



**Brindle
& Green**

Biodiversity Impact Assessment

Horsepool Grange, Stanton under Bardon

Report Reference: BG25.557

April 2026



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REV1	N/A	Amendments to proposals, and client information.
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Contents

Document Control	3
Revision Details	3
1 Summary.....	7
2 Introduction.....	9
3 Methodology	11
3.1 Biodiversity Metric.....	11
3.2 Metric Publish Date	12
3.3 Desk Study.....	12
3.4 Field Survey	13
3.5 Mapping and Assessment	13
3.6 Limitations.....	13
4 Results	15
4.1 Baseline Condition Assessment.....	15
4.2 Scheme Design and Biodiversity Net Gain Principles	15
4.3 Biodiversity Metric Calculator Results.....	20
5 Evaluation	21
6 Habitat Prescriptions	22
6.2 Enhanced Habitats.....	23
6.3 Proposed Habitats	26

Appendix 1 - Indicative Plans	29
Appendix 2 - Habitat Baseline.....	30
Appendix 3 - Post Development Habitats.....	31
Appendix 4 - References.....	32

Tables

Table 1: Summary of condition assessment for habitat, and hedge baseline for Horsepool Grange, Stanton under Bardon.....	17
Table 2: Summary Post Development Habitats for habitat, hedge and rivers for Horsepool Grange, Stanton under Bardon.....	18
Table 3: Biodiversity Impact Assessment Score, Scheme with Ecological Enhancements	20
Table 4: Details of Habitat Enhancement of existing Modified Grassland.....	23
Table 5: Target conditions for Species-rich Native Hedgerow (H2).....	24
Table 6: Target conditions for Other Neutral Grassland	26
Table 7: Prescriptions for Created Mixed Scrub.....	27
Table 8: Management Prescriptions for Created Attenuation Features	28

1 Summary

- 1.1.1 Where a development has an impact on biodiversity, Biodiversity Net Gain encourages developers to secure an increase in appropriate natural habitat and ecological features over and above that being affected. In order to determine whether there is no net loss or a net gain to biodiversity from a development project, a quantitative approach involving the use of a metric is required. In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'Biodiversity Net Gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains (gov.uk).
- 1.1.2 This Biodiversity Impact Assessment (BIA) draws upon the baseline results of the Preliminary Ecological Appraisal (BG25.557, January 2026). This assessment includes the results of biodiversity value calculations, derived using the DEFRA Statutory Biodiversity Metric Calculator, based upon the design proposals for the application site found in Appendix 1.
- 1.1.3 Using the Statutory Biodiversity metric, the existing habitats within the application boundary were valued at 14.72 'Habitat Units', and 4.08 'Hedgerow Units'. No irreplaceable habitat were present on site. The proposed scheme was calculated to hold 9.30 'Habitat Units', and 4.73 'Hedgerow Units' resulting in an overall net loss of -5.42 'Habitat Units' (-36.82%), and a net gain of +0.65 'Hedgerow Units' (+16.00%). Trading rules have not been satisfied under the current assessment due to the loss of woodland.
- 1.1.4 The calculations derived from this assessment do not meet the statutory 10% net gain requirement as set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- 1.1.5 As the results derived from the calculation do not meet the mandatory 10% net gain requirement. The client seeks to offset the unit shortfall through purchase of offsite credits from a third-party provider or offsite via delivery of habitats on land within the landowners ownership.
- 1.1.6 through the . The unit shortfall is 6.89 'Habitat Units', which can be found in the accompanying metric.

- 1.1.7 The report should be reviewed in conjunction with the Preliminary Ecological Appraisal (BG25.557, January 2026) and the accompanying Metric (BG25.557, January 2026).

