

Biodiversity Net Gain Assessment

Survey address:

Land at Hinckley Road Burbage, Leicestershire LE10 2AQ

Client:

ROM Developments

Survey date:

28th November 2025

Project:

This report is prepared to inform a planning application with the Hinckley and Bosworth Borough Council. The proposal is described as:

The demolition of six existing buildings and the construction of six new residential dwellings in their place.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: [**BNG Methodology and Legislation – 2025**](#).

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control				
Status	Issue	Name	Date	
Draft	0.1	Zoe Cox BSc (Hons), MSc, Graduate Ecologist	28/11/2025	
Reviewed	0.2	Millie Holland BSc (Hons), MSc, Consultant Ecologist	01/12/2025	
Final	1.0			

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Arbtech cannot be held responsible for any project management failures, delays or unforeseen costs arising from failure to read and ensure understanding of the content with in, nor is Arbtech responsible for any adverse outcomes arising from failure to account for ecological advice given at any stage throughout the project collaboration.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Site Location and Context

A baseline habitat map is provided in [Appendix 1](#), a post development habitat map in [Appendix 2](#), a proposed development plan in [Appendix 3](#), headline BNG results in [Appendix 4](#), and condition assessments in [Appendix 5](#).

The site is centred at National Grid Reference SP 44206 92896 and has an area of approximately 0.21ha. The site is characterised by the site comprises two dwellings (B1 and B2), associated outbuildings (B3-B7). The dwellings are surrounded by sealed surface, introduced and bramble scrub. Aerial imagery shows the local landscape to have an urban and arable character, with several small copses and woodland swathes in close proximity to the site.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric - Land at Hinckley Road Burbage, Leicestershire LE10 2AQ (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Plans (Hayward Architects, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Land at Hinckley Road Burbage, Leicestershire LE10 2AQ (Arbtech Consulting Ltd., 2025)

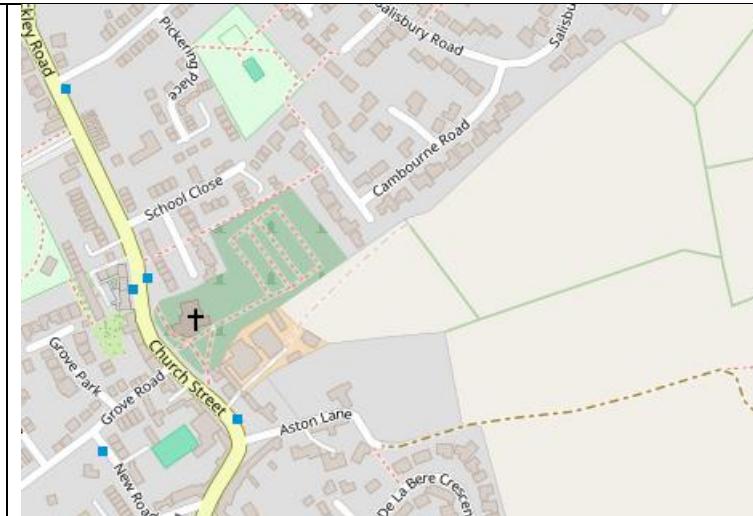
Executive Summary

The current landscaping proposal generates a net loss of area-based habitat units (-65.71%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of 1no. urban trees (medium distinctiveness), areas of mixed scrub (medium distinctiveness), areas of introduced scrub (low distinctiveness) and bare ground (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024).

In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.55 will need to be achieved. At present, there is a unit deficit of 0.38 units. Of these units, 0.05 units must be of introduced scrub, 0.19 units must be of bramble scrub, 0.04 units must be of bare ground, and 0.2 units must be of individual trees to satisfy trading rules.

