



Biodiversity Net Gain Assessment

Report Release Sheet

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1. Introduction

- 1.1 Midnorth Ecology was commissioned by Rhodri Davies to provide a Biodiversity Net Gain (BNG) Assessment for the site at Holly Lodge Farm, Sheepy Magna, Atherstone. BNG calculations are based on the information provided from the Preliminary Ecology Appraisal (Midnorth Ecology, 2025) and BNG metrics calculation tool (Midnorth Ecology, 2025).
- 1.2 The report will provide an overview of the Biodiversity Net Gain Good Practice Principles (Baker, Hoskin & Butterworth, 2019) and legislation and planning policy.
- 1.3 Baseline conditions of the site included habitats as described within the PEA which include developed land and sealed surface (existing track), developed land and sealed surface (existing structure) and modified grassland/bare ground.
- 1.4 The current development proposal is for the change of use from livery stable to storage distribution use (Class B8) and the installation of an hard standing area. Please see plans within Appendix 3 for full details.
- 1.5 The National Planning Policy Framework (NPPF) 1 emphasises the importance of protecting and enhancing the natural environment. The NPPF approach to BNG is set out in Paragraph 179b, which is to:

"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."

2. Methodology

- 2.1** A site visit to inform the Preliminary Ecological Appraisal (PEA) was completed on 01/05/2025, an updated habitat survey was also completed on 10/12/2025 to inform condition assessments of the habitats present by William Parkinson BSc (hons) an ecologist with 5 years' experience and competent at completing phase 1 and UK Habs habitat surveys, habitats were classified using UK Habs Classification and subsequently mapped using GIS software,.
- 2.2** Areas (measured in hectares (ha)) of proposed habitat creation and retained habitats for each pre and post plans. The landscape habitat types were then translated into the relevant metric habitat types. Lengths, measured in kilometres (km), were calculated for hedgerows and ditches, where present.
- 2.3** Target condition scores for the proposed restoration habitats have been assigned based on professional judgement and the realistic likelihood of achieving the target condition. Condition scores reflect the quality of a habitat and follow the criteria for habitat in 'Good' 'Moderate' or 'Poor' condition as set out in the Technical Supplement of Statutory Biodiversity Metric.
- 2.4** Achieving these target conditions will require appropriate management and monitoring for the duration of the time set by Natural England within Biodiversity Metric for a habitat to reach its target condition. The assumptions made when assigning a target condition for the proposed habitats, which require a condition assessment based on the relevant criteria set out in the Technical Supplement of Statutory Biodiversity Metric.
- 2.5** Biodiversity Metric uses a number of factors to quantify the biodiversity value for each habitat type within a site boundary. These measures include the habitats' intrinsic value (i.e., its distinctiveness), its condition and its area/ length (ha/ km). In addition, the local strategic significance of a site and/ or the habitats within it is taken into account by applying a spatial multiplier.
- 2.6** Area-based habitat features, linear hedgerow features (which includes lines of trees) and linear river features (which includes rivers, streams, ditches and canals) are measured as

separate components in the metric and the delivery of units, including the overall net unit change for a site, are reported separately.

- 2.7** A habitat's distinctiveness score is derived from its intrinsic biodiversity value, reflecting the rarity of the plant community, the time it takes to reach maturity, its value to fauna, and its ecosystem function. This score is pre- assigned and is pre-populated in the metric.
- 2.8** Post-intervention biodiversity units are calculated the same way but with the addition of risk multipliers that take into account the difficulty and time it takes to create new habitat or enhance existing habitat. These temporal and risk related multipliers are set by Natural England within the metric and cannot be changed (full details are provided in the Technical Supplement). Where habitat creation or enhancement is off-site, a spatial risk multiplier is applied based on the distance of habitat creation or enhancement to the site of habitat loss. No off-site habitat creation or enhancement is currently proposed for the Scheme.
- 2.9** The metric also takes into account whether habitat creation or enhancement is delivered in advance of any impact it is compensating for or whether there will be any significant delay in an intervention relative to the impact. If taken into account, the standard temporal risk multiplier is adjusted accordingly.