2 Introduction

- 2.1.1 Brindle and Green Ltd were commissioned by Paul Milner to undertake a Biodiversity Impact Assessment (BIA) at the site known as Horsepool Grange, Stanton under Barton, Leicestershire. This report provides an appraisal of the biodiversity value associated with the existing habitats established during the baseline survey and assesses the impacts in terms of biodiversity loss against the proposed layout (Appendix 1) using the Statutory Metric (DEFRA, 2025) which is considered the most up to date method for assessing impact to biodiversity.
- 2.1.2 The purpose of this report is to assess the current biodiversity habitat and value of the site, so as to reduce net-loss as a result of the development and guide requirements to meet the mandatory 10% net gain requirement.
- 2.1.3 The red line boundary is approximately 4.1ha in extent and comprises a single field which contains recently planted / re-stocked mixed woodland, consisting of very young saplings. A thin strip of modified grassland surrounds this recently planted woodland, with two native hedgerows present at the eastern (H1) and northern (H2) boundaries.
- 2.1.4 The site is the subject of an outline planning application for up to 10,500sqm of employment floorspace, including access, parking, and soft landscaping provisions. It is understood that the application site is currently under a legal obligation pertaining to a felling licence, with existing woodland to be replaced and re-stocked offsite. Indicative design proposals for the site are presented in Appendix 1 of this report.
- 2.1.5 Under the current layout, it is understood that the newly planted woodland will be lost to facilitate the proposals. Approximately 0.28ha of the modified grassland margin surrounding the woodland will be retained, and enhanced. The boundary hedgerows at the eastern (H1), and northern (H2) boundary will be retained under the proposals.
- 2.1.6 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited.
- 2.1.7 This report has been compiled in accordance with local policies (Hinckley and Bosworth Local Plan 2020 – 2039, adopted February 2022), and national policies to guide the scheme on how to

achieve the targets set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

3 Methodology

3.1 Biodiversity Metric

3.1.1 The biodiversity accounting system is underpinned by a metric that calculates the ecological value of both development impact and habitat restoration/creation. The statutory Biodiversity Metric (Version 1.0.4) was built upon a series of previous versions developed in collaboration with Natural England, the Environment Agency and the Forestry Commission, including authors and contributors cited in previous versions. The Biodiversity Metric calculations must be undertaken following the below rules. If they are not followed, then a biodiversity net gain cannot be claimed.

- **Rule 1:** The trading rules of this biodiversity metric must be followed.
- **Rule 2:** Biodiversity Unit Outputs, for each type of unit, must not be summed traded, or converted between types. The requirement to deliver a 10% net gain applies to each type of unit.
- **Rule 3:** The calculations must be undertaken using the statutory metric calculation tool or small sites metric tool (for small sites).
- **Rule 4:** in exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority (refer to The Statutory Metric User Guide on applications of Rule 4).

3.1.2 The metric is based on an assessment of habitat type and condition. Habitat types are classified into five bands of 'distinctiveness' which are:

- **Very High:** Priority habitats that are rare and threatened and require conservation action
- **High:** Priority habitats
- **Medium:** Semi-natural habitats that are not priority habitats
- **Low:** Habitat of low biodiversity value
- **Very low:** Habitats with little or no biodiversity value

3.1.3 Compensation arrangements must be like-for-like or better, i.e. the loss of semi-natural habitats can only be compensated for through the creation of priority or other semi-natural habitats, not through creation of lesser quality habitat. 'Trading up' options allow for the loss of poor-quality habitat, such as farmland, to be compensated for with the creation of high-quality habitat.

- 3.1.4 The ecological value of the habitat lost to development is a function of its distinctiveness, its condition and the area lost – scores are assigned to all three variables and multiplied together to arrive at the number of units lost. To compensate for a loss; habitat creation in the scheme must be delivered to produce sufficient units to meet the mandatory 10% net gain. Where a 10% net gain cannot be achieved within the application site, habitat creation/enhancement will be used within wider ownership to meet the statutory requirement. Where this cannot be achieved then purchase of biodiversity credits through a third part provider is considered.
- 3.1.5 The number of credits delivered by the compensation receptor sites are also a function of the type, condition and area of the habitat being created or restored. But additionally, there are a further range of ‘multipliers’ applied to the creation of habitat because there are a number of risks to take account of – spatial, temporal and delivery.
- 3.1.6 Linear habitats (such as hedgerows) and River Habitats (such as wet ditches, streams) are measured separately to the rest of the site habitats and included within a separate section – hedge baseline and hedge creation, watercourse baseline and watercourse creation. The aim is to achieve a 10% net-gain for hedgerow and river units as well as for biodiversity units.
- 3.1.7 Where proposed creation/enhancement of habitat is of medium distinctiveness or above then a Habitat Management and Monitoring Plan (HMMP) must be produced to detail how these areas are to be maintained to achieve their target criteria and secure their longevity.

3.2 Metric Publish Date

- 3.2.1 The version of Statutory Metric used for this assessment was published on 03/07/2025.

3.3 Desk Study

- 3.3.1 A desk study utilising Local Nature Recover Strategies or publications within the local plan (Leicestershire, Leicester and Rutland Local Nature Recovery Strategy, July 2025, and Hinckley and Bosworth Local Plan 2020 – 2039, adopted February 2022) as well as open-source special data available from Multi Agency Geographic Information for the Countryside (MAGIC) was searched to determine the strategic significance of the site.