Introduction

BNG Informative		
	Date reflected by BNG calculations	24 th November 2025
Habitat Degradation Statement		<p>The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 5th April 2018 and 4th July 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.</p> <div style="display: flex; justify-content: space-around; margin-bottom: 10px;">  Historical imagery 5 Apr 2018   1985 1999 2000 </div> <div style="text-align: center;">  </div> <div style="display: flex; justify-content: space-around; margin-bottom: 10px;">  Historical imagery 4 Jul 2025   1985 1999 2000 </div> <div style="text-align: center;">  </div>
Irreplaceable Habitat Statement		No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.
BNG Target Uplift	+10%
National Character Area (NCA)	94 - Leicestershire Vales
Strategic Significance	Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (LNRS) has released a map; the site has been identified as having no strategic significance. Therefore, no increased significance has been added to any of the habitats.
	
Limitations <p>The scope and accuracy of this survey were limited by site accessibility constraints, primarily due to safety concerns for the surveyors and the overgrown nature of certain areas. Consequently, some internal sections of the site could not be directly accessed or thoroughly inspected. This lack of direct access necessitated the estimation of certain physical parameters, such as tree diameters, where precise measurements were not feasible.</p>	

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Buildings	0.08	There are 7 within the site, 5 are connected and 2 are separate. This includes 2 dwellings and buildings associated with a car garage.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Developed land/ sealed surface	0.05	There is hardstanding ground within the site that provides vehicular access and parking associated with the buildings.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Bramble scrub	0.05	Within the site, there is thick bramble scrub surround some of the buildings. Other species include: Dogweed, Cow parsley and Ragwort.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Bare ground	0.01	There are areas of bare ground where there has been degradation.	Moderate: passes 2 of 3 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
Urban tree	0.016	Within the site, there is a singular tree, T1. The tree is multi stem Birch, with the average DBH~10cm, making it medium in size.	Good: passes 5 of 6 criteria excluding essential criterion A. Assessed using the 'Urban Tree Distinctiveness' habitat type condition sheet.	
Introduced scrub	0.02	Surrounding the site boundary and bordering the sealed surface there are areas of introduced shrub. The shrub species include: Buddleia, Bramble and Fleabane. The ground species include Horsetail, Dandelion, Cow parsley, Chickweed, Fullers thistle, Geranium, Greater plantain, Nettle, Selfheal and Sinkfoil. Saplings include sycamore, Birch, Willow, Rowan, Cherry laurel and Ivy.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Modified grassland	0.01	There was little access to the garden of B5, so an inspection from the entrance was done. The ground species include Horsetail, Dandelion, Cow parsley, Chickweed, Fullers thistle, Geranium,	Moderate: passes 4 of 7 criteria excluding essential criterion A.	

		Greater plantain, Nettle, Selfheal and Sainfoin. The ruderal species include: Buddleia, bramble and fleabane.	Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
--	--	---	---	--

Post-Development

Post-Development Biodiversity Value: On-Site						
Area-Based Habitats						
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance	
Retained (A-1)	Buildings	0.02	B5 and B7 are being retained.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance	
	Modified grassland	0.01	The garden of B5 is being retained.	Moderate: passes 4 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.		
Created (A-2)	Developed land/ sealed surface	0.04	A total of six new dwellings are being constructed.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance	
	Developed land/ sealed surface	0.09	A new access road with associated car-parking areas will be created to serve the development.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.		
	Modified grassland	0.02	New grassland habitat will be established along the road and around the dwellings.	Moderate: the new grassland will be assumed moderate value.		
	Vegetated garden	0.05	Each property will include its own private garden.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.		
	Urban tree	0.03	8 new trees proposed to be planted on the modified grassland.	Poor: the new trees will be assumed to be small and of poor value.		

