

BIODIVERSITY NET GAIN (BNG) ASSESSMENT

Mallory Park, Church Road, Kirkby Mallory, LE9 7QE



Report produced by:		Produced for:	
Eco-Check Consultancy Ltd, White House Cottage Knapton Green North Walsham Norfolk, NR28 0RU		Titan Properties Ltd	
Tel/ 01263 722199 -07914 130493		Richard Hilliar	
ecocheckconsultancy@gmail.com			
Author:	Date:	Reviewed by:	Date:
James Hodson	21/03/2026	Steve Holland	23/03/2026

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Biodiversity Net Gain Assessment- Mallory Park, Church Road, Kirkby Mallory, LE9 7QE

1. Introduction

1.1 Eco-Check were commissioned by Titan Properties Ltd to undertake an ecological survey in support of a planning application 25/00760/FUL for a building extension at Mallory Park Industrial Estate. An ecological survey was conducted on the 11th of October 2025 to assess the ecological value of the site and the likely presence/absence of any protected or priority species or habitats and provide recommendations for mitigation and/or further surveys where necessary. A planning application is submitted to Hinckley and Bosworth Borough Council for an extension to the existing industrial unit across an area of managed modified grassland.

1.2 Biodiversity Net Gain- Paragraph 170 of the National Planning Policy Framework (NPPF-2024) states that 'Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.' Furthermore, Hinckley & Bosworth Borough Councils Core Strategy requires developments to demonstrate that a biodiversity net gain can be achieved.

1.3 In order to demonstrate measurable biodiversity net gain, the statutory Defra Small Sites Metric (SSM) Calculation Tool V.1.2.3 has been used to calculate the biodiversity value of the Site for the pre-development or baseline value and the post development value. The statutory Biodiversity Defra Metric is considered to be the emerging national standard and therefore appropriate to apply for this proposed development. The small sites metric is applicable to sites under 1ha, for 1-9 dwellings or less than 1,000m² for commercial buildings. There is also no existing locally derived metric that can be applied.

1.4 Prior to survey a strip of modified grassland had been removed as part of facilitative clearance for the proposed building extension. The BNG guidance states that where habitat degradation of note has taken place prior to the application and survey a baseline of January 2020 must be used for establishing the baseline habitat areas and values. Historical imagery and photos have confirmed that the area that has been stripped to bare soil was entirely managed modified grassland habitat and so this has been used as the baseline habitat within the metric.

2. Site Description

2.1 The application site is situated within the Mallory Park industrial estate where there are a number of other industrial and commercial premises. There is a roadway serving all the building which runs between Stapleton Lane to the north and Church Road to the south.

2.2 The application site as shown as the red line boundary in Figure 2 and Appendix 1 comprises an area of asphalt and concrete sealed surfaces and an area of short managed amenity grassland. The site extends to approximately 6,265m² or 0.62ha. The proposed building extends to approximately 178m².

2.3 An ecological walkover survey was carried out on the 11th of October 2025 by James Hodson of Eco-Check Ltd, an experienced ecological consultant with a BSc (Hons) in Environmental Sciences and MSc in Environmental Impact Assessment and licensed to undertake bat surveys and to disturb bats under Natural England Level 2 Bat Survey License 2017-30927-CLS-CLS and great crested newts 2018-36283-CLS-CLS. The site was surveyed to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present. The weather was overcast, south-westerly 5mph and approximately 8°C during the survey.

2.4 A desk study was undertaken which confirmed no statutory designated wildlife sites within 500m of the site and no protected species have been recorded on site. There is an area of deciduous woodland 45m to the south-east of the site.

3. Baseline Conditions

3.1 A UK Habitats site survey was undertaken in order to complete the pre-development net gain calculation to establish the biodiversity value of the Site, quantified by the number of biodiversity units.

3.2 The site comprises predominantly previously developed land and sealed surfaces and modified grassland.

3.3 Modified Grassland (*UK Habitat Classification – Primary Habitat- g4*): The area of land cleared and bordering the proposed building consists of species poor modified grassland. The grassland is well maintained, and the sward height was consistent short at approximately 5cm and had a high proportion (approximately 80% or more) of Perennial Ryegrass (*Lolium perenne*), with infrequent couch grass (*Elymus repens*). Forbs were recorded to be similarly scattered and rarely occurring and included ground ivy (*Glechoma hederacea*), white clover (*Trifolium repens*), yarrow (*Achillea millefolium*), daisy (*Bellis perennis*), creeping thistle (*Cirsium arvense*), nettle (*Urtica dioica*), ribwort plantain (*Plantago lanceolata*), docks (*Rumex spp*) and doves foot cranesbill (*Geranium molle*).