3.4 Field Survey

Habitat Baseline Condition Assessment

- 3.4.1 A preliminary ecological appraisal was undertaken by Brindle and Green Ltd which included a habitat baseline condition assessment using the Statutory Condition Assessment Sheets.
- 3.4.2 The baseline condition assessment was undertaken on the 21st of November 2025 by Dave Judson MSc, ACIEEM, Consultant Ecologist.

3.5 Mapping and Assessment

- 3.5.1 Habitats, hedges and watercourses (where applicable) were mapped within QGIS software to allow area calculations. Geometry was extracted from the polygons and lines drawn on the baseline plan and entered into the metric with their respected condition assessment. Trees are mapped as points and their areas are either calculated using the tree helper in the Metric informed by their diameter at breast height or calculated root protection area informed by a BS5837 report.
- 3.5.2 The proposed scheme was georeferenced over the baseline map to determine extent of development and assess habitat retention/loss/potential enhancement areas. Where available; CAD drawings may be directly imported to QGIS to allow for calculations.
- 3.5.3 A series of points, polygons and lines were drawn over the proposed plans and classified by their target habitat type and condition with their geometries extracted and entered into the habitat creation or habitat enhancement tabs of the metric.

3.6 Limitations

- 3.6.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.
- 3.6.2 Georeferencing does not provide an exact measurement of the elements of the proposed scheme. However, the metric rounds the area calculations to 2 decimals to be as accurate as possible.

3.6.3 The assessment was undertaken outside of the optimal survey period for a UKHab survey. Certain habitat types can be surveyed at any time of the year where the species that they comprise vary very little. Where habitats are more complex and support species with different growing seasons, they may be recommended for further, more detailed assessments at the appropriate time of the year. Given the habitat types recorded on site, it is not expected that notable plant species or habitats were missed during the assessment due to this limitation, and an accurate classification of the value of the site has been made.

4 Results

4.1 Baseline Condition Assessment

- 4.1.1 The application site consists of a recently re-stocked plantation woodland (W1) comprised of a range of evergreen and deciduous species. This area has been classified as such in line with the UKHab definition that states that re-planted clear-felled forestry plantations should be classified as woodland. While at face value this area does not represent a typical woodland, it is considered that it does meet the UKHab definition due to having been re-planted (secured under a Forestry Commission felling licence (Application ref: 017/3578/2023)).
- 4.1.2 The red line boundary is approximately 4.1ha in extent and comprises a single field which contains recently planted / re-stocked mixed woodland, consisting of very young saplings. A thin strip of modified grassland surrounds this recently planted woodland, with two native hedgerows present at the eastern (H1) and northern (H2) boundaries.
- 4.1.3 The distinctiveness recorded on site ranged from 'Low' for Modified Grassland to 'Medium' for Other Woodland; Mixed. Hedgerow H1 has a distinctiveness score of 'High', while H2 has a distinctiveness score of 'Medium'.
- 4.1.4 A summary of the baseline condition assessment can be found in Table 1 below with a map of the baseline habitats in Appendix 2. Full details of the baseline assessment can be found within the accompanying metric (BG25.557, January 2026). No habitats within the application site met the criteria for irreplaceable habitat.

4.2 Scheme Design and Biodiversity Net Gain Principles

- 4.2.1 The progression of the layout has been informed by the baseline calculations and habitat creation/enhancement has been guided to maximise biodiversity potential on site.

Retained/Enhanced Habitat

- 4.2.2 Under the scheme outlined in Appendix 1, hedgerows H1 and H2 will be retained in their entirety, with H2 intended for enhancement. Enhancement of the existing hedgerow H2 will be achieved through targeting a higher distinctiveness habitat, as opposed to improving its condition. This will be achieved through bolster planting and infilling with a range of native woody species to

create a native species-rich hedgerow. As this hedgerow is currently in 'Good' condition, it is considered that the current management regime can continue and that condition of 'Good' will be maintained, post development.

- 4.2.3 Approximately 0.28ha of Modified Grassland will be enhanced from its current condition of 'Poor', to create Other Neutral Grassland in 'Moderate' condition. This will involve the removal of the existing seed bank through soil management, and re-seeding with a suitable seed mix as detailed within Table 2 below.

Habitat Loss

- 4.2.4 It is understood that the entire re-planted Other Woodland; Mixed will be lost to facilitate the proposals. In addition, approximately 0.58ha of modified grassland which surrounds the re-planted woodland will be lost. Under the current layout, it is not possible to retain these features as part of the proposals.

