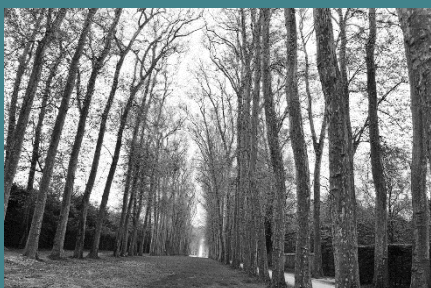


FPCR | environment
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BIODIVERSITY NET GAIN REPORT

Client

Miller Homes Ltd

Project

**Ashby Road and Normandy Way,
Hinckley**

Date

August 2026

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Rev	Issue Status	Prepared/Date	Checked/Date	Approved/Date
-	Final	LC/30.07.26	RCO/07.08.26	JJM / 10.08.26
A	-	LC/26.08.26		

1.0 INTRODUCTION

- 1.1 The following Biodiversity Net Gain (BNG) Report has been prepared by FPCR Environment and Design Ltd on behalf of Miller Homes Ltd. to inform a full planning application for a residential development at a site spanning two separate areas, Ashby Road and Normandy Way, Hinckley (central OS grid references SP428 963 and SP429 957 respectively).
- 1.2 This report accompanies an Ecological Appraisal for the site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement. This report should therefore be read in conjunction with this accompanying Ecological Appraisal report (FPCR, 2026)¹.

Site Context

- 1.3 The application sites, hereafter referred to as 'the Ashby Road site', 'the Normandy Way site' or collectively as 'the sites', comprise two separate redline boundaries. The larger of the two sites (Ashby Road) is c.17.8ha, with the Normandy Way site c.2.8ha. Both sites are situated to the north of the town of Hinckley and are located approximately 350m from each other.
- 1.4 The Ashby Road site comprises three large primarily arable fields bound by native hedgerows with occasional mature tree standards. Other habitats present include a single pond (P1) and seasonally wet ditch (D1) toward the eastern boundary, narrow field margins and small areas of ruderal vegetation and bare earth soil mounds.
- 1.5 The Normandy Way site comprises a single modified grassland field under agricultural management, bound by native hedgerows, wooden boundary fencing to the south, and residential gardens to the east.
- 1.6 Land use in the surrounding area consists of a mixture of large open arable and grassland pasture fields with boundary hedgerows, and a stream situated over 200m west of both sites.

Development Proposals

- 1.7 Full planning application for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, comprising development across two parcels including:
- the northern parcel (off Ashby Road) for residential development, public open space, play provision, structural landscaping, sustainable drainage infrastructure and the provision of a new vehicular route;
 - the southern parcel (off Normandy Way) for residential development, public open space, landscaping and drainage infrastructure.
- 1.8 Together with associated access, internal roads, pedestrian and cycle connections, utilities and all other associated infrastructure.

Report Scope and Objectives

- 1.9 This Biodiversity Net Gain Report is based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance. The scope and objectives of this report are to:

¹ FPCR (2026) Ecological Appraisal, Ashby Road and Normandy Way, Hinckley, August 2026

- Summarise the results of the baseline UKHab Survey undertaken on the site and to present the results of habitat condition assessment surveys following the Defra Statutory Biodiversity Metric Technical Guidance.
- Provide an overview of the proposed habitats following completion of the scheme.
- Present the results of the Statutory Biodiversity Metric assessment completed for the proposals.
- Demonstrate the capacity for the proposals to demonstrate a net gain in biodiversity through the Statutory biodiversity Metric.
- Provide recommendations for the proposals to maximise their biodiversity potential.

2.0 LEGISLATION AND POLICY

The Environment Act 2021

- 2.1 In England, biodiversity net gain is required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, the majority of planning permission grants will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all on site habitats.
- 2.2 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.
- 2.3 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals can be compliant with the requirements of the Environment Act.

Biodiversity Net Gain Hierarchy

- 2.4 The statutory framework allows for the 10% biodiversity gain to be delivered through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:
- a) First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
 - b) Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
 - c) Then, for all on-site habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - Prioritising the enhancement of existing habitats; then
 - Creation of on-site habitats;
 - Allocation of registered off-site unit gains; then
 - Purchase of biodiversity credits
- 2.5 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation hierarchy set out by CIEEM which is addressed in the accompanying Ecological Appraisal (FPCR, 2025) where relevant.

National Planning Policy Framework

- 2.6 A new NPPF has recently been published (17th August 2026)². Chapters 2 and 3 set out general procedural policies for plan-making and decision-making, respectively. The subsequent chapters contain policies on thematic issues, separated in each case into policies for plan-making and those for decision-making. In relation to biodiversity net gain, these include

Policy N2: improving the natural environment

- 2.7 This decision-making policy states:

"1. To contribute positively to the natural environment, and support nature's recovery, development proposals should:

- a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply)*

...

- c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;*

...

3. Development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, but this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decisionmakers should not give weight to other development plan policies which require biodiversity gains which go beyond the statutory framework, including where a policy requires gains for development proposals which are exempt."

² <https://www.gov.uk/guidance/national-planning-policy-framework>

3.0 METHODOLOGY

Field Survey

Baseline Habitats

- 3.1 A baseline habitat survey was completed broadly following the UK Habitat Classification System³ and the Statutory Biodiversity Metric Condition Assessment Criteria. This involved a systematic walkover of the site to map all habitats present for the purposes of completing the Statutory Biodiversity metric Calculation Tool and their current condition.
- 3.2 A habitat survey was conducted on 28th July 2023 and subsequently updated on 30th May 2024 and 14th July 2026 where the broad habitats were mapped, and condition assessments were undertaken. This was supplemented by the collection of detailed botanical information to inform the condition assessments of habitats.
- 3.3 The majority of the habitat condition assessment surveys were completed on 30th May 2024 in accordance with the Statutory Biodiversity Metric Habitat Condition Assessments. Due to a redline boundary amendment, small areas along the adjacent road verges were included and surveyed on the 14th July 2026. The summary results of the habitat condition assessment survey results are presented in this report.

Biodiversity Net Gain Calculation

- 3.4 Defra's Statutory Biodiversity Metric calculation tool was used to inform this BNG Report. It is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance set by a Natural England-led team of experts.
- 3.5 The development site was surveyed and mapped, as described above. The survey results were digitised using QGIS, with the existing habitats identified and areas automatically generated.
- 3.6 On site post-development habitats were determined from the latest Landscape Strategy Plan by FPCR (Drawing Number 10858-FPCR-XX-XX-XX-DR-L-0005, Rev P03) with proposed habitats mapped and digitised using QGIS to generate areas for each of the habitats proposed for enhancement.
- 3.7 These pre- and post-enhancement habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. The metric automatically assigns habitat distinctiveness score for each of the baseline and proposed habitats.
- 3.8 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:
 - difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance

³ Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.). The UK Habitats Classification System V2. UKHab. Available at: <https://ukhab.org/>

- temporal risk: this is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
- spatial risk: this score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any off site offsetting solutions.