3.4. *Developed land/sealed surface- (UK Classification u1b)*- The site is served by an asphalt roadway and with concrete aprons to the fronts and sides of other buildings within the site.

4. BNG Assessment

4.1 Baseline habitat survey information and the proposed site layout plan have been used to calculate the post-development scenario calculation. The calculator requires that habitat distinctiveness and condition are determined together with the area of habitat that will be affected (or the length of habitat when considering linear features such as hedgerows). There are no existing habitats on site requiring a habitat condition assessment as these are already factored into the small sites metric. For the purpose of the assessment a baseline of January 2020 has been used due to the clearance works that had been undertaken prior to survey.

4.2 Relevant policies and policy maps, particularly those concerning green infrastructure provision and habitat connectivity / wildlife corridors, that might affect the positioning and type of habitat created were also reviewed. Taken together, the above calculations will identify the net gain/loss in 'biodiversity unit' (BU) terms. Following the initial calculation, the proposed development is reviewed to help achieve further BU through habitat retention, creation and enhancement, both within and off-site (if appropriate). The outcome of the above process then determines whether the proposed development is likely to result in an overall BU loss or gain.

4.3 Drawings showing the existing site and proposed layout for the development are included at Appendix 1 and submitted as separate drawings and showing the existing and proposed habitats along with habitat maps by area and calculation using the statutory Biodiversity Defra Metric (supporting Excel worksheet provided).

5. Baseline -On-Site- Application Site Area- 6,265m²

- 6,063m² of developed land/sealed surfaces- u1b
- 202m² of modified grassland- g4

6. Habitat Creation/Enhancement-On Site

- 178m²- developed land/sealed surface (new building)-u1b
- 24m² of retained modified grassland- g4
- 7 small trees- <300mm DNH- 285m²

7. Habitat Creation/Enhancement

7.1 Tree Planting:

7 small trees will be planted along the edge of the access on the red line boundary and to the east of the proposed new building. These trees will mirror those on the north side of the roadway. It is proposed that the trees will be native and from a local nursery and to match those in the immediate area.

8. BNG Result

8.1 Metric inputs and outputs are shown on the following pages, and the full spreadsheet is submitted alongside the planning application in addition to the BNG baseline and post-development habitat maps.

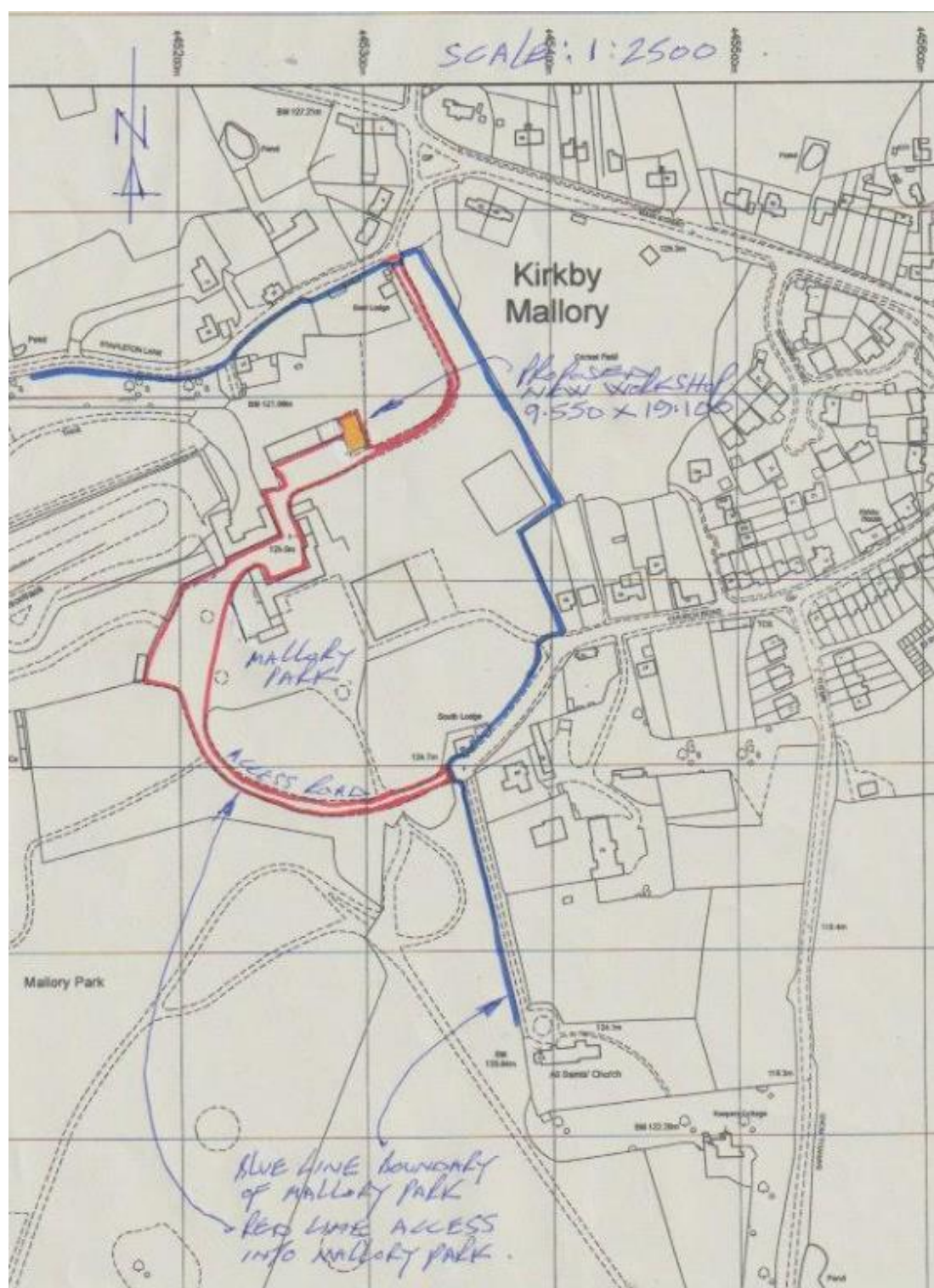
8.2 According to the Calculation Tool, a net gain will be achieved for habitat units as detailed below in Table 1.