3. Results

3.1 The site is not allocated for nature conservation under local planning policy, nor is the site subject to any statutory or non-statutory nature conservation designations. Therefore, all habitats were assessed as having a Low Strategic Significance.

3.2 The site survey and condition assessments were completed in suitable weather (Rain: 0, Cloud: 3, Wind: 1 and Temperature: 16⁰c). The survey was completed during daylight hours.

3.3 Baseline results for the site comprise a total site area of 0.425 ha and consisted of the following habitats described within table 3.1 below.

Table 3.1 Baseline habitat results

Habitat	UK code	Habs	Condition	Area (ha)	Retained (ha)
Developed Land and Sealed Surface – Building	u1b5		N/A	0.03	0.03
Developed Land and Sealed Surface - track	u1b6		N/A	0.06	0.06
Modified Grassland/Bare Ground	g4 510		Poor	0.25	0
Modified Grassland	g4		Poor	0.125	0.125 (enhanced)

3.4 No linear habitats were present within the site boundary therefore this element was not included in the assessment.

3.5 No watercourses were present within the site boundary and therefore this element was not included in the assessment.

3.6 Post development results for the site comprise a site area of 0.514 ha and consisted of the following habitats in addition to those retained;

Table 3.3 Post Development habitat proposals

Habitat	UKHabs code	Area (ha)
Developed and sealed surface – hardstanding	u1b6	0.25
Other neutral grassland (moderate condition)	g3a	0.125

3.7 Comparing the baseline ecological conditions with the proposed plans through the biodiversity metric calculations, concluded that the site would result in a biodiversity net gain of +11.58% post development. Therefore, with changes at design stage to include biodiversity enhancements on site the project was able to increase the biodiversity value of the site

3.8 Trading rules under current proposals would also be met as the proposed post development habitats have a higher distinctiveness than the baseline habitats. To meet these criteria the same distinctiveness or better habitat is required post development.

4. Conclusions and options

- 4.1** The proposals result in a 11.58% Net Gain in biodiversity if the proposals go ahead. The biodiversity metric tool automatically sets a target of 10% net gain. Therefore, based on the current design it is considered that the onsite biodiversity target value will be achieved through current proposals.
- 4.2** To achieve the biodiversity net gain of 11.58%, a 0.125 ha area of modified grassland in poor condition will be enhanced to create other neutral grassland in moderate condition. This will be situated adjacent to existing ponds within the site. See Appendix 3 for full proposals.
- 4.3** If this option is taken and on-site habitat is agreed, a long term (30-year) habitat maintenance and monitoring plan (HMMP) for the habitat enhancement (modified grassland – other neutral grassland) will be required to secure the on-site net gain. Monitoring fees may also be applicable from the LPA for the long-term monitoring of the habitat.

Offsite and further options

- 4.4** If the on-site net gain is not feasible, a 10% biodiversity net gain could be delivered from further enhancement or creation within the site or via a financial contribution to a third-party habitat bank in the locality. The unit shortfall would therefore need to be purchased to achieve the target score for BNG which is currently 10%.
- 4.5** Three suppliers must be contacted to secure the 3.65 biodiversity unit shortfall before any other options are available. However, if not available then purchase of statutory credits from the LPA may be an option, but this will only be considered as a last resort.

Final BNG Assessment result

- 4.6** With the current proposals including the BNG option as in Appendix 3, trading rules were met, and an 11.58% net gain will occur if the development goes ahead.