Habitat Creation

- 4.2.5 All proposed buildings, access and parking has been classified as Developed Land ; Sealed Surface with no biodiversity value.
- 4.2.6 In order to compensate for the loss of the recently planted woodland and to increase the structural diversity within the site, approximately 0.51ha of mixed scrub will be created with a target condition of 'Good'. Additionally, three attenuation features (SUDs) will be created across the site, with a target condition of 'Moderate' (0.197ha).
- 4.2.7 The habitats proposed within this Biodiversity Impact Assessment and Metric Calculations will require management under a Habitat Management and Monitoring Plan (HMMP) in order to achieve their target conditions outlined within the metric calculations.

Table 1: Summary of condition assessment for habitat, and hedge baseline for Horsepool Grange, Stanton under Barton.

Habitat (ha)	Habitat Parcel Ref	Distinctiveness	Condition	Reason
Modified Grassland (0.867ha)	1	Low	Poor	Area of modified grassland surrounding the newly planted woodland. Grassland is species-poor, dominated by few common grass species. Habitat has fewer than 6 species per m ² limiting its condition to Poor.
Other woodland; broadleaved (3.246ha)	2	Medium	Poor	Area consisting of recently planted whips, including a range of both evergreen and deciduous species. Contains a significant number of non-native species, with no age or structural diversity. As this woodland is very young, the majority of condition criteria do not apply. Woodland achieves a condition score of 19 / 39, equating to a condition of Poor.
Hedge (km)	Habitat Parcel Ref	Distinctiveness	Condition	Reason
H1 – Species-rich Native hedgerow (0.14km)	H1	High	Good	H1 present along the eastern boundary. Hedgerow fails condition criteria E1 only.
H1 – Native Hedgerow (0.13km)	H2	Medium	Good	H2 present along the northern boundary. Hedgerow fails B2 and E1 only.

Table 2: Summary Post Development Habitats for habitat, hedge and rivers for Horsepool Grange, Stanton under Bardon.

Habitat (ha) / Hedge (km)	Habitat Parcel Ref	Distinctiveness	Condition	Reason
Created				
Developed Land; Sealed Surface (2.707ha)	3	V. Low	N/A	Hardstanding roads, access, and buildings. Condition assessment not applicable to this habitat type.
Other Neutral Grassland (0.41ha)	4	Medium	Moderate	Area of other neutral grassland will be created around the proposed industrial units. It is anticipated that existing soil substrate may have to be managed to remove existing seed bank. Area will be re-seeded with a suitable seed mix such as Emorsgate EM1 (or similar approved) which will be managed in order to represent the UKHab definition of neutral grassland, specifically g3c6, which contains an abundance of false oat grass (<i>Arrhenatherum elatius</i>). Target criteria will be A, B, C, D and E. It is anticipated that condition F will fail.
Mixed Scrub (0.511ha)	5	Medium	Good	Large areas of mixed scrub will be created at the peripheries of the site. These will include a range of native shrub species such as hawthorn (<i>Crataegus monogyna</i>), blackthorn (<i>Prunus spinosa</i>), elder (<i>Sambucus nigra</i>), and hazel (<i>Corylus avellana</i>). These areas will be managed to ensure that no single species becomes dominant. This habitat will be adjacent to semi-natural habitat (other neutral grassland), with any undesirable species removed. Rides and glades can be created through these areas to contribute to a higher condition. It is anticipated that the chosen species can reach maturity within 30 years and can be managed through coppicing. Created scrub will target all condition criteria.
Sustainable Drainage System (0.197ha)	6	Low	Moderate	Three attenuation features will be created at the periphery of the site. These will be planted with a range of native aquatic and marginal species to encourage structural diversity and provide habitat for a range of species. Areas will see the removal of any undesirable species. However, it is unlikely that these features will retain water for a significant amount of the year, allowing for the establishment of diverse range of wetland and riparian species. Therefore, target criteria are A, B, C, and E1.