Baseline Units	Post-Development Units	Change in Units	Habitat Units Gain %
Habitats- 0.08	0.09	+0.015	19%

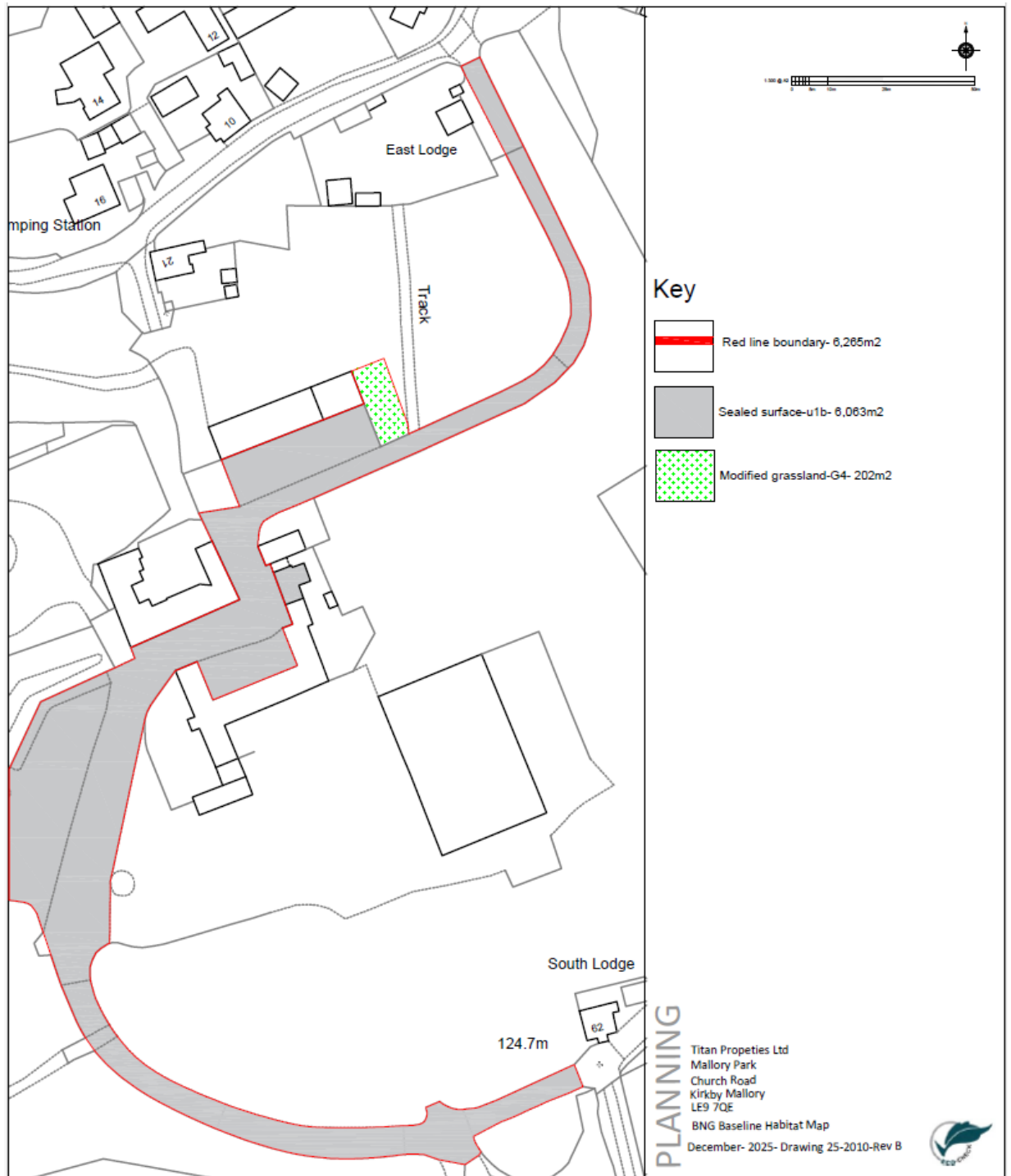
Table 1- Summary headline results of BNG calculations

