



Revised Biodiversity Impact Assessment
Land at Shilton Road
Barwell
Leicestershire
NGR SP45371 97076

Assessment by
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1. Introduction

1.1 Site Description and Location

The site surveyed comprises two parcels of residential garden located at 167 and 169 Shilton Road near the junction with Leicester Road, Barwell, Leicestershire, centred at NGR SP45371 97076. The defined site area comprises two residential garden areas situated close to the edge of the village of Barwell with a small parcel of open grassland presumably used for agricultural purposes in the past. There is housing to the north, east and west. To the south and south west is open agricultural land. The location of the site is shown within **Figure 1**.

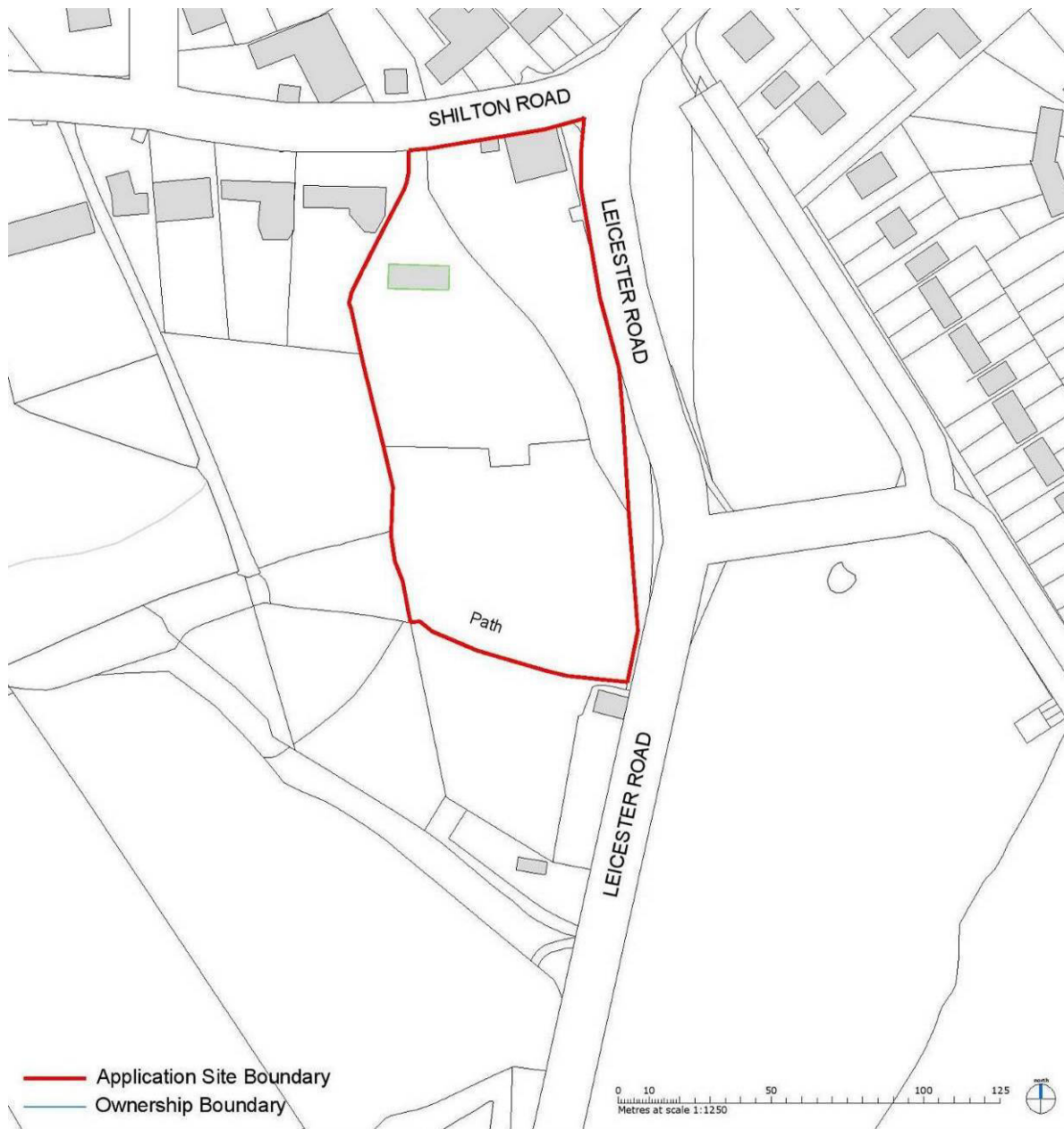


Figure 1: Site location.