Habitat (ha) / Hedge (km)	Habitat Parcel Ref	Distinctiveness	Condition	Reason
Enhanced				
Modified Grassland to Other Neutral Grassland (0.288ha)	7	Low to Medium	Poor to Moderate	Existing Modified Grassland will be enhanced to Other Neutral Grassland in moderate condition. It is anticipated that existing soil substrate may have to be managed to remove the existing seed bank. Area will be re-seeded with a suitable seed mix such as Emorsgate EM1 (or similar approved) which will be managed in order to represent the UKHab definition of neutral grassland, specifically g3c6, which contains an abundance of false oat grass. Target criteria will be A, B, C, D and E. It is anticipated that condition F will fail.
Native Hedgerow with Trees to Species-rich Native Hedgerow with Trees (0.13km)	H2	Medium to High	Good	Existing hedgerow H2 will be enhanced through bolster planting with a range of native woody species such as elder, and hazel to contain a minimum of five woody native species per 30m. Existing condition of hedgerow is 'Good'. It is anticipated that through continuing the current management regime, the condition of 'Good' can be maintained.

4.3 Biodiversity Metric Calculator Results

4.3.1 Table 3 below provides a headline summary of the calculations derived from the statutory metric. Under the current proposals, trading rules have not been satisfied with a unit shortfall of 6.89 units detailed in the habitat trading summary tab of associated Statutory Metric (BG25.557, January 2026).

Table 3: Biodiversity Impact Assessment Score, Scheme with Ecological Enhancements

Horsepool Grange, Stanton under Barton

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline

Area habitat units14.72

Hedgerow units4.08

Watercourse units0.00

On-site post-intervention

(Including habitat retention, creation & enhancement)

Area habitat units9.30

Hedgerow units4.73

Watercourse units0.00

On-site net change

(units & percentage)

Area habitat units-5.42

Hedgerow units0.65

Watercourse units0.00

-36.82%

16.00%

0.00%

On-site net gain is less than target set ▲

Off-site baseline

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

Off-site post-intervention

(Including habitat retention, creation & enhancement)

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

Off-site net change

(units & percentage)

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

0.00%

0.00%

0.00%

Combined net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units-5.42

Hedgerow units0.65

Watercourse units0.00

Spatial risk multiplier (SRM) deductions

Area habitat units0.00

Hedgerow units0.00

Watercourse units0.00

FINAL RESULTS

Total net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units-5.42

Hedgerow units0.65

Watercourse units0.00

Total net % change

(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units-36.82%

Hedgerow units16.00%

Watercourse units0.00%

Total net gain achieved is less than target set ▲

Trading rules satisfied?

No - Check Trading Summaries ▲

Unit Type

Target

Baseline Units

Units Required

Unit Deficit

Area habitat units

10.00%

14.72

16.19

6.89

Hedgerow units

10.00%

4.08

4.49

0.00

Watercourse units

10.00%

0.00

0.00

0.00

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

5 Evaluation

- 5.1.1 The site is the subject of an outline planning application for partial site clearance to facilitate the development of up to 10,500sqm of employment floorspace, including access, parking, and soft landscaping provisions. Indicative design plans are provided within Appendix 1.
- 5.1.2 Using the Statutory Biodiversity metric the proposed scheme results in an overall net-loss to biodiversity of -5.42 'Habitat Units' (-36.82%) and a net-gain of +0.65 'Hedgerow Units' (16.00%).
- 5.1.3 The proposed scheme has not demonstrated to meet the statutory 10% net gain requirement for 'Habitat Units' as set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- 5.1.4 Under the current assessment trading rules have not been satisfied.
- 5.1.5 This report has considered all available area of open space with maximised potential for retention/enhancement on site in line with good practice principles. Habitat creation has been informed by the distinctiveness of habitat derived from the baseline calculations to reduce impacts on habitat value where possible.
- 5.1.6 As the proposals have not achieved the target 10% gain in biodiversity value, the client intends on purchasing credits offsite, through a third-party provider (Provider TBC), or through delivery of habitats within land under the landowners ownership.
- 5.1.7 In order to secure the habitat creation and target conditions a Habitat Management and Monitoring Plan (HMMP) will be required to safeguard the habitats for 30 years post construction.

6 Habitat Prescriptions

- 6.1.1 The tables outlined within this section set out each of the enhanced/proposed habitats and target conditions and how they will achieve the targets. The specific seed types, establishment, management and monitoring requirements will be secured within a Habitat Management and Monitoring Plan. A map detailing the areas of retention, enhancement and creation have been included within Appendix 3.