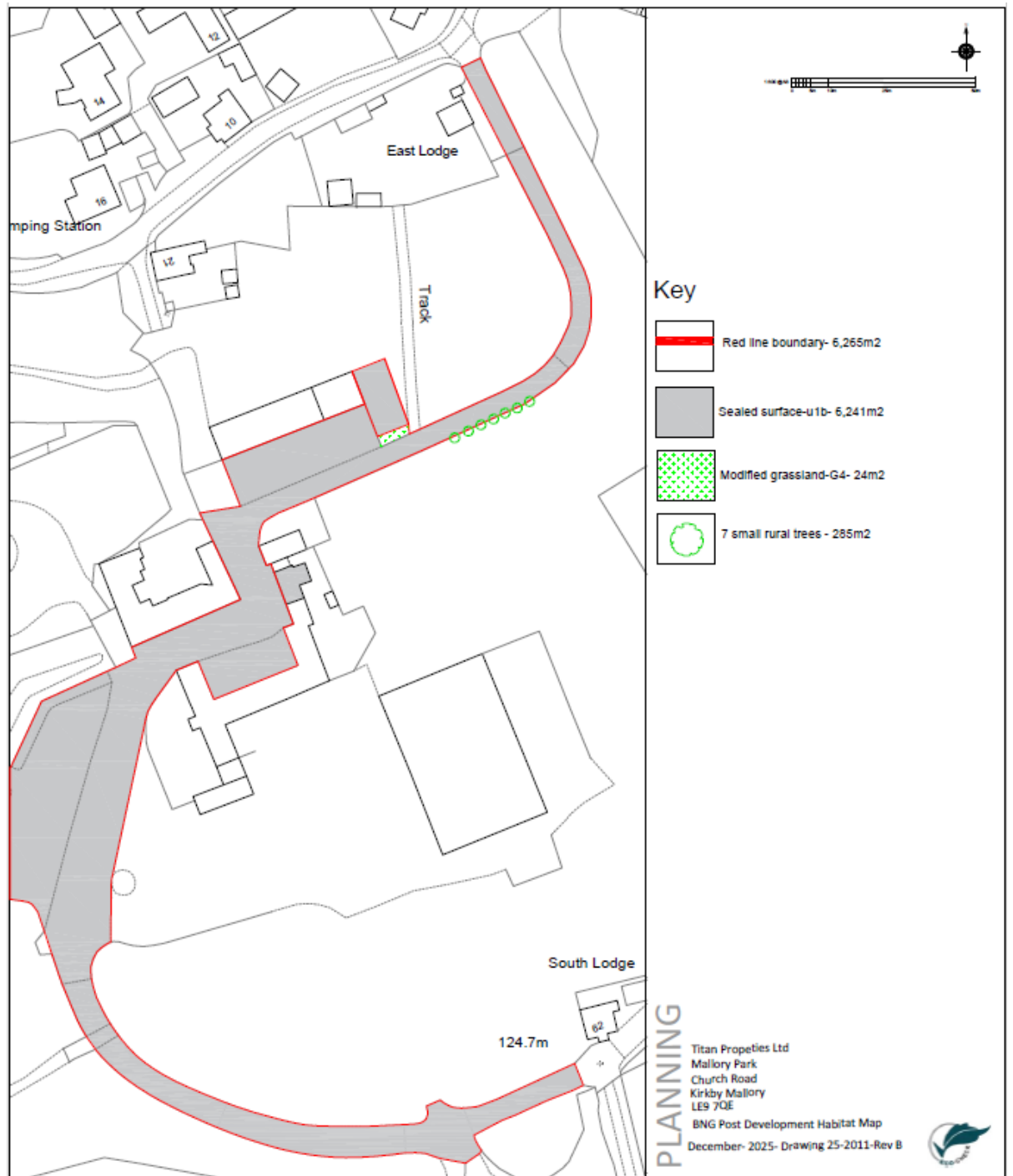
8.3 The scheme is therefore considered to be policy compliant with the BNG net gain target of 10% for habitats. In order to secure the required net gains a Biodiversity Net Gain Plan will be submitted by way of planning condition. None of the proposed habitat creation is considered to be significant and so not requiring a habitat management and monitoring plan.