- 3.9 The strategic significance multiplier within the metric has been informed by a desk study review. Full details of the desktop study undertaken are provide in the accompanying Ecological Impact Assessment.
- 3.10 Full details of the calculation methodology are provided in The Statutory Biodiversity Metric User Guide.

Limitations

- 3.11 The UKHab habitat baseline map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 3.12 The aim of biodiversity offsetting is to compensate for significant adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been taken, according to the biodiversity mitigation hierarchy as required by the NPPF.
- 3.13 Following the initial habitat survey in July 2023 and May 2024, the redline boundary was amended to include small areas of grassland road verge which were located on the eastern and southern extents of the Ashby Road site and Normandy Way site, respectively. In light of this, the update walkover survey in July 2026 included these additional areas of road verge, however, at the time of survey the grassland had been recently cut. Furthermore, like any vegetation surveys in England during the summer of 2026, the effects of the unprecedented long, hot and dry weather, were noted during the survey. In order to obtain detailed survey information, species identification was undertaken vegetatively where feasible, and as an additional measure, areas adjacent to the redline (along the same road verge) which supported a longer, uncut sward were also surveyed as it was considered they would be similar in species composition and abundance. Therefore, using professional judgement and as a precautionary approach, these areas of grassland have been classified as other neutral grassland, to ensure that the value of these habitats has been suitably accounted for.

Competency Statement

- 3.14 The walkover survey to classify habitats was completed by Lindsay Clark, a Senior Ecologist at FPCR with several years of experience in ecological consultancy and a competent habitat surveyor.
- 3.15 The metric calculations were completed by Lee Glasby, an experienced and defined as a competent person under British Standard BS 8683:2021, the technical standard for designing and implementing BNG, and overseen by Lindsay Clark, a Senior Ecologist with experience of completing BNG calculations for several large development projects.

4.0 BASELINE CONDITIONS

Strategic Significance

- 4.1 The Leicestershire and Rutland Local Nature Recovery Strategy (LNRS) has been reviewed to inform the assessment of strategic significance associated with the proposed habitat creation and enhancement. Following review, all habitats in the proposed and enhanced scenarios have been assigned low strategic significance.

Biodiversity Units

Habitats

- 4.2 A summary description and baseline conditions of the baseline habitats is provided in *Table 1* below and an illustration is provided in *Figure 1* and *Figure 2*. Full habitat descriptions are available in the accompanying Ecological Appraisal (FPCR, 2026).
- 4.3 Condition assessment scores are provided in *Appendix A*.

Table 1: Baseline Habitats Survey

Ref	Habitat	Condition	Distinctiveness	Description
Ashby Road	Other Neutral Grassland	Poor	Medium	Located to the south-east of the site, adjacent to the A447. Grass species dominated the sward with meadow foxtail <i>Alopecurus pratensis</i> the most abundant species. Red fescue <i>Festuca rubra</i> agg. was frequently recorded, with occasional false oat-grass <i>Arrhenatherum elatius</i> , cock's-foot <i>Dactylis glomerata</i> , creeping bent <i>Agrostis stolonifera</i> and Poa species also identified. Herb species included occasional yarrow <i>Achillea millefolium</i> , creeping cinquefoil <i>Potentilla reptans</i> and hogweed <i>Heracleum sphondylium</i> , and rarely recorded common ragwort <i>Jacobaea vulgaris</i> , ribwort plantain <i>Plantago lanceolata</i> and common knapweed <i>Centaurea nigra</i> .
Ashby Road	Ponds (non-priority habitat)	Moderate	Medium	P1 situated in the eastern extent of the Ashby Road site. A small field pond with associated vegetation and a small area of scrub surrounding.
Ashby Road	Wet Ditch	Poor	Medium	A seasonally wet ditch adjacent to the southern extent of hedgerow H10 connecting to P1. The channel was narrow, <0.5m wide, with a shallow water depth of between 1 – 10cm, and a mud/soil substrate.
Ashby Road	Individual Trees	Good	Medium	Two medium ash <i>Fraxinus excelsior</i> trees situated in the south-eastern extent of the Ashby Road site.
Ashby Road	Ruderal/Ephemeral	Good	Low	Located to the west of the site. Dominated by dense coverage of common hogweed with patches of wet ground. Other tall herb and forbs species present as well as some grass species.

Ref	Habitat	Condition	Distinctiveness	Description
Ashby Road	Ruderal/ Ephemeral	Moderate	Low	Located to the east of the site on higher, uneven ground and was dominated by great willowherb <i>Epilobium hirsutum</i> . Limited areas of bare ground were present as well as other tall forbs, herb, and grass species.
Ashby Road	Cereal Crops	N/A	Low	Dominating the Ashby Road site, was identified as wheat in 2023 and 2026, and a non-cereal <i>brassicae</i> crop in 2024. Narrow field margins with associated hedgerows bordered this habitat, with various ground flora species present.
Normandy Way	Other Neutral Grassland	Poor	Medium	Located to the south of the site, with false oat-grass abundant in the sward. Other grasses including cock's-foot and meadow foxtail recorded occasionally, along with several rarely recorded species. Several herbs recorded including locally frequent common knapweed and hairy tare <i>Ervilia hirsuta</i> , occasional field horsetail <i>Equisetum arvense</i> , creeping cinquefoil and ribwort plantain.
Normandy Way	Hawthorn Scrub	Poor	Medium	A single small pocket of dense hawthorn scrub was recorded on the western boundary of the Normandy Way site. The scrub was a homogenous habitat comprising of a single species (hawthorn <i>Crataegus monogyna</i>) which was of a single age class with no structural diversity.
Normandy Way	Individual Trees	Good	Medium	One medium tree and eight small trees are situated along the southern boundary of the Normandy Road site. Species include ash and field maple <i>Acer campestre</i> .
Normandy Way	Modified Grassland	Moderate	Low	The Normandy Way site consists largely of a single field of species-poor grassland. This grassland comprises frequent perennial rye-grass <i>Lolium perenne</i> , creeping bent, and false oat-grass and is subject to a rotational grazing and cutting regime. The sward height was short. A number of other grass species were identified.

Hedgerows

- 4.4 A total of 15 hedgerows were recorded within the sites. Hedgerows provide good connectivity around the sites and into the wider landscape, offering shelter, foraging and nesting opportunities and creating important wildlife corridors for wildlife.