6.2 Enhanced Habitats

Table 4: Details of Habitat Enhancement of existing Modified Grassland

Habitat	Distinctiveness	Condition	Parcel Reference
Modified Grassland to Other Neutral Grassland	Low distinctiveness to Medium Distinctiveness	Poor condition to Moderate condition	7
Description			
The areas of modified grassland located at the peripheries of the site proposed for retention will be enhanced to 'Other Neutral Grassland' targeting 'Moderate' condition. Given the current condition of the grassland, it is anticipated that ground work will be required prior to re-seeding. This will see the removal of the existing seed bank. The areas will be seeded with a species rich meadow mixture such as Emorsgate EM1 (or similar approved). The area will be subjected to a reduced mowing regime to allow plants to flower and set seed. The area will have appropriate signage to prevent public footfall within the area and will be managed to reduce cover of less desirable species, remove and bracken or scrub cover, reseed any area of bare ground.			
Target Condition Criteria			
A	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). ¹ Note- this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.		
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 insects, birds and small mammals to live and breed.		
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .		
D	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%.		
E	Combined cover of species indicative of suboptimal condition ³ 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 ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.		
F	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 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.		
Footnotes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and on site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies			

across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Green highlighted rows indicate target criteria

Table 5: Target conditions for Species-rich Native Hedgerow (H2)

Habitat		Distinctiveness	Condition	Parcel Reference
Species-rich Native Hedgerow with Trees		Medium to High	Good	H2
Description				
A total of 130m of existing native hedgerow will be enhanced through infilling and bolster planting to create a species-rich native hedgerow. This will include a range of native woody species including hazel and elder. Hedgerow is already in 'Good' condition, as a result, the existing management regime should be continued and a target condition of 'Good' is achievable.				
Target Condition Criteria				
A1	Height - >1.5 m average along length			
A2	Width - >1.5 m average along length			
B1	Gap-Hedge Base - Gap between ground and base of canopy <0.5 m for >90% of length			
B2	Gap – Hedge canopy continuity - Gaps make up <10% of total length; and No canopy gaps >5 m			
C1	Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).			
C2	Nutrient enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.			
D1	Invasive and neophyte species - >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.			
D1	Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.			
Additional group - applicable to hedgerows with trees only				
E1	Tree class - There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.			
E2	Tree health - At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.			
Footnotes				
Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgeline.org.uk) Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk) Footnote 3 – Wildlife and Countryside Act 1981 (as amended). Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) JNCC Resource Hub Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org) Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements Online Atlas of the				

British and Irish Flora (brc.ac.uk) Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022)
Available on: Home » NNSS (nonnativespecies.org) Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) And Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Green highlighted rows indicate target criteria

6.3 Proposed Habitats

Table 6: Target conditions for Other Neutral Grassland

Habitat		Distinctiveness	Condition	Parcel Reference
Other Grassland	Neutral	Medium	Moderate	4
Description				
The areas of proposed grassland located at the peripheries of the site will be seeded with a species rich meadow mixture such as Emorsgate EM1 (or similar approved). It is anticipated that ground preparation will be required prior to re-seeding in order to remove the existing seed bank. The area will be subjected to a reduced mowing regime to allow plants to flower and set seed. The area will have appropriate signage to prevent public footfall within the area and will be managed to reduce cover of less desirable species; remove bracken or scrub cover; and reseed any area of bare ground.				
Target Condition Criteria				
A	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). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.			
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 insects, birds and small mammals to live and breed.			
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .			
D	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%.			
E	Combined cover of species indicative of suboptimal condition ³ 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 ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.			
F	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 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.			
Footnotes				
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and on site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).				

