

FPCR | environment
& design



Biodiversity Net Gain Report

Client

Miller Homes Limited

Project

**Land Off Charity Close,
Desford**

Date

April 2026

CONTENTS

1.0	INTRODUCTION	1
2.0	METHODOLOGY	4
3.0	BASELINE CONDITIONS	6
4.0	PROPOSED DESIGN	10
5.0	BIODIVERSITY NET GAIN (BNG) METRIC SUMMARY	15

TABLES

Table 1: Baseline Broad Habitats

Table 2: Baseline Hedgerow Summary

Table 3: Proposed Broad Habitats

Table 4: Net Change

FIGURES

Figure 1: Baseline Habitats

Figure 2: Baseline Habitat Distinctiveness and Condition

Figure 3: Habitat Retention

Figure 4: Proposed Habitats

Figure 5: Proposed Habitat Condition and Distinctiveness

APPENDICES

Appendix A: Condition Assessments

Appendix B: Statutory Biodiversity Metric

Rev	Issue Status	Prepared/Date	Approved/Date
	FINAL	BPA / RAM 18.11.25	BJC / 28.11.25
A	-	BPA / 08.04.26	JDH / 09.04.26

1.0 INTRODUCTION

- 1.1 This report has been produced by FPCR Environment and Design Ltd on behalf of Miller Homes Limited to complete a Biodiversity Net Gain Assessment, for a site located off Leicester Lane, Desford. This included a review of existing information regarding the site and assessment of the current proposals.
- 1.2 A review of Biodiversity Net Gain has also been undertaken by means of a baseline value calculation, based on the ecological characteristics of the site at the time of the walkover survey and reference to relevant local ecological policy, and an assessment of the proposed landscape scheme for the Site as provided in 12485-FPCR-XX-XX-DR-L-0001-P03-Landscape Strategy Plan.

Site Context

- 1.3 The site is located to the northeast of Desford, Leicestershire. The site is approximately 3.9ha in size, comprising a single arable field compartment with associated boundary hedgerows. Three individual broadleaved trees were also present at the site boundary along with two small areas of lowland mixed deciduous woodland.
- 1.4 Linear features included five on-site hedgerows and a line of trees, predominantly associated with the margins of the arable field.

Development Proposals

- 1.5 Proposals are for the full planning application for residential development of up to 85 dwellings with associated vehicular access, footpaths, public open space, landscaping, and drainage infrastructure including pumpstation.

Aims and Objectives

- 1.6 The aim of this report is to provide a biodiversity impact assessment of the development proposals to support a full planning application.

Legislative & Policy Context

National Planning Policy Framework

- 1.7 The revised NPPF (2024) seeks to ensure that the planning system contributes to and enhances the natural and local environment, protects and enhances biodiversity and geodiversity by:
- “187. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- 193 d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

The Environment Act

- 1.8 From 12th February 2024, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.9 Part 6 of the Environment Act 2021 is entitled 'Nature and Biodiversity'. Within this part is section 98, entitled 'Biodiversity gain as condition of planning permission'. It says that 'Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England'. Part 1 of Schedule 14 contains the requirement for biodiversity net gain, including the requirement for 10%.

Local Policy

- 1.10 The Site lies within Hinkley and Bosworth Borough Council and is covered by the Hinkley and Bosworth Local Plan 2020-2039¹.
- 1.11 Policy NAT08 Enhancing Biodiversity and Habitat Connectivity:

"Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management and how the scheme is pollinator friendly.

All development should provide a measurable 10% net gain in biodiversity on site in the first instance, through biodiversity enhancement off-site, or through off setting where appropriate. All proposals should be supported by evidence to demonstrate a biodiversity net gain using the recognised biodiversity accounting metric and provide details of the long-term maintenance and management of the net gain.