Table 2: Baseline Hedgerow Summary

Ref	Hedgerow Type	Condition	Distinctiveness	Description
H1	Species-rich native hedgerow	Poor	Medium	Located on the Ashby Road site and bordering the southern side of the northern-most field. Gappy in places with a low width and height. Some woody species but no trees.
H2	Native hedgerow	Good	Low	Located on the western border of the central field of the Ashby Road site. Consisting of hawthorn, ash <i>Fraxinus excelsior</i> , and elder <i>Sambucus nigra</i> . >4m in height with two trees and few gaps.
H3	Native hedgerow	Poor	Low	Located on the northern border of the southern-most field of the Ashby Road site. Consisting of hawthorn, ash, and elder. 1-2m in height and width and consisting of several large gaps and one tree.
H4	Native hedgerow	Good	Low	Located adjacent to H3 on the western site boundary of the Ashby Road site. >4m in height with some woody species and one tree. Some minor gaps.
H5	Species-rich native hedgerow	Good	Medium	Located along the southern extent of the western border of the Ashby Road site. Woody species with few gaps and seven trees.
H6	Species-rich native hedgerow	Good	Medium	Located along the southern boundary of the Ashby Road site. Varied woody species with very few gaps and eight trees.
H7	Native hedgerow	Poor	Low	Located on the northern border of the southern-most field of the Ashby Road site. Consisting of field maple <i>Acer campestre</i> , elder, raspberry <i>Rubus</i> sp, and hawthorn. Few gaps but low height and width with no trees.
H8	Native hedgerow	Good	Low	Located along the western site boundary of the northern-most field of the Ashby Road site. Consisting of ash, hawthorn, elder, and blackthorn <i>Prunus spinosa</i> . No gaps or trees with a low height and width.
H9	Native hedgerow	Moderate	Low	Located along the northern-most site boundary of the Ashby Road site. Consisting of hawthorn, ash, elder, and willow <i>Salix</i> sp. No gaps or trees with a low height and width.
H10	Species-rich native hedgerow	Poor	Medium	Located along the eastern site boundary of the northernmost field of the Ashby Road site. Associated with a ditch. Variety of species with no gaps or trees and a low height and width.
H11	Cm, Fe, Fs, Ps, Ac, Sxc, Ap, Um	Good	Medium	Located along the southern boundary of the Ashby Road site. A tall, wide hedgerow with a variety of species with 30 trees and no gaps.
H12	Native hedgerow	Good	Low	Located along the northern site boundary of the Normandy Way site. Various species with 12 trees. No gaps and a low height and width.
H13	Native hedgerow	Good	Low	Located in the north-eastern corner of the Normandy Way site. Consisting of ash, garden privet <i>Ligustrum ovalifolium</i> , silver birch <i>Betula pendula</i> , and a conifer species <i>Pinophyta</i> sp. 2-4m in height with no gaps and one tree.
H14	Species-rich native hedgerow	Good	Medium	Located on the eastern site boundary of the Normandy Way site. 2-4m height with various species, no gaps, and one tree.
H15	Non-native and ornamental hedgerow	Poor	V. Low	Located along the site boundary in the south-eastern corner of the Normandy Way site. Consisting of conifer and elder with a 2-4m height and no gaps or trees.

Watercourses

- 4.5 A single seasonally wet ditch (D1) was located within the Ashby Road site which ran from the intersection of hedgerows H1 and H10 and continued along H10 for approximately 154m. The channel of the ditch was narrow, <0.5m wide, with a mud/soil substrate and a water depth of between 1 – 10cm at the time of the May 2024 survey. The banks were steep measuring c.1m high and were vegetated with grass species, creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare* and curled dock *Rumex crispus*. Great willowherb and fool's watercress *Helosciadium nodiflorum* were the only aquatic/marginal species recorded. Ditch D1 was classified as having poor condition and medium distinctiveness.

5.0 PROPOSALS

- 5.1 Proposed habitat retention, enhancement and creation is shown on *Figure 3*. Proposed habitats are shown on *Figure 4* and proposed habitat conditions are shown on *Figure 5*. The proposals are summarised below, with broad creation, enhancement and management methods outlined in *Table 3*.

Habitats

Habitat Retention

- 5.2 Habitats proposed for retention include:

- The small areas of other neutral grassland in the eastern extent of the Ashby Road site.
- The small areas of other neutral grassland in the southern extent of the Normandy Way site.
- A small area of hawthorn scrub within the western extent of the Normandy Way site will be retained.
- Two medium trees in the eastern extent of the Ashby Road site.
- Four small trees in the southern extent of the Normandy Way site.

Habitat Creation

- 5.3 Proposed habitat creation includes:

- Other Neutral Grassland – Species-rich wildflower grassland to be created within POS and within the peripheries of the sites, that will be managed for the benefit of biodiversity.
- Modified Grassland – Amenity grassland to be created within POS which will be created using a species-rich seed mix, but is likely to be subject to high footfall and residential pressures.
- Other woodland; broadleaved – Native woodland planting located around the peripheries of the Ashby Road site.
- Non-priority Pond – To be created within the base of a SUDs basin within the Ashby Road site. The pond will be planted with marginal and aquatic vegetation and managed for the benefit of biodiversity.
- Sustainable Urban Drainage Systems (SUDs) – A series of drainage basins to be created across the development.
- Mixed Scrub – Dense native shrub planting located around woodland and hedgerow edges, and within SUDs basins.
- Residential Development – Habitat areas split 70:30 between developed land; sealed surface and vegetated gardens.
- Urban Trees – Individual tree planting to take place across the sites within POS.

Table 3: Outline Habitat Creation, Enhancement and Management Proposals

Ref	Habitat	Description	Condition	Distinctiveness
Ashby Road and Normandy Way	Other Neutral Grassland	This grassland will be planted across the sites within areas of POS which will be managed for the benefit of biodiversity. Mown paths will navigate through the grassland providing movement around these areas. The grassland will be created using a species-rich meadow mix to promote a high diversity of wildflowers throughout the sward.	Poor	Medium
Ashby Road and Normandy Way	Modified Grassland	These areas will be created using a species-rich flowering lawn seed mix and will be managed on an informal basis to encourage a more diverse sward throughout. Where any excessive areas of bare ground establish or signs of damage are observed, reseeding will be undertaken. To be sown in larger areas with likely high amounts of footfall.	Moderate	Low
Ashby Road and Normandy Way	Modified Grassland	These areas will be created using a species-rich flowering lawn seed mix and will be managed on an informal basis to encourage a more diverse sward throughout. Where any excessive areas of bare ground establish or signs of damage are observed, reseeding will be undertaken. To be sown in small areas with likely high amounts of footfall.	Poor	Low
Ashby Road	Other Woodland; Broadleaved	Other broadleaved woodland will be planted around the northern, eastern and western peripheries of the Ashby Road site. The woodland will comprise native species including field maple, hazel, hawthorn, holly, rowan. The woodland will be managed to promote natural regeneration and biodiversity.	Moderate	Medium
Ashby Road	Non-priority Pond	The pond will be planted with a range of native marginal and aquatic planting including lesser water parsnip, marsh marigold, yellow iris along with a selection of sedges and rushes. The pond will be managed for the benefit wildlife and biodiversity.	Moderate	Medium
Ashby Road and Normandy Way	SUDs	These habitats will form part of the drainage strategy for the scheme. Appropriate wildlife-rich native species will be seeded throughout the basins, banks, and bank tops.	Moderate	Low
Ashby Road and Normandy Way	Mixed Scrub	This habitat will be planted at woodland edges and within SUDs features. At least three woody native species will be planted, with the habitat managed to allow for natural regeneration.	Moderate	Medium
Ashby Road and Normandy Way	Urban Trees	103 small urban trees are to be planted across the development. These are to be native species and monitored and managed accordingly to promote their growth. Any failure specimens planted will be replaced on a like-for-like basis.	Moderate	Medium

Hedgerows

Hedgerow Retention

- 5.4 Most of the hedgerows within the sites are to be retained, with small losses proposed to facilitate vehicle and pedestrian access. Hedgerows with losses includes H1, H3, H4, H6, H7 H10 and H12. All other hedgerows are to be fully retained.