Enhanced (A-3)	
-------------------	--

Change of Biodiversity Value

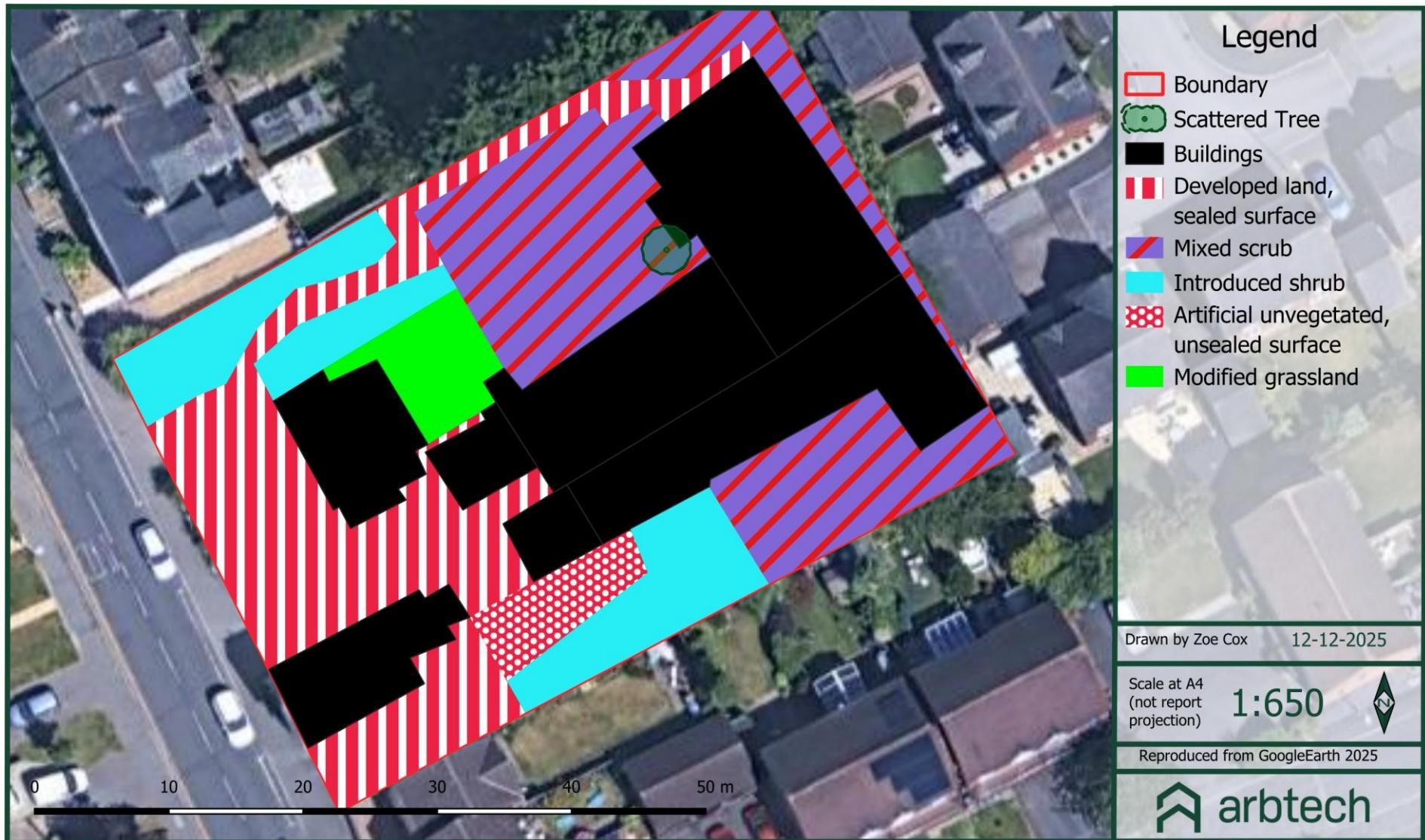
		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.50 ❖ Developed land/sealed surface (0) ❖ Introduced scrub (0.05) ❖ Bramble scrub (0.19) ❖ Bare ground (0.04) ❖ Modified grassland (0.03) ❖ Urban tree (0.20)		
	Post-Development	0.28 ❖ Developed land/sealed surface-retained (0) ❖ Developed land/sealed surface-created (0) ❖ Modified grassland-retained (0.03) ❖ Modified grassland-created (0.06) ❖ Vegetated garden (0.10) ❖ Urban tree (0.09)		
	Net Change	-0.22		
	Overall Net Change	-0.22		