APPENDIX 1



Site Location Plan and Application Boundary





APPENDIX 2- BNG Small Site Results Summary (See Excel Metric for full details)

Site Name		Mallory Park, Church Lane	
Sheet Name		Headline Results	
Headline Results			
Headline		BNG Targets Met ✓	
Trading Rules		Trading Rules Satisfied ✓	
Next steps		Check for input errors/rule breaks present in the metric ⚠	
Baseline Units	Area habitat units	0.0808	
	Hedgerow units	Zero Units Baseline	
	Watercourse units	Zero Units Baseline	
Post-development Units	Area habitat units	0.0967	
	Hedgerow units	0.0000	
	Watercourse units	0.0000	
Total net unit change	Area habitat units	0.0159	✓
	Hedgerow units	0.0000	
	Watercourse units	0.0000	
Total net % change	Area habitat units	19.66%	✓
	Hedgerow units	% target not appropriate	
	Watercourse units	% target not appropriate	
Area habitat units required to meet target		0.0000	
Hedgerow units required to meet target		0.0000	
Watercourse units required to meet target		0.0000	

Site Name	Mallory Park, Church Lane
Sheet Name	5. Area Habitats

Instructions:

1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced
4. Enter data on individual trees into 1d. Tree area calculator

All Key Rules Satisfied ✓

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)			Baseline results		
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units onsite	Area Lost	Units lost
1	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	6063.00	6063.00	0.00	0.00	0.00	0.000
2	Grassland	Modified grassland	Area/compensation not in local strategy/ no local strategy	202.00	24.00	0.00	0.08	178.00	0.071
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Formally identified in local strategy	0.00	0.00		0.0000	0.00	0.0000
Totals (area excl trees, green walls and structural green)				6265.00	6087.00	0.00	0.0808	178.00	0.0712
Error Check 1				Areas Acceptable ✓					
Error Check 2				Areas Acceptable ✓					
Error Check 3				Areas Acceptable ✓					

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite
			Acceptable condition options	C. Targeted condition			
1	Urban	Developed land; sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	178.00	0.0000
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	284.86	0.0871
Totals (area excl trees, green walls and structural green)						178.00	0.0871
Error Check 4				Areas Acceptable ✓			

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of new trees planted post development	Areas		
				Area pre development	Area retained	Area of new trees planted post development
Small - DBH ≤ 30cm			7	0	0	285
Medium - DBH > 30 to ≤ 60cm				0	0	0
Large - DBH > 60 to ≤ 90cm				0	0	0
Very Large - DBH > 90cm				0	0	0
Total	0	0	7	0	0	285

1e. Trading Summary

Broad Habitat Type - Medium Distinctiveness Habitats	Trading Rules Satisfied ✓
Medium and Low Distinctiveness Band	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Grassland	Low	0.0808	0.0096	-0.0712	-
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Lakes	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Urban	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Individual trees	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0871	0.0871	N/A

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness	0.0000	0.087	0.0871	Yes ✓
Low distinctiveness	0.0808	0.010	-0.0712	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units	0.0159			Yes ✓