Hedgerow Creation

- 5.5 Proposed hedgerow creation includes a total of 1056m of species-rich native hedgerow which is to be planted around the boundaries of the built environs in the Ashby Road site and along the southern boundary of the Normandy Way site.
- 5.6 All created hedgerows will be managed in the long-term through rotational cutting to encourage the establishment of a bushy hedgerow. Regular monitoring will track the presence of invasive non-native species or those indicative of sub-optimal condition and will trigger remedial action where necessary to remove or reduce their presence respectively.
- Watercourses

Watercourse Creation

- 5.7 Proposed watercourse creation includes:
- One wet ditch in moderate condition measuring 88m to be created in the eastern extent of the Ashby Road site within the POS.
 - One wet ditch in poor condition measuring 91m to be created along the eastern boundary of the Ashby Road site.
- 5.8 The ditch targeting moderate condition will be planted with a fringe of aquatic marginal vegetation and managed for the benefit of wildlife and biodiversity. Regular monitoring of both ditches will track the presence of invasive non-native species, duckweed and scrub encroachment, and will trigger remedial action where necessary to remove or reduce their presence respectively.

6.0 CONCLUSION

- 6.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. *Table 4* provides a summary of the headline results of the assessment completed for the proposals

Table 4: Statutory Biodiversity Metric Headline Results

Baseline	Habitat Units	47.36
	Hedgerow Units	21.88
	Watercourse Units	0.46
Post-Intervention	Habitat Units	34.36
	Hedgerow Units	27.69
	Watercourse Units	0.54
Total Net Unit Change	Habitat Units	-13.00
	Hedgerow Units	+5.81
	Watercourse Units	0.07
Total Net Percentage Change	Habitat Units	-27.44
	Hedgerow Units	+26.54
	Watercourse Units	16.08

- 6.2 The Statutory Metric has demonstrated that the scheme will result in a 13.00 (-27.44%) net loss in area habitat units, a 5.81 (26.54%) net gain in hedgerow units and a 0.07 (16.08%) net gain in watercourse units.
- 6.3 In order to meet a 10% net gain, a total of 17.73 habitat units would need to be secured.

Habitat Trading Rules

- 6.4 Despite the provision of medium distinctiveness grassland, woodland, scrub and individual trees the trading rules are not satisfied for low distinctiveness habitats due to an overall net loss. However, once 17.73 habitat units of lower distinctiveness or higher have been secured, this will satisfy trading rules, ensuring a policy compliant BNG.
- 6.5 The trading rules for hedgerows are satisfied due to the creation of species-rich native hedgerows.
- 6.6 The trading rules for watercourses are satisfied due to the creation of wet ditches.

Biodiversity Net Gain Hierarchy

- 6.7 The Biodiversity Net Gain hierarchy is provided within the Government's PPG and sets out guidance on how to prioritise habitat avoidance, retention and compensation for more valuable habitats. The BNG Hierarchy has influenced the site design through the following measures:
- Habitat loss has for the most part been restricted to low or very low distinctiveness habitats which have very limited ecological value.
 - Proposals have sought to retain medium distinctiveness habitats where possible including other neutral grassland and hedgerows, however the scheme will result in the loss of a small area of other neutral grassland, a pond and wet ditch. The proposals will provide compensatory habitat creation including the planting of native species-rich other neutral grassland, and creation of two wet ditches and a pond. These features will be managed in the long-term to maintain their biodiversity value and will result in a betterment of medium

distinctive habitats within the site. The small loss of medium distinctiveness habitats is therefore not considered to be a constraint to this assessment.

Compensation

6.8 Compensatory units will be delivered through one of the following options:

- Purchasing Units from a Local Habitat Bank: Units can be purchased from any habitat banks run within the local planning authority.
- Purchasing Units from a Nearby Habitat Bank: Where units are not available in Hinckley and Bosworth Borough Council, units will be purchased from a habitat bank in an adjacent Local Planning Authority Boundary/National Character Area.
- Purchasing Units from a National Habitat Bank: Where local habitat bank cannot be found, units can be purchased from a habitat bank elsewhere in England. Proximity will be considered while sourcing units, with the closest available units preferred.
- Purchasing Statutory Credits: Where units cannot be sought from a national habitat bank, statutory credits will be purchased. A sufficient number of units will be purchased to both meet the trading rules and to deliver the minimum 10% net gain requirement.

6.9 Units will only be purchased from Sites that are registered on Natural England's BNG Sites Register. Consequently, they will have been secured under a minimum 30-year legal agreement with habitat enhancements to be delivered through an agreed habitat management and monitoring plan (HMMP).

6.10 The delivery of off-site habitat units will be secured through the mandatory Biodiversity Net Gain condition imposed by the Environment Act, 2021. Details of the off-site provision will be supplied as part of a Biodiversity Gain Plan which is to be submitted following receipt of planning permission in accordance with the Environment Act 2021 requirements.

Securing BNG

6.11 This BNG report outlines the approach and measures proposed to achieve a measurable net gain in biodiversity as part of the development. It demonstrates how the current design and habitat proposals are expected to achieve the required BNG target in accordance with the Environment Act 2021 and associated national and local planning policy. However, the assessment and calculations are based on the information available at this stage and may be subject to change as the project design, landscaping, and management details are refined through the planning process or as further ecological information becomes available. Any updates will be reflected in the Biodiversity Gain Plan to ensure continued compliance with statutory requirements.