Appendix 1: Site Location

Holly Lodge Farm Site Location Plan



0 0.25 0.5 0.75 1 km



Legend

 Site location

Date: 17/02/2025

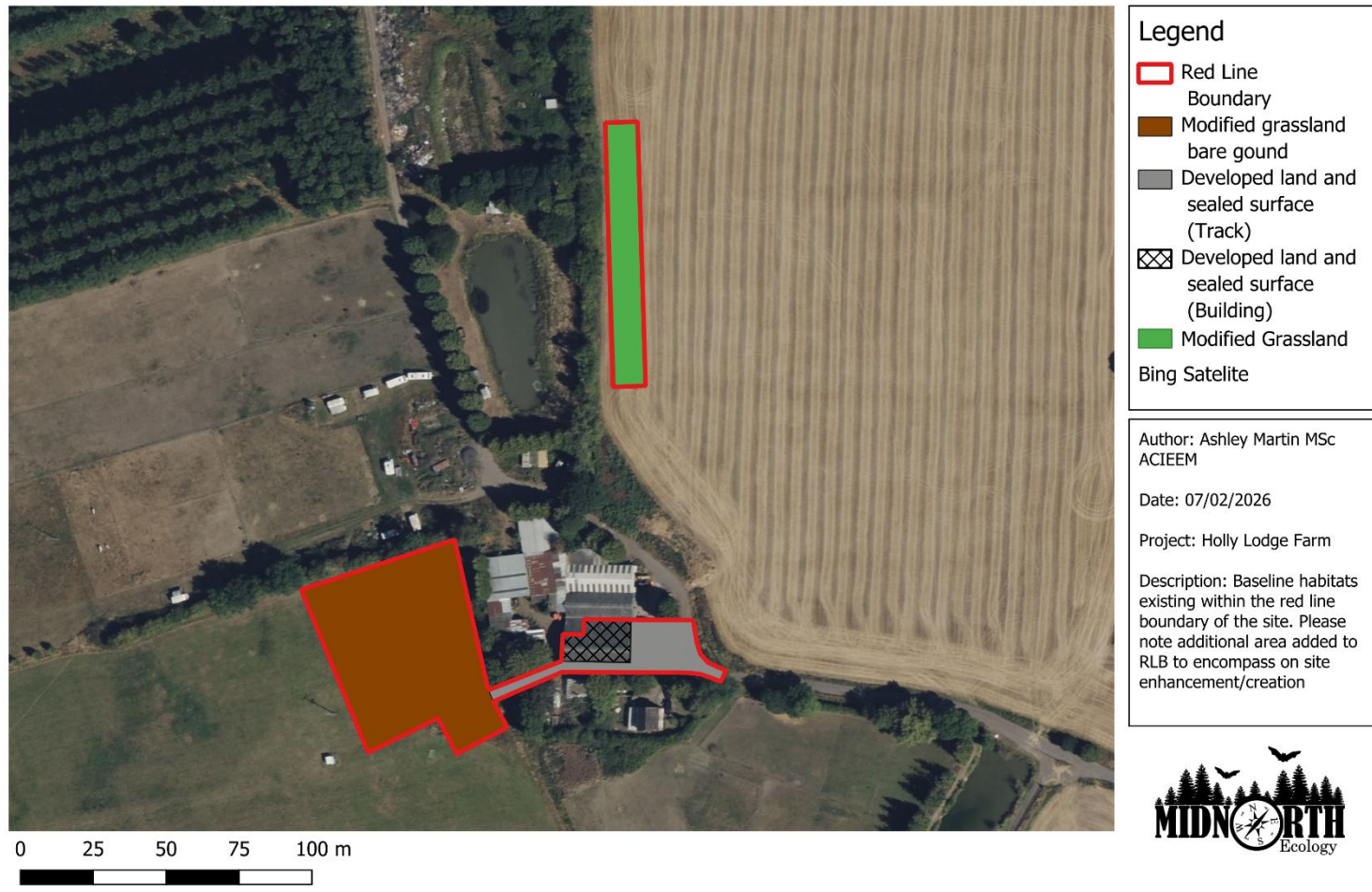
Author: Ashley
Martin MSc
ACIEEM

Description: Site
location plan as
adapted from
Google Maps
2025.