Results, Discussion, and Next Steps

BNG Informative	
Results	<p>The current landscaping proposal generates a net loss of area-based habitat units (-44.15%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of 1no. urban trees (medium distinctiveness), areas of mixed scrub (medium distinctiveness), areas of introduced scrub (low distinctiveness) and bare ground (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024).</p> <p>In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.55 will need to be achieved. At present, there is a unit deficit of 0.22 units. Of these units, 0.05 units must be of introduced scrub, 0.19 units must be of bramble scrub, 0.04 units must be of bare ground, and 0.2 units must be of individual trees to satisfy trading rules.</p>
Recommendations and Next Steps	<p>In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary.</p> <p>There is limited scope on site, and this provision may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. As the development will be a small housing estate, there is limited capacity for the current habitats to remain on site. Some units could be satisfied, such as the individual trees, however the vast area of bramble scrub will not be possible.</p> <p>Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.</p>

	<p>A summary as to what off-site units will be required is detailed in the table below.</p> <table border="1"> <thead> <tr> <th></th><th>Distinctiveness</th><th>Broad Habitat Group</th><th>Habitat</th><th>Units Required</th></tr> </thead> <tbody> <tr> <td rowspan="4" style="writing-mode: vertical-rl; transform: rotate(180deg);">Area-Based</td><td rowspan="2">Low</td><td>Urban</td><td>Introduced shrub</td><td>0.05</td></tr> <tr> <td>Urban</td><td>Bare ground</td><td>0.04</td></tr> <tr> <td rowspan="3">Medium</td><td>Heathland and shrub</td><td>Bramble scrub</td><td>0.21</td></tr> <tr> <td>Individual trees</td><td>Urban tree</td><td>0.22</td></tr> <tr> <td colspan="2" style="text-align: right;">Total</td><td style="text-align: right;">0.52</td><td></td><td></td></tr> </tbody> </table>		Distinctiveness	Broad Habitat Group	Habitat	Units Required	Area-Based	Low	Urban	Introduced shrub	0.05	Urban	Bare ground	0.04	Medium	Heathland and shrub	Bramble scrub	0.21	Individual trees	Urban tree	0.22	Total		0.52		
	Distinctiveness	Broad Habitat Group	Habitat	Units Required																						
Area-Based	Low	Urban	Introduced shrub	0.05																						
		Urban	Bare ground	0.04																						
	Medium	Heathland and shrub	Bramble scrub	0.21																						
		Individual trees	Urban tree	0.22																						
Total		0.52																								
Pre-Commencement	<p>A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.</p> <p>These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.</p>																									
BNG Mitigation Hierarchy																										
Avoidance	No priority habitats will be affected.																									
Minimisation																										
Mitigation	Due to the proposed plan of the site, the bramble scrub, introduced scrub and bare ground will not be able to be retained or given a like for like. However, the urban tree can be mitigated for, if 19 small trees in poor condition are planted. As these are not suitable to be put in vegetated gardens, the space within the site for this is limited.																									
Offset	To satisfy trading rules, bare ground, bramble scrub and introduced scrub will need to be offset. The urban tree can also be offset if chosen not to be mitigated onsite.																									