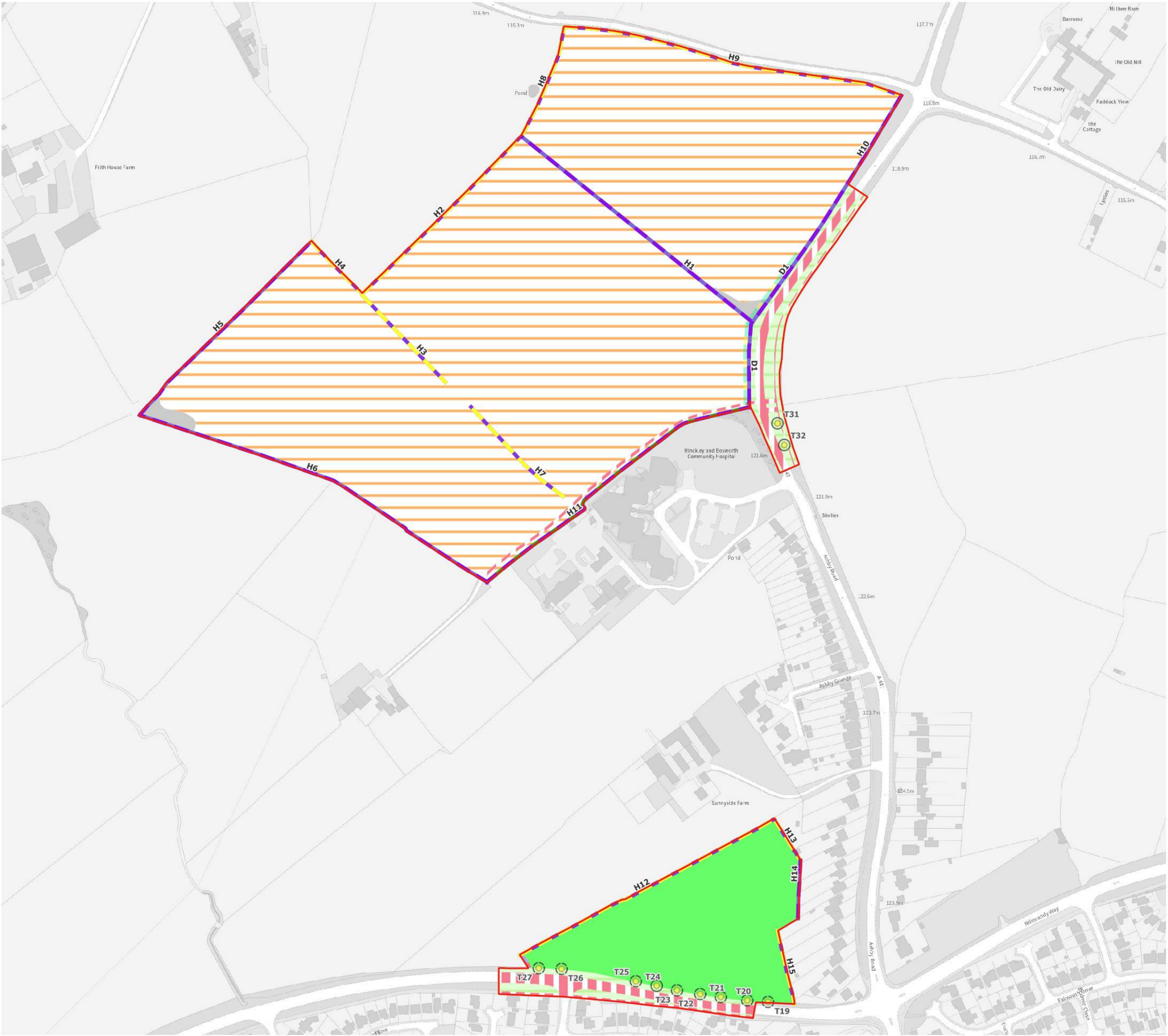
6.12 A Habitat Management and Monitoring Plan will also be provided as part of a Biodiversity Gain Plan which, in accordance with the requirements of the Environment Act, will be provided following receipt of full planning permission. This HMMP will provide detail on how creation, retained and enhanced habitats across the site that are significantly contributing to the site's BNG will be managed for a minimum of 30 years.

6.13 Biodiversity Net Gain has been used to inform the habitat creation and enhancement proposals for the scheme, and the resulting habitats will provide a betterment for local wildlife.

FPCR Environment and Design Ltd

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Site Boundary

Baseline Habitats

Cereal crops

Developed land; sealed surface

Hawthorn scrub

Modified grassland

Other neutral grassland

Ponds (non-priority habitat)

Ruderal/Ephemeral

Baseline Watercourse

Ditches

Baseline Trees

Existing medium rural tree

Existing small rural tree

Baseline Hedgerows

Native hedgerow

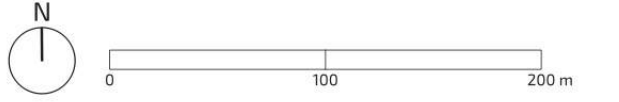
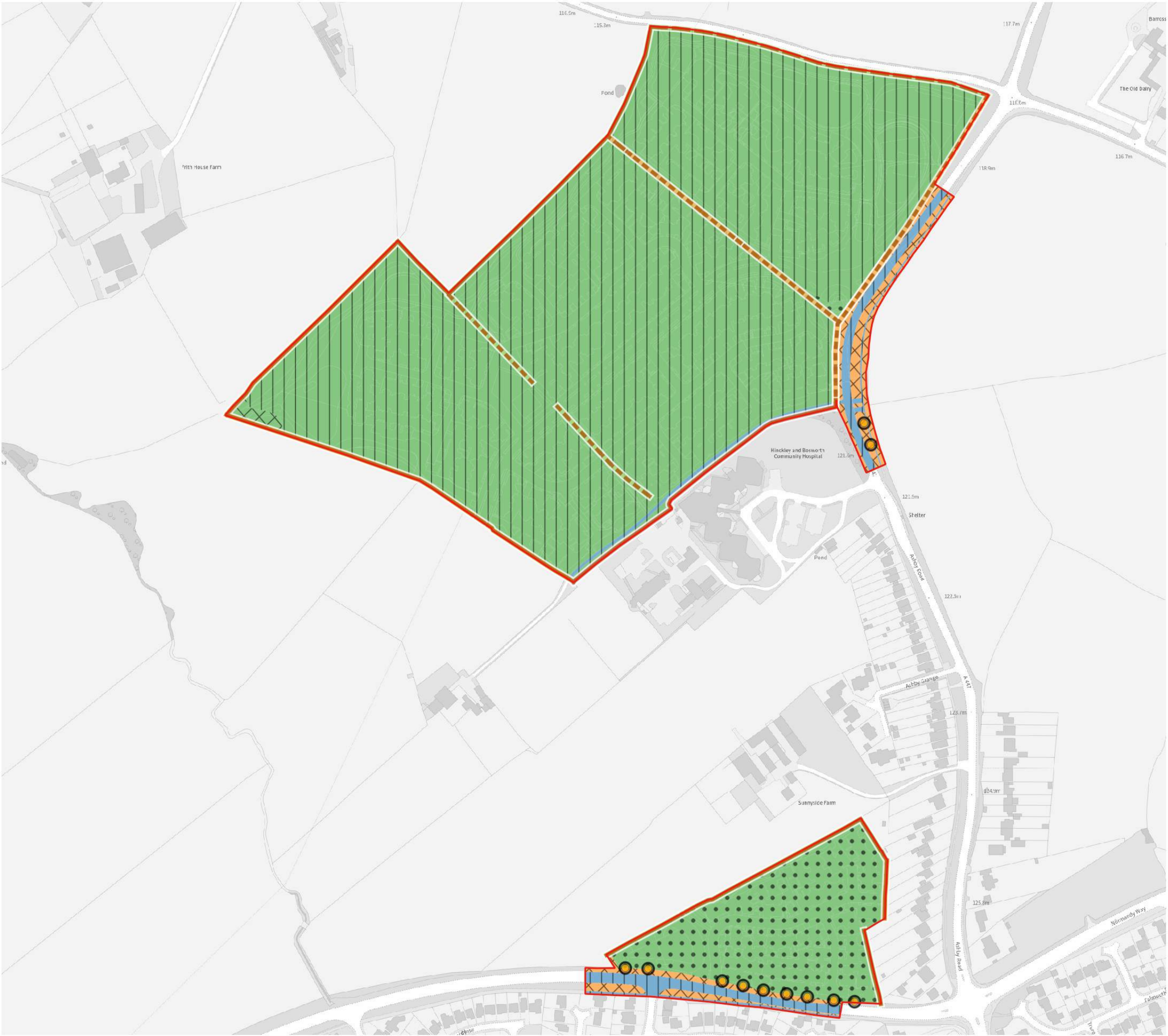
Species-rich native hedgerow