Major developments in particular must include measures to deliver biodiversity gains through opportunities to:

- a) Restore and enhance existing features on site;*
- b) Create additional habitats and ecological networks; and*
- c) The linking of existing habitats to create links between ecological networks and where possible, with adjoining features.*

Biodiversity net gain should be additional to any habitat creation required to mitigate or compensate for impacts on protected local/national BAP priority species. Net Gain can be delivered where there are no losses through development.

Proposals where the primary objective is to conserve or enhance biodiversity or geological interest will be permitted where they comply with other relevant policies in the Plan.

The retention and enhancement of linear features which enables strong connectivity of biodiversity as part of an integrated habitat network will be supported; this includes networks of hedgerows and ditches; enhanced habitats along the River Sence and Ashby Canal; roadside verges; and (cumulatively) private gardens, disused railway lines or other linear landscape features.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of

¹ Hinkley and Bosworth Borough Council (2022) HBBC Local Plan

such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of the hierarchy of international, national and locally designated sites identified in Policy NAT07 is secured.

- 1.12 *If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused."*

Biodiversity Net Gain Hierarchy

- 1.13 The statutory framework allows for the 10% biodiversity gain to be delivered through onsite biodiversity gains, registered offsite 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:
- First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
 - Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
 - Then, for all onsite habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - i. Prioritising the enhancement of existing habitats, then
 - ii. Creation of onsite habitats.
 - iii. Allocation of registered offsite unit gains, then
 - iv. Purchase of biodiversity credits.
- 1.14 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 in paragraph 193(a) of the National Planning Policy Framework (2024).

2.0 METHODOLOGY

Baseline Habitat Assessment

- 2.1 A field survey was completed on the 9th April 2024 by a suitably experienced ecologist from FPCR. Survey methods followed UKHab 2.0 classification as recommended by Natural England and the Chartered Institute of Ecology and Environmental Management and comprised a systematic walkover of the site to classify the broad habitat types and identify any Habitats of Principal Importance (HPI) for the conservation of biodiversity as listed within Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act (2006). The results of this work are detailed in the Ecological Appraisal. Condition assessments for each habitat followed the stated criteria within the SBM guidance.

Proposed Value

- 2.2 The post-development on-site proposed biodiversity value has been estimated using the information provided in the 12485-FPCR-XX-XX-DR-L-0001-P03-Landscape Strategy Plan.
- 2.3 Calculations make use of the Biodiversity Metric Tool provided by DEFRA (detailed below) and all measurements are taken from georeferenced GIS mapping for assessment of existing on-site habitats.

The Statutory Biodiversity Metric

- 2.4 DEFRA's published biodiversity net gain metric 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 flat "habitats" and linear features "hedgerows" separately, and is based on pre-determined values, along with published written guidance, set by a Natural England-led team of experts. The latest version of this metric was published in July 2025.
- 2.5 To facilitate this, the site has been mapped and digitised using the Biodiversity Metric QGIS Template, with the existing habitats identified and areas automatically generated. In accordance with the Metric User Guide, habitats have been defined under UK Habitat Classification. The landscaping proposals for the site were then uploaded into the QGIS template, and the proposed habitats mapped and digitised to generate areas for each of the habitats proposed for creation.
- 2.6 These pre- and post-development habitat areas were then inputted into the Metric Calculation tool. Pre-development habitats were grouped into their habitat type and condition based on the results of the UKHab and condition assessment surveys, while post-developments were classified into their UKHab type as identified through the classification of proposed habitats within landscaping plans into appropriate UKHab types and their target condition scores. The metric then provides a habitat distinctiveness score for each of the baseline and proposed habitats which are pre-assigned scores based on the habitat type.
- 2.7 The strategic significance of the habitats was also assessed for both the pre- and post-development habitats based on the location of the site, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.

2.8 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:

- Difficult 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.
- 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 offsite offsetting solutions.

2.9 Full details of the calculation methodology used is provided in The Statutory Biodiversity Metric User Guide.

Limitations

2.10 The UKHab habitat map has been produced from detailed field notes and informed by aerial imagery and OS mapping. The accuracy of this figure is ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.