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Following the preparation of a Preliminary Ecological Appraisal containing a statutory biodiversity calculation, the following comments have been received from the statutory ecological consultee:

- Condition assessment sheets are required for the habitats outside of the vegetated garden areas

- Based on aerial imagery and reviewing images within the ecology reports, there is a disagreement regarding the classification of individual trees. Based on UKHabs description, woodland is defined as “Land with >25% cover of trees that are >5m in height”. Therefore, justification is needed as to why this parcel of land has not been classified as ‘Woodland’ instead of many ‘individual trees’

In response to the comments conditioning sheets have been prepared based on the field notes taken at the time of the original inspection in 2024. As the majority of the site area is garden it is unlikely there will have been any significant changes.

In regard to the assessment of the trees, with the exception of six trees, the remainder are situated within the curtilage of the residential gardens. Since garden areas are outside of the control of the planning authority it was deemed appropriate to assess individual trees rather than place the areas into a woodland category. However, with the objective of achieving a satisfactory compromise a revised assessment has been prepared placing the trees within the garden areas into woodland groups. Whilst these are within a residential garden context I have still assessed the condition of these woodland groups as being ‘moderate’ as the arboricultural survey completed for the site has identified the majority of the trees being in fair or good condition. The remaining individual trees are outside of the residential garden area and these are assessed as being of moderate condition.

2. Baseline Assessment and Proposed Development.

The current biodiversity value of the land can be assessed and determined using the information obtained during the inspection completed by the ecologist. The Statutory Biodiversity Metric (July 2024) has been used to complete this assessment, the details of which are provided as Appendix 1 (separate appendix). Revised Habitat plans showing the extent of the woodland areas calculated for reference are provided within **Appendix 2**.

2.1 Habitat descriptions

Revised Habitat descriptions

The following habitats were identified within the area assessed:

- Total site area 1.220ha
- Developed Land, Sealed Surface (Buildings and Concrete Hardstanding) 0.131ha
- Artificial Unvegetated Unsealed Surface (Porous driveway and Hardstanding) 0.1180ha
- Other Broadleaved Woodland 0.217ha
- Modified Grass (Lawn areas) 0.315ha
- Introduced Shrub (Vegetated Garden) 0.01ha
- Neutral Grass (area of grassland south of the gardens) 0.348
- Bramble Scrub 0.06ha
- Individual Rural Trees – 3 small /2 medium
- Road Verge 0.002
- Water Feature 0.001
- Native Species Hedgerow – 170m native species 40m ornamental

Assessment of the site using the habitat survey plan has identified that the different habitat cover the calculated areas stated above within the site and these values have been used for assessment purposes.

Proposed development

Based on the conceptual development plan provided the following area measurements have been provided by the architect and used to help assess the habitats to be created after development of the land.

- Total area 1.220ha
- Developed Land Sealed Surface (new buildings) = 0.310ha
- Artificial Unvegetated Unsealed Surface (LEAP, drives and parking areas) = 0.145ha
- Modified Grassland (Lawns) = 0.475
- Neutral Grassland = 0.12ha
- SUDS (balancing pond) – 0.10ha
- Individual Trees 33 small trees shown

Biodiversity Impact Calculation

The assumptions made within the biodiversity impact calculation are stated above based on the proposed layout shown within the development plan.

The assessment of the development proposed for this site, based on the assumptions made above results in a net loss in calculated biodiversity units across this site area from a baseline of 4.39 units to 3.16 units which is a loss of 1.23 units (27.98%). In order to achieve a 10% net gain from the baseline value of 4.39 units a total of 4.83 units must be delivered within the proposed development. Currently there is a shortfall of 1.67 units which will require off-site compensation of some kind.

In addition there is a small loss 0.12 hedgerow units calculated from a baseline of 1.4 units to 1.28 units (-8%) which arises from the removal of a short section of hedge to provide an access point.

The full biodiversity calculation spreadsheet is provided as a separate appendix.

**Appendix 1 – Biodiversity Calculation Spreadsheet
Separate Appendix**

Appendix 2 – Revised Habitat Plans