Species-rich native hedgerow with trees

N

0100200m

date	26/08/26	drwn/chkd	LG / LC
client	Miller Homes	project	Ashby Road and Normandy Way, Hinkley
title	BASELINE HABITAT PLAN	scale	1:3,500 @ A3
number	FIGURE 1	rev	-



- Site Boundary
- Baseline Habitat Condition
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Baseline Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Baseline Hedgerow Condition
 - Good
 - Moderate
 - Poor
- Baseline Hedgerow Distinctiveness
 - High
 - Medium
 - Low
- Baseline Watercourse Condition
 - Poor
- Baseline Watercourse Distinctiveness
 - Medium
- Baseline Tree Condition
 - Good
- Baseline Tree Distinctiveness
 - Medium

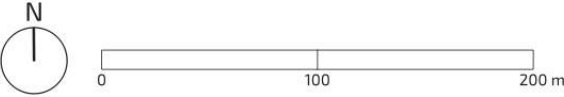
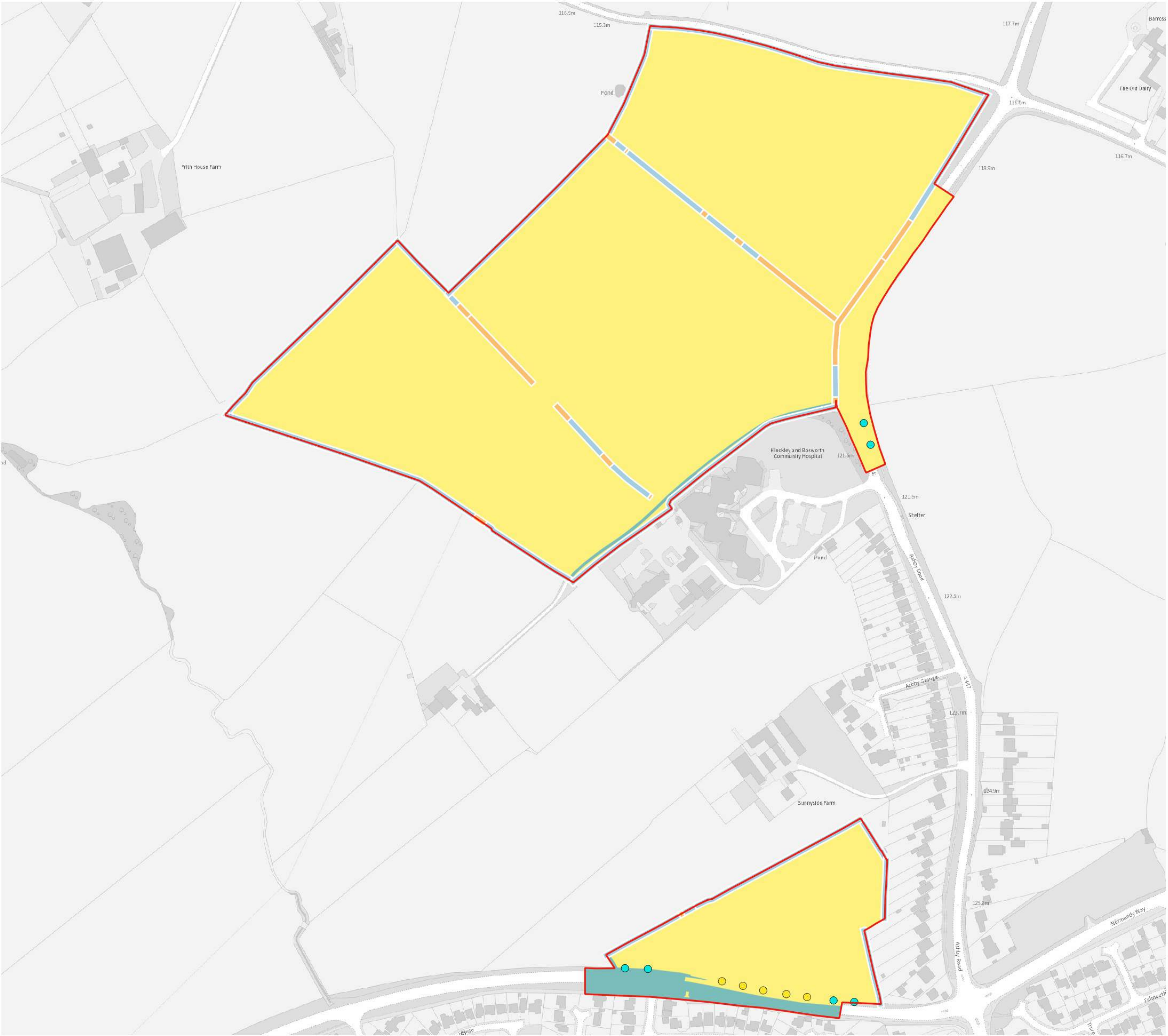
date 26/08/26 drwn/chkd LG / LC