3.0 BASELINE CONDITIONS

Desktop Study

Habitat Degradation

- 3.1 There is no evidence to suggest unauthorised degradation of the site has occurred since January 2020, thus the biodiversity pre-development value of the site is taken as that attributed to the habitats as when surveyed in April 2024.

Strategic Significance

- 3.2 The Hinckley & Bosworth Borough Council falls within the Local Nature Recovery Strategy for Leicestershire, Leicester, and Rutland² which was consulted to determine the strategic significance of on-site habitats.
- 3.3 None of the proposed habitats were included in the Local Nature Recovery Strategy and were therefore assigned as being of low strategic significance.

Biodiversity Units

Habitats

Irreplaceable Habitats

- 3.4 No irreplaceable habitats are present on the site.

On-site Habitats

- 3.5 The site is located to the northeast of Desford, Leicestershire. It is approximately 3.9ha in size, comprising a single arable field compartment with associated boundary hedgerows. Three individual broadleaved trees and two small areas of lowland mixed deciduous woodland were present along the boundary of the arable field. At the site entrance is a small area of modified grassland and hardstanding associated with the built linear feature and access road, Charity Close. To the south of the site two bunds colonised by tall forbs and a line of small ash *Fraxinus excelsior* trees were present.
- 3.6 One line of trees and five hedgerows (H1-H6) were present along the boundary of the site.
- 3.7 Figure 1 illustrates the baseline habitats recorded during the survey. Baseline habitat distinctiveness and condition are shown on Figure 2 and are detailed in Table 1 below. Baseline habitat and hedgerow condition assessments are detailed in Appendix A.
- 3.8 The hedgerows on-site displayed evidence of regular management and generally supported a good diversity of native species. The hedgerow type and associated details plus the biodiversity units for each hedgerow on site have been calculated and are presented in Table 1 below. Hedgerow references are indicated on Figure 1.

² Leicestershire, Leicester and Rutland (2025) Local Nature Recovery Strategy

Table 1: Baseline Broad Habitats

Habitat Type	Description	Habitat Distinctiveness	Habitat Condition	Strategic Significance
Lowland Mixed Deciduous Woodland	To the east of the site the boundary hedgerow (H2) widens into a section of lowland mixed deciduous woodland approximately 10m wide, of which a small portion falls within the site boundary. The woodland was dominated by ash <i>Fraxinus excelsior</i> and elm <i>Ulmus procera</i> standards and featured an understorey approximately 4m high, with scrubby species up to 2m. The ground flora was dominated by ivy <i>Hedera helix</i> with occasional lords and ladies <i>Arum maculatum</i>. To the south of the site a small strip of woodland up to 10m wide, situated within a depression in the field margin, was dominated by ash and elm with an understory of hawthorn <i>Crataegus monogyna</i> and elder <i>Sambucus nigra</i>. The ground flora was dominated by ivy with occasional nettles <i>Urtica dioica</i> and cleavers <i>Gallium aparine</i>. One large, mature ash tree (T2) was present within the block.	High	Moderate	Low
Tall Forbs	A 2m high, vegetated mound comprising common nettle with sparsely planted cherry laurel <i>Prunus laurocerasus</i> , suspected to be historic failed hedge planting, was present along the southern boundary. The lower half of the mound was dominated by Yorkshire fog <i>Holcus lanatus</i> .	Low	Moderate	Low

