel Reference: 28003855 – Developed land – sealed surface

An asphalt and concrete slab driveway was present at the western end of the Site, around the existing building.



Photo 5. Asphalt and concrete slab driveway.

Parcel Reference: 28003808 – Buildings

A single-storey garage building was present at the western end of the Site. A description of the garage can be found below in the Preliminary Roost Assessment.

Preliminary Roost Assessment

A Preliminary Roost Assessment (PRA) was undertaken in accordance with the methodology described within the Bat Survey Guidelines 4th edition (Collins, 2023). This included a daytime inspection, comprising both an external and internal check to assess the construction of any buildings on Site and whether there were any potential bat access points or roosting opportunities. It also included an assessment for any evidence of bats (internally or externally) such as droppings, staining or scratching around access/egress points, any individuals, or any audible ‘chattering’ (more typical in maternity colonies).

The Preliminary Roost Assessment was undertaken by Jeff Grant CEnv MCIEEM, Principal Ecologist at Croft Ecology. Jeff has over 12 years of experience working in ecology and has undertaken and reviewed dozens of Preliminary Roost Assessments, Preliminary Ecological Appraisals and Ecological Impact Assessments for projects of a range of scales. Jeff holds a protected species survey licence for bats (2022-10527-CLS-CLS).

A high-powered LED torch was used together with 8 x 42 binoculars, where necessary, with a dental mirror available for searching in difficult-to-reach places and a Rigid SeeSnake endoscope CA-350. In line with the guidelines the building was assessed as one of four conditions for roosting bats: negligible, low, moderate or high.

A data search from Leicestershire and Rutland Environmental Records Centre was undertaken on 30th June 2025. The data search returned seven records of bats within 1km of the development. All of these were located within the village of Nailstone, approximately 400m to the east. The closest of these was 450m east of the Site on Main Street from 2023, which was a recording of a bats in flight from a bat detector. This record included brown long-eared bat *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, leisler's *Nyctalus leisleri* and noctule *Nyctalus noctula*. There are three records from 2005 of bat droppings within the church 750m east of the Site, which included brown long-eared bat and common pipistrelle. These records found droppings within the church, but the exact roost location within the church was not located.

One building on Site, a single-storey garage building, was present at the western end of the Site, was assessed for its suitability to support roosting bats. The garage had pebble dash concrete walls, wooden soffit and fascia, and corrugated roof panels made of asbestos/concrete. Internal metal truss' were present supporting the wooden rafters. While access to the internal space was readily available at the eaves, there were no internal roosting locations for bats. The fascia and soffit (where still present) were coming away in places leaving exposed gaps which were not considered suitable for roosting bats due to their openness. Where the fascia was tight to the building heavy cobwebs indicated no use by roosting bats in these areas. Overall, the garage offered no suitable crevices or voids to support roosting bats and was assessed to have negligible suitability. No further survey work with respect to bats is required prior to demolition.



Photo 6. single-storey garage building present at the western end of the Site/



Photos 7 + 8. Internal structure of the garage building.

Designated Sites

There are no statutory sites within 1km of the Site. There are thirteen non-statutory Local Wildlife Sites (LWS) within 1km of the Site, with the nearest 400m from the Site. These comprise five notified/candidate/potential/ASNW and eight potential/historic LWS. which comprise hedgerows, woodland, a pond, small stream and an individual tree.

The proposed development is not anticipated to have an impact on designated sites due to its scale and localised nature, and therefore designated sites are not considered further in this report.

Protected Species

Amphibians and reptiles

Five records of great crested newt *Triturus cristatus*, dating from between 2005 and 2017 and located 800m east and 600m south west of the Site respectively, were identified in the data search. The records 800m from the Site were of eggs found within a breeding pond, with no further detail provided about the records 600m from the Site. In addition, single records of common toad *Bufo bufo* and smooth newt *Lissotriton vulgaris* were recorded within 1km of the Site, both of which were over 825m from the Site. No records of reptiles were returned within 1km of the Site.

The Site itself was considered to have limited potential for reptiles and amphibians. While the garden and hedgerows provided some foraging and sheltering potential; the use of the Site as an allotment would result in frequent disturbance for the species and the buildings and structures at the Site had negligible potential for sheltering or hibernating amphibians. In addition, the Site is surrounded by

open farmland, with limited connectivity between the Site and populations in the vicinity. Therefore, based on the small scale of the Site there are considered to be negligible impacts to amphibians and reptiles from the proposals.

Badgers

The data search returned four records of badger *Meles meles* within 1km of the Site. The closest record was for footprints 500m south west of the Site, with a road casualty on the A447 700m from the Site in 2020. Two setts were recorded within 1km of the Site, both over 700m from the Site. No evidence of badger was noted at the Site (in the form of tracks, prints, latrines and dung pits or setts), though due to the rural surroundings of the Site it is considered badgers may commute across the Site. To ensure no harm to animals moving through the Site (such as badgers and hedgehogs), it is recommended that any trenches left open overnight should have a scaffold plank or similar placed in them to provide a means of escape for any trapped animal.