Green highlighted rows indicate target criteria

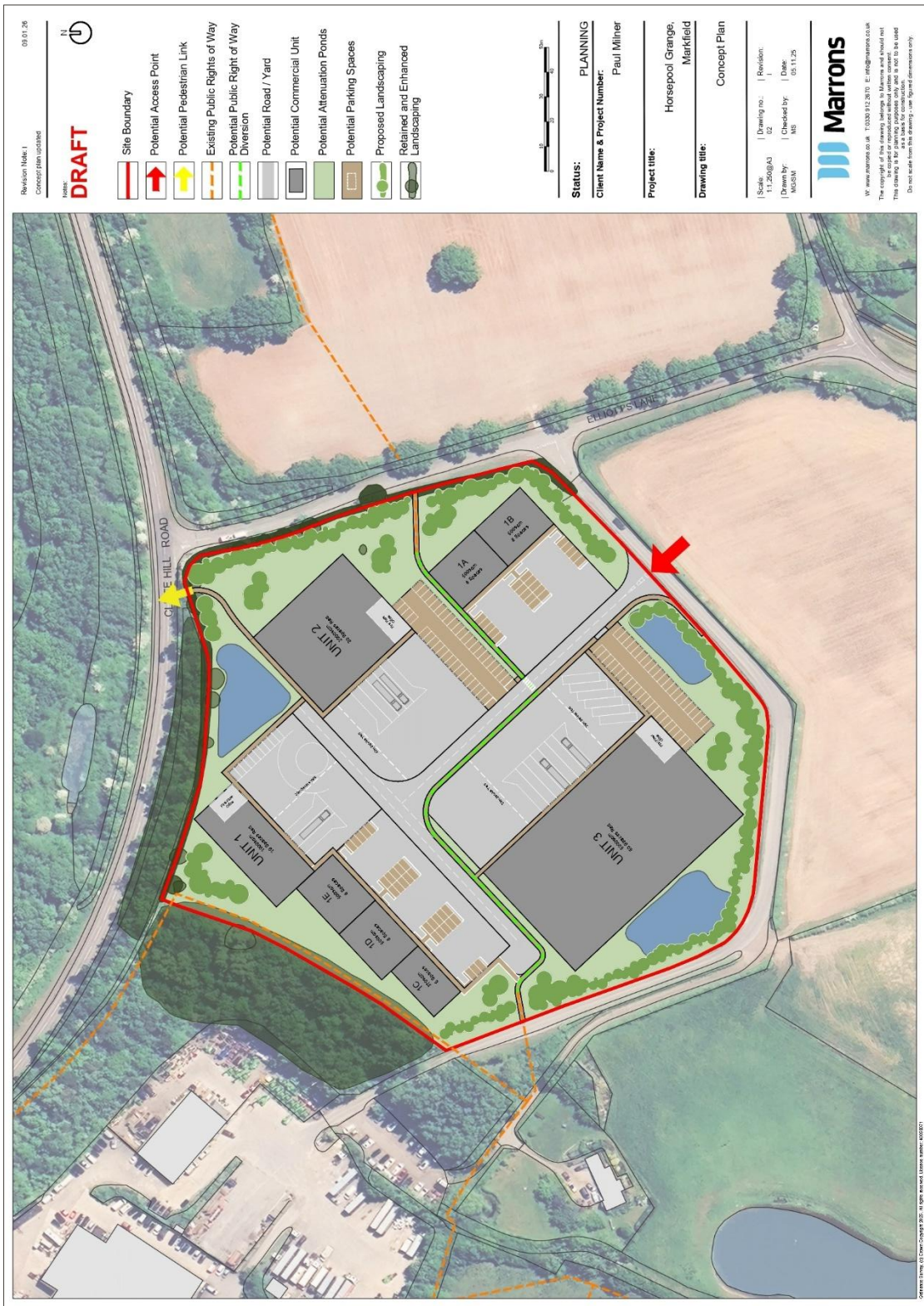
Table 7: Prescriptions for Created Mixed Scrub

Habitat	Distinctiveness	Condition	Parcel Reference
Mixed scrub	Medium	Good	S3
Description			
Mixed scrub will be created with a range of native woody species, such as hawthorn, blackthorn, elder, and hazel, and managed to see the removal of any undesirable species, and to ensure that no single species becomes dominant. Management will see selective thinning and coppicing to encourage new growth and improve its structural diversity. Given the proposed species, it is anticipated that sections of the created woodland will reach maturity within 30 years. All criteria are to be targeted.			
Target Condition Criteria			
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).		
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.		
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.		
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.		
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.		
Footnotes			
Footnote 1 – Professional judgement should be used alongside the UKHab description. Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from: "Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk). Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels, accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended). Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Alianthus altissima</i> , holm oak <i>Quercus ilex</i> , European turkey oak <i>Quercus cerris</i> , cherry laurel <i>Prunus laurocerasus</i> , snowberry <i>Symphoricarpos spp.</i> , shallon <i>Gaultheria shallon</i> , American skunk cabbage <i>Lysichiton americanus</i> , buddleia <i>Buddleja spp.</i> , cotoneaster <i>Cotoneaster spp.</i> , Spanish bluebell <i>Hyacinthoides hispanica</i> and hybrid bluebells <i>Hyacinthoides x massartiana</i> . There may be additional relevant species local to the region and or site.			