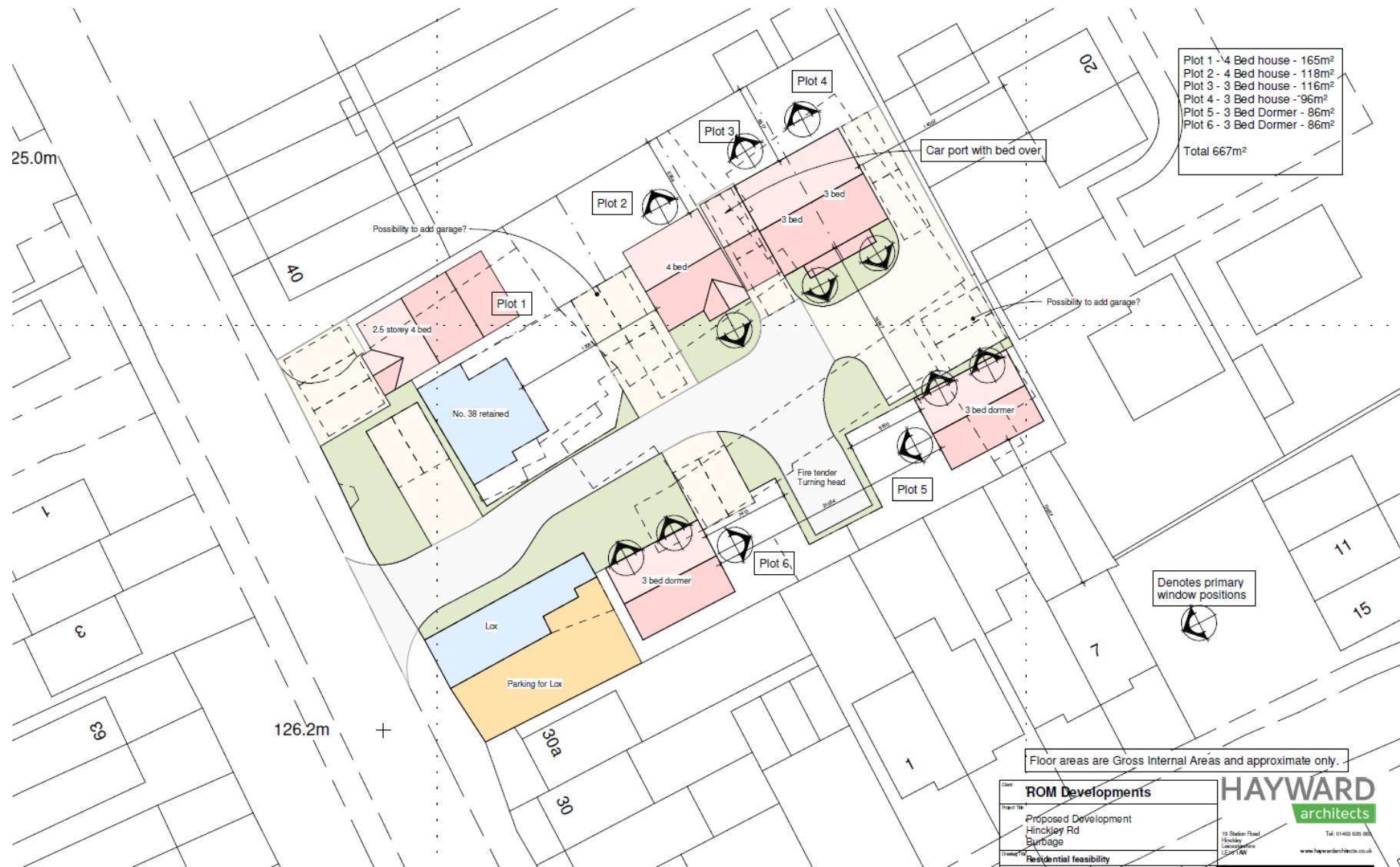
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		<i>Area habitat units</i>	-0.22	
		<i>Hedgerow units</i>	0.00	
		<i>Watercourse units</i>	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		<i>Area habitat units</i>	-44.15%	Total net gain achieved is less than target set ▲
		<i>Hedgerow units</i>	0.00%	
		<i>Watercourse units</i>	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲		
Area created must match area lost for both onsite and offsite ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	0.50	0.55	0.27
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00
Input errors/rule breaks present in metric ▲				

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Habitat	Condition assessment		
Bare ground	A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes
	B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No
	C	"Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement)2 cover less than 5% of the total vegetated area3.	Yes
			Total Moderate – 2/3

Habitat	Condition assessment		
Urban trees	A	The tree is a native species (or at least 70% within the block are native species).	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).	No
	C	The tree is mature (or more than 50% within the block are mature).	Yes
	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
	E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes
	F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes
Total			Good – 5/6

Habitat	Condition assessment		
Modified grassland	A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	Yes
	B	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 vertebrates and invertebrates to live and breed.	No
	C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	No
	D	Physical damage is evident in less than 5% of total grassland area.	No
	E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Yes
	F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
	G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Yes
Total			Moderate – 4/7