Birds

A number of bird records were returned in the data search, all over 700m from the Site and the majority associated with Nailstone village to the west of the Site. Of those identified, fieldfare *Turdus pilaris*, redwing *Turdus iliacus* and brambling *Fringilla montifringilla* may use the trees and garage at the site for nesting; though no nesting birds were noted at the time of the survey. In the event it is not possible to avoid the typical bird nesting season of March-August, removal of trees and the garage building should be preceded by a nesting bird check (within 24 hours) by a competent person to ensure no nesting is taking place. If there is evidence of nesting birds, work cannot proceed until nest-building and chick-rearing is complete or until an ecologist is able to advise on a suitable buffer distance to allow work in other areas of the Site.

Invasive Species

No invasive species were returned by the data search, and none were noted during the survey. As such, no further survey work is required for invasive species.

Recommendations

Protected Species

No evidence of protected or notable species were identified during the site walkover. Precautionary checks for nesting birds, and sensitive working practices in respect of terrestrial mammals are recommended to avoid harm or injury to animals using the Site.

BNG

The existing baseline score for the site is 0.12 habitat units and 0.01 hedgerow units, meaning a post-development score of 0.13 habitat units and 0.01 hedgerow units or greater would deliver the required BNG of 10%.

Development largely involves the removal of vegetated garden and non-native ornamental hedgerow, which are low distinctiveness habitats. Due to the nature of the development being to create private dwellings, the post development habitats will be within the curtilage of a private garden and therefore cannot be classified as more distinct habitats. The loss of the vegetated garden will be partially compensated for through the introduction of new vegetated garden, however the remaining compensation will have to be sought from a third-party provider of habitat and hedgerow units.

Compensation and enhancement measures are included below and are illustrated on Figure 2:

- An area of vegetated garden totalling 0.0172ha will be created on the site post development.
- The two individual trees will be retained post development.
- The above measures will provide 0.10 habitat units on Site post development, which results in a loss of 0.02 (18.35%) habitat units and 0.01 (100%) hedgerow units.
- 0.03 habitat units will be required to achieve 10% BNG. This would equate to 0.01ha of modified grassland in moderate condition.
- 0.011 hedgerow units will be required to achieve 10% BNG, which equates to approximately 5m of offsite native hedgerow in moderate condition.
- Consequently, to achieve the required minimum 10% biodiversity net gain, 0.03 habitat units of equal and 0.011 hedgerow units will be purchased from an offsite habitat bank provider. It is recommended that, if available, habitat units are purchased from a provider within the same Local Planning Authority (LPA) or the same National Character Area (NCA) as the Site.
- Currently there do not appear to be any habitat banks within the same LPA (Hinckley and Bosworth Borough Council) or NCA (Leicestershire Vale). Nevertheless, as the units required are such a small value and of common habitats, it is anticipated that there will be a suitable offsite provider that can deliver these units.
- Once planning permission has been granted, the client will pursue the purchase of these units, or similar available units in the same or neighbouring LPA/NCA.

The Builder is to check and verify all building and site dimensions, levels and areas in set books prior to commencement of work. Do not scale off this drawing, work to figures dimensions only. This drawing must be read and checked with all structural and relevant specialist drawings. The Builder is to comply in all aspects with the current Building Regulations and latest codes of practice. Ordnance Survey L80 paper mapping licence / customer account number: 100300636.

Proposed Ground Floor Plan
Scale 1:100

Proposed First Floor Plan
Scale 1:100

Proposed Roof Plan
Scale 1:100

0 10m

St. Brigid's Road, Inishowen, Co. Donegal
Proposed Plans
03/11/2014
1:100
ALDER MILL
Architect
2014/01/01

APPENDIX A – Barton Lane, Nailstone Baseline Habitats Map



APPENDIX B – Barton Lane, Nailstone Sibson Condition Assessments

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>													
Habitat Description													
Two individual trees													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site, site name and location	On Site, Barton Road, Nailstone.			Survey date and Surveyor name		03/06/2025, Jeff Grant							
				Survey reference (if relating to a wider survey)		UKHAB baseline Survey							
Limitations (if applicable)	N/A			Habitat parcel reference									
				28004 28004 065 092									
Condition Assessment Criteria				Grid reference									
				SK SK 41123 41129 06911 06913									
				Criterion passed (Yes or No)								Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).			No	Yes								
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).			Yes	Yes								
C	The tree is mature (or more than 50% within the block are mature) ¹ .			No	No								
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.			Yes	Yes								
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			No	No								
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			Yes	Yes								
Number of criteria passed				3	4								
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score			Score Achieved *//									
Passes 5 or 6 criteria	Good (3)												
Passes 3 or 4 criteria	Moderate (2)			Yes	Yes								
Passes 2 or fewer criteria	Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													
Suggested enhancement interventions to improve condition score ²													