client Miller Homes

project Ashby Road and Normandy Way, Hinkley

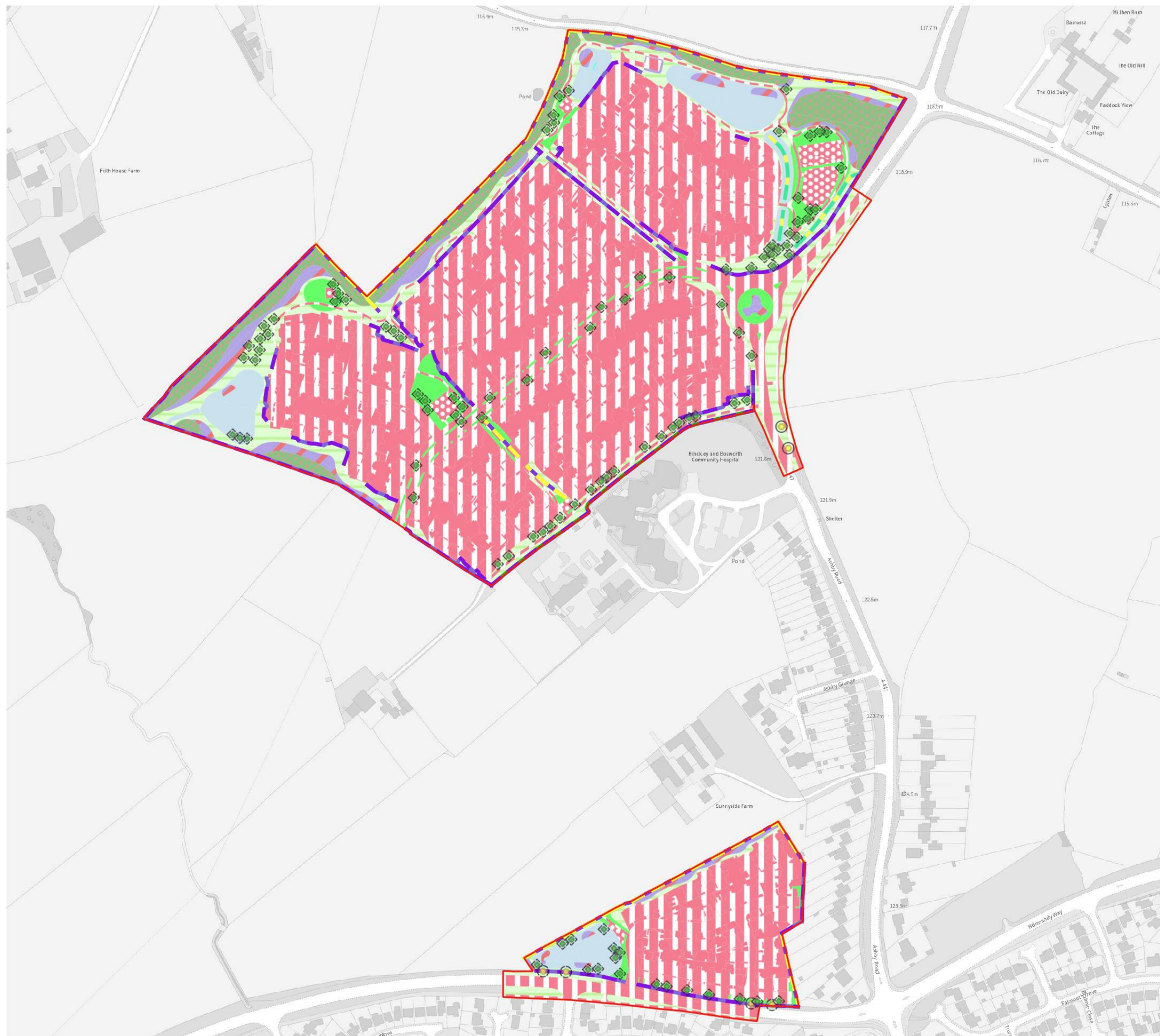
title BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN scale 1:3,500 @ A3

number FIGURE 2 rev -



- Site Boundary
- Habitat Retention
 - Habitat Retained
 - Habitat Lost
- Hedgerow Retention
 - Hedgerow Retained
 - Hedgerow Lost
- Watercourse Retention
 - Ditch Lost
- Tree Retention
 - Tree Retained
 - Tree Lost

date	26/08/26	drwn/chkd	LG / LC
client	Miller Homes		
project	Ashby Road and Normandy Way, Hinkley		
title	HABITAT RETENTION	scale	1:3,500 @ A3
number	FIGURE 3	rev	-



- Site Boundary
- Proposed Habitats
 - Artificial unvegetated, unsealed surface
 - Developed land; sealed surface
 - Hawthorn scrub
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Ponds (non-priority habitat)
 - Sustainable drainage system
 - Vegetated garden
- Proposed Hedgerows
 - Native hedgerow
 - Species-rich native hedgerow
 - Species-rich native hedgerow with trees
- Proposed Trees
 - Small Urban Tree
 - Retained Medium Rural Tree
 - Retained Small Rural Tree
- Proposed Watercourses
 - Ditches

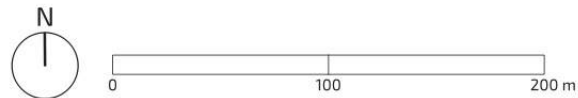
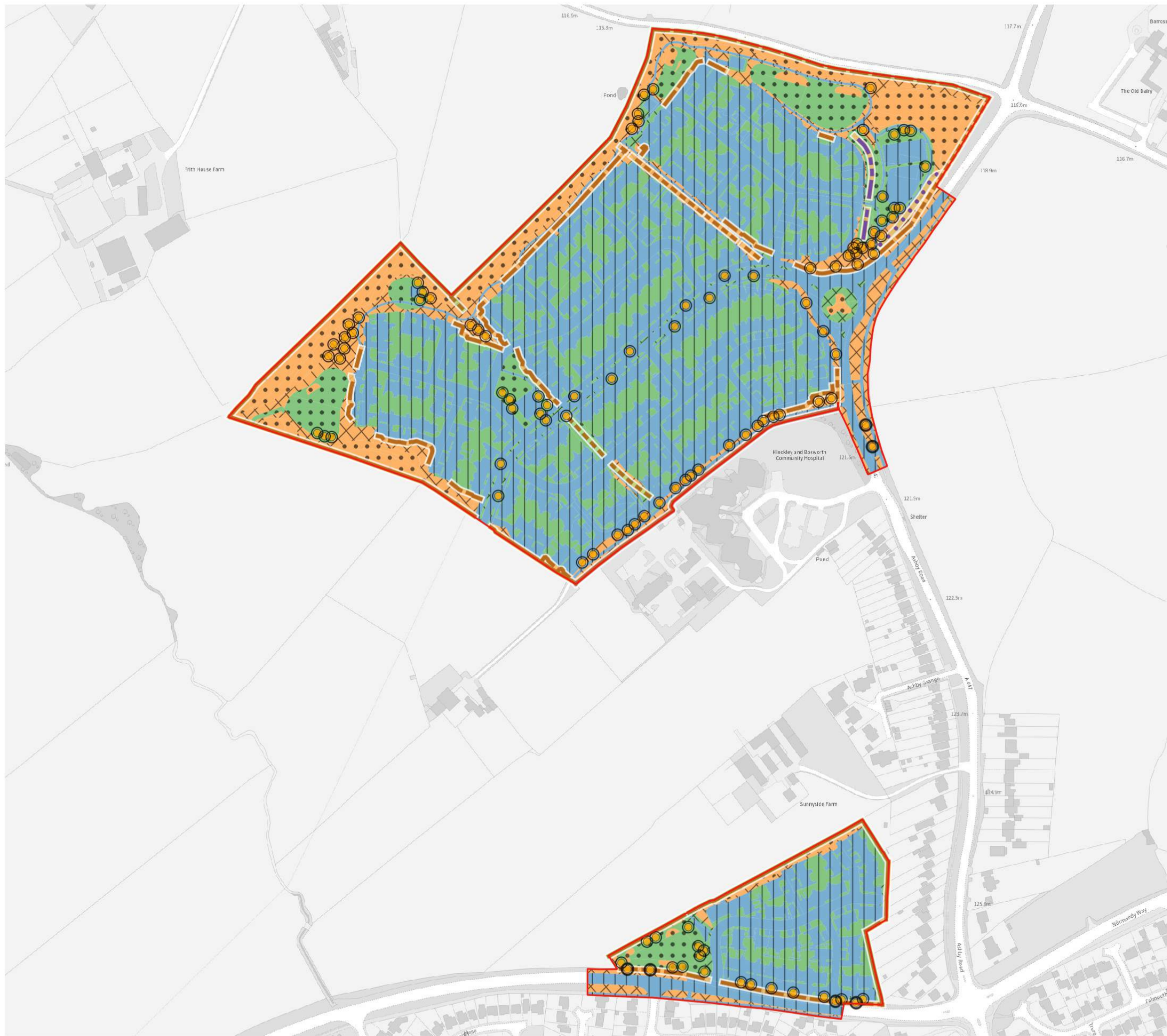
date 26/08/26 drwn/chkd LG / LC