Table 8: Management Prescriptions for Created Attenuation Features

Habitat		Distinctiveness	Condition	Parcel Reference
Urban – Sustainable Urban Drainage Feature		Low	Moderate	6
Description				
Attenuation basins are proposed within open space at the peripheries of the site. The basin and banks are to be seeded with a wet tolerant seed mix such as Emorsgate EM8 wetland meadow mixture (or similar approved). Management will be targeted to ensure no encroachment of invasive species. As the layout is currently high level, it is unknown if the features will retain water for a significant amount of time, allowing for the establishment of diverse wetland habitat.				
Target Condition Criteria				
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.			
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.			
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).			
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:				
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .			
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.			
Footnotes				
Footnote 1 – Wildlife and Countryside Act 1981 (as amended). Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk) For criterion C– For green roof habitat types only – buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website: Alternative plants » NNSS (nonnativespecies.org)				

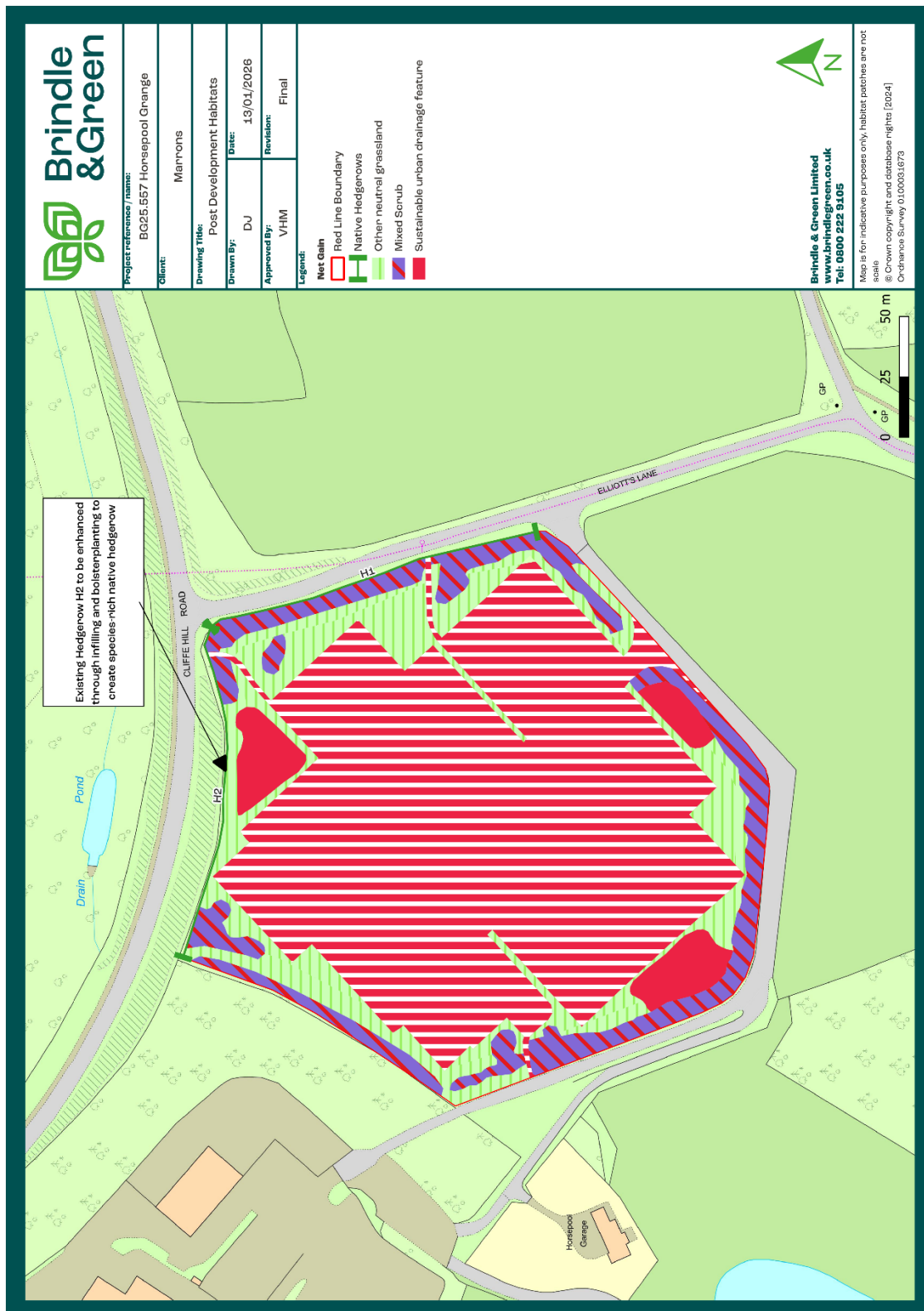
Appendix 1 - Indicative Plans



BG25.557 Horsepool Grange, Standon under Barton – Biodiversity Impact Assessment



Appendix 3 - Post Development Habitats



BG25.557 Horsepool Grange, Standon under Barton – Biodiversity Impact

Assessment

Appendix 4 - References

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