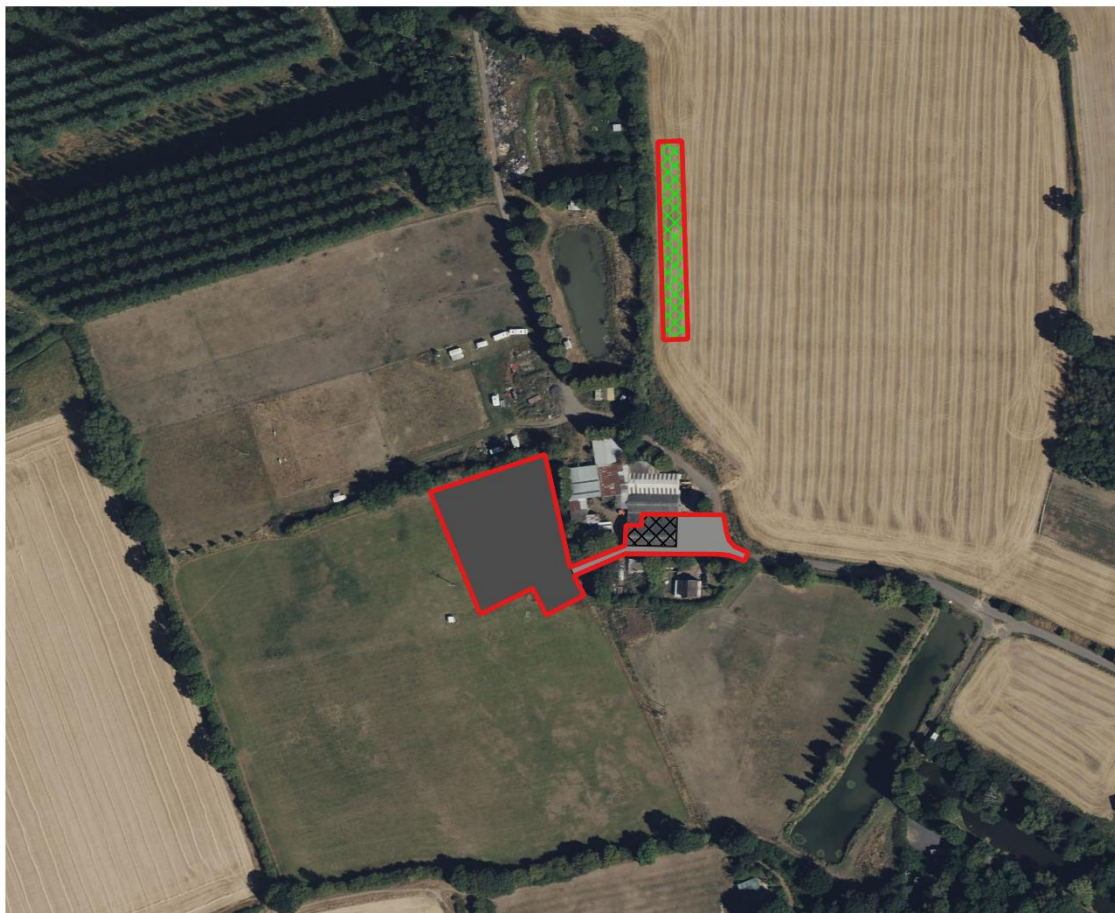
Appendix 2: Baseline Habitat Plan

MNE_3476.1_Holly Lodge Farm_Baseline habitats



Appendix 3: Proposed Work Plans

MNE_3476.1_Holly Lodge Farm_Proposed habitats



0 50 100 150 200 m



Legend

-  Red Line Boundary
-  Developed land and sealed surface (Hardstanding)
-  Developed land and sealed surface (Track)
-  Developed land and sealed surface (Building)
-  Other neutral grassland
- Bing Satellite