client Miller Homes
project Ashby Road and Normandy Way, Hinkley

title PROPOSED HABITAT PLAN scale 1:3,500 @ A3

number FIGURE 4 rev -

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- Site Boundary
- Proposed Habitat Condition
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Proposed Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Proposed Hedgerow Condition
 - Good
 - Moderate
 - Poor
- Proposed Hedgerow Distinctiveness
 - High
 - Medium
 - Low
- Proposed Tree Condition
 - Moderate
 - Good
- Proposed Tree Distinctiveness
 - Medium
- Proposed Watercourse Condition
 - Moderate
 - Poor
- Proposed Watercourse Distinctiveness
 - Medium

date 26/08/26 drwn/chkd LG / LC

client Miller Homes

project Ashby Road and Normandy Way, Hinkley

title PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN scale 1:3,500 @ A3

number FIGURE 5 rev -

APPENDIX A: CONDITION ASSESSMENTS

Table 1: Condition Assessment for Medium and High Distinctiveness Grassland.

Site Reference	Ashby Road	Normandy Way
Condition Criteria	ONG	ONG
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). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Fail	Fail
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.	Fail	Pass
C- Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Fail	Pass
D- Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus agg.</i>) is less than 5%.	Pass	Pass
E- Combined cover of species indicative of sub-optimal condition 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 (as listed on Schedule 9 of WCA4) are present, this criterion is automatically failed.	Pass	Pass
F- There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. N.B. this criterion is essential for achieving Good condition for non-acid grassland types only.	Fail	Fail
Total Passes	3	4
Condition	Poor	Poor

Table 2: Condition Assessment for Low Distinctiveness Grassland.

Site Reference	Normandy Way
Condition Criteria	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.	Pass
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.	Fail
C- Some scattered scrub (including bramble <i>Rubus fruticosus agg.</i>) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass
D- Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Pass
E- Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Fail
F- Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass
G- There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Pass
Total passes	5
Condition	Moderate

Table 3: Condition Assessment for Urban.

Site Reference	Ashby Road	Ashby Road
Condition Criteria	Ruderal	Ruderal
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.	Fail	Fail
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.	Pass	Fail
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) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Pass	Pass
Total passes	2	1
Condition	Moderate	Poor

Table 4: Condition Assessment for Ponds.

Site Reference	Ashby Road
Condition Criteria	P1
A- The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Pass
B- There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Fail
C- Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Fail
D- The pond is not artificially connected to other waterbodies, e.g. agricultural ditches or artificial pipework.	Fail
E- Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Pass
F- There is an absence of listed non-native plant and animal species.	Pass
G- The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Pass
H- Non-woodland Ponds: Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3m deep.	Pass
I- Non-woodland Ponds: The pond surface is no more than 50% shaded by adjacent trees and scrub.	Pass
Woodland Pond?	No
Total passes	6
Condition	Moderate

Table 5: Condition Assessment for Ditches.

Site Reference	Ashby Road
Condition Criteria	D1
A- The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Fail
B- A range of emergent, submerged and floating leaved plants are present. As a guide >10 species of emergent, floating or submerged plants in a 20 m ditch length.	Fail
C- There is less than 10% cover of filamentous algae and or duckweed <i>Lemna</i> spp. (these are signs of eutrophication).	Pass
D- A fringe of marginal vegetation is present along more than 75% of the ditch.	Fail
E- Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Pass
F- Sufficient water levels are maintained: as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	Fail
G- Less than 10% of the ditch is heavily shaded.	Fail
H- There is an absence of non-native plant and animal species.	Pass
Total passes	3
Condition	Poor

Table 6: Condition Assessments for Hedgerows.

Site Ref.	Ref.	A1- Height >1.5m	A2- Width >1.5m	B1- Gap hedge base	B2- Gap hedge canopy	C1- Undisturbed ground	C2- Nutrient enriched veg	D1- Invasives	D2- Current damage	E1- Tree Class	E2- Tree health	Condition
Ashby Road	H1	Pass	Pass	Fail	Fail	Fail	Pass	Pass	Pass	N/A	N/A	Poor
Ashby Road	H2	Pass	Pass	Fail	Pass	Fail	Pass	Pass	Pass	N/A	N/A	Good
Ashby Road	H3	Pass	Pass	Fail	Fail	Fail	Pass	Pass	Fail	N/A	N/A	Poor
Ashby Road	H4	Pass	Pass	Fail	Pass	Fail	Pass	Pass	Pass	N/A	N/A	Good
Ashby Road	H5	Pass	Pass	Pass	Pass	Fail	Pass	Pass	Pass	N/A	N/A	Good
Ashby Road	H6	Pass	Pass	Fail	Pass	Fail	Pass	Pass	Pass	N/A	N/A	Good
Ashby Road	H7	Pass	Pass	Fail	Fail	Fail	Pass	Pass	Fail	N/A	N/A	Poor
Ashby Road	H8	Pass	Pass	Fail	Pass	Fail	Pass	Pass	Pass	N/A	N/A	Good
Ashby Road	H9	Fail	Pass	Pass	Fail	Fail	Pass	Pass	Fail	N/A	N/A	Moderate
Ashby Road	H10	Pass	Pass	Fail	Fail	Fail	Pass	Pass	Fail	N/A	N/A	Poor
Ashby Road	H11	Pass	Pass	Pass	Pass	Fail	Pass	Pass	Pass	Pass	Pass	Good

Site Ref.	Ref.	A1- Height >1.5m	A2- Width >1.5m	B1- Gap hedge base	B2- Gap hedge canopy	C1- Undisturbed ground	C2- Nutrient enriched veg	D1- Invasives	D2- Current damage	E1- Tree Class	E2- Tree health	Condition
Normandy Way	H12	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	N/A	N/A	Good
Normandy Way	H13	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	N/A	N/A	Good
Normandy Way	H14	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	N/A	N/A	Good
Normandy Way	H15	Pass	Pass	Pass	Pass	Pass	Pass	Fail	Pass	N/A	N/A	Good

Condition Criteria
A1 – Height – >1.5m average along length.
A2 – Width – >1.5m average along length.
B1 – Gap (hedge base) – Gap between ground and base of canopy >0.5m for >90% of length.
B2 – Gap (hedge canopy) – 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) and recently introduced species.
D2 – Current damage – >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.
E1 - Tree Class- There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), 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.

Table 7: Condition Assessment for Individual Trees.

Site Reference	Ashby Road	Ashby Road
Condition Criteria	31	32
A- The tree is a native species (or at least 70% within the block are native species).	Pass	Pass
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).	Pass	Pass
C- The tree is mature (or more than 50% within the block are mature).	Pass	Pass
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.	Pass	Pass
E- Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	Fail
F- More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Pass
Total passes	5	5
Condition	Good	Good

[illegible]