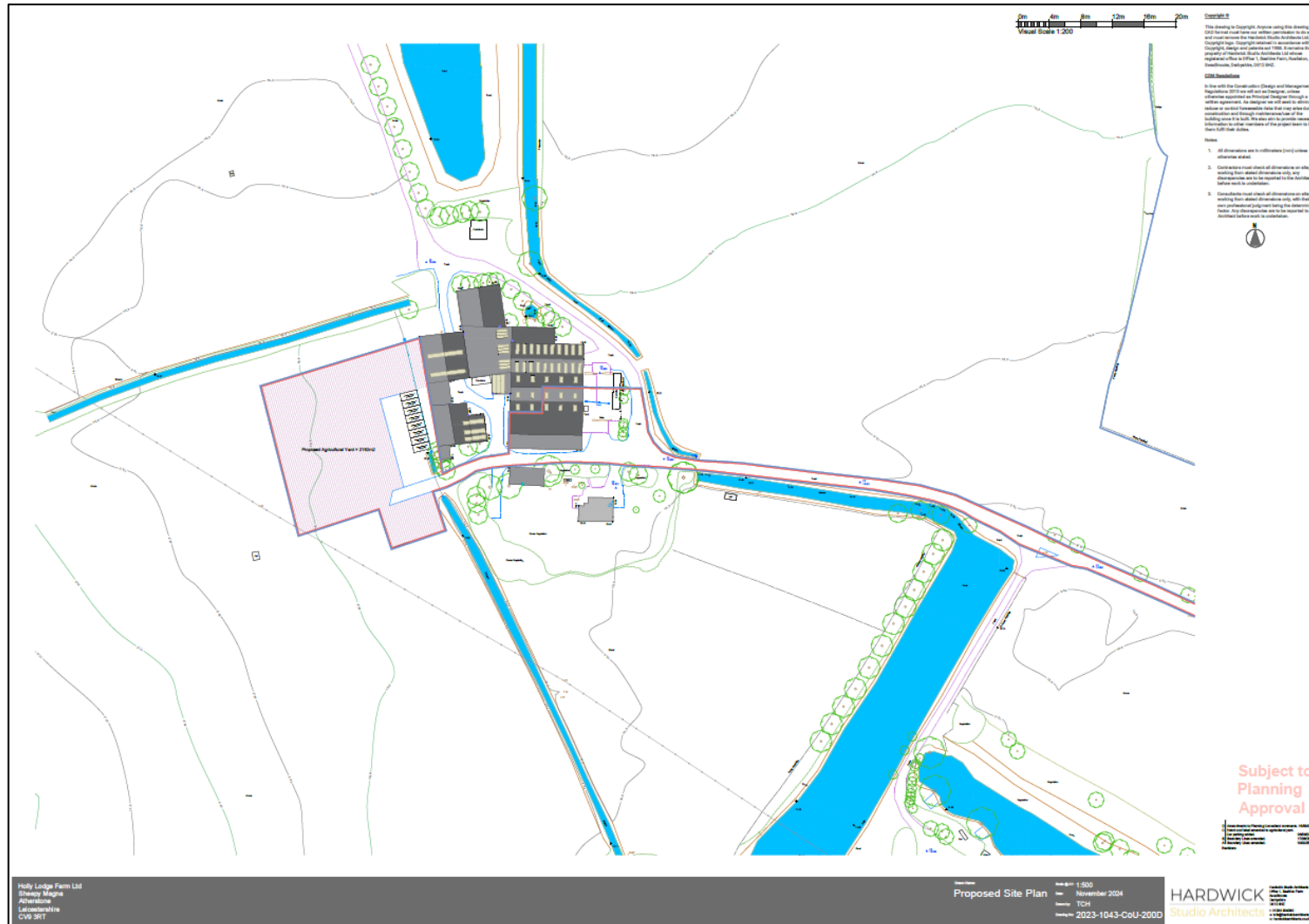
Author: Ashley Martin MSc
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Date: 07/02/2026

Project: Holly Lodge Farm

Description: Proposed habitats existing within the red line boundary of the site. Please note additional area added to RLB to encompass on site enhancement/creation.

Appendix 4: Proposed Work Plans (third party)



Appendix 5: Biodiversity Metric Calculation Results

BNG Metric Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.09
	<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>Habitat units</i>	11.58%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Appendix 6: References

Baker, J, Hoskin, R, Butterworth, T. (2019). Biodiversity net gain. Good practice principles for development. CIRIA, London

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