Habitat Type	Description	Habitat Distinctiveness	Habitat Condition	Strategic Significance
Rural trees	T1 – A medium sized, dead Apple tree situated at the entrance into the neighbouring field to the southeast of site.	Medium	Good	Low
Modified Grassland	Three small sections of mown modified grassland associated with the neighbouring development were present along the western boundary of the site. In the southern grassland five light standards of broadleaved trees were present. The sward was dominated by perennial rye grass <i>Lolium perenne</i> which was mown to a height of approximately 5cm.	Low	Poor	Low
Cereal Crops	The site was dominated by arable land sown with a perennial rye-grass ley consisting of 60-70% bare ground. At the time of survey, the ground was very wet. Arable margins were approximately 1-1.5m wide and composition consisted primarily of common species indicative of nutrient rich ground such as common nettle, cleavers <i>Galium aparine</i> and broadleaved dock <i>Rumex obtusifolius</i> alongside species associated with hedgerows such as ivy and hogweed <i>Heracleum sphondylium</i> .	Low	N/A	Low
Built Linear Features	Existing road infrastructure is present to the south of the site.	V.Low	N/A	Low

Table 2: Baseline Hedgerow Summary

Hedgerow Ref.	Type	Distinctiveness	Condition	Strategic Significance
H1	Line of Trees	Low	Moderate	Low
H2	Species-rich Native Hedgerow with trees	Medium	Good	Low
H3	Native Hedgerow	Low	Good	Low
H4	Native Hedgerow	Low	Good	Low
H5	Native Hedgerow	Low	Good	Low
H6	Native Hedgerow	Low	Good	Low

4.0 PROPOSED DESIGN

- 4.1 Habitat proposals have been informed by the Landscape Strategy Plan for the site 12485-FPCR-XX-XX-DR-L-0001-P03. Proposals aim to create habitats appropriate to the local area, with conditions targeted to be realistically achievable.

Retained Habitats

- 4.2 The majority of area habitats on site will be lost to facilitate the proposals, with the exception of the small section of lowland mixed deciduous woodland present in the east of the site. Boundary hedgerows and trees are set to be retained, as illustrated in Figure 3 with the exception of a section of H6 which is to be removed to facilitate the creation of a footpath along the west of the site and a small section of H1 which is to be removed for the access road.

Habitat Creation

- 4.3 Post-development habitats are shown in Figure 4. Proposed habitat distinctiveness and condition are shown in Figure 5.
- 4.4 Green Infrastructure (GI) proposals include the creation of areas of other neutral grassland, mixed scrub planting, native tree planting and the creation of a SuDs attenuation basin. New native species-rich hedgerows will be created around the boundary of the residential areas.

Biodiversity Units

- 4.5 The biodiversity units for each habitat on the site have been calculated and are present in metric. The headline of the management recommendations that will be employed to achieve the target conditions for each habitat type is outlined below. Full details will be provided in the HMMP created post consent if requested.

Table 3: Proposed Broad Habitats

Habitat Type	Condition/Description	Habitat Distinctiveness	Habitat Condition	Strategic Significance
Modified grassland	The modified grassland areas will be primarily situated beside roads and residential areas and thus heavily disturbed. Targeting moderate condition requires minimal management though the below prescriptions are recommended to ensure establishment of the right habitats in these areas: • Criterion A: Using a native species rich seed mix containing at least 6-8 vascular plant species to achieve a diverse sward. Reseeding may be needed in the second year if insufficient species have established. • Criteria C, F and G: Regular management to prevent scrub/bracken/non-native invasive encroachment. Re-seed any areas of failed establishment.	Low	Moderate	Low
Modified grassland	The modified grassland areas will be primarily situated beside roads and residential areas and thus heavily disturbed. Targeting poor condition requires minimal management though the below prescriptions are recommended to ensure establishment of the right habitats in these areas: • Criteria C, F and G: Regular management to prevent scrub/bracken/non-native invasive encroachment. Reseeding may be needed in the second year if insufficient species have established. • Re-seed any areas of failed establishment.	Low	Poor	Low
Other neutral grassland	Management will focus on maximizing biodiversity to create a diverse sward by employing the following management measures: • Criterion A: Using a native species rich seed mix containing a wide variety of vascular plant species to achieve a diverse sward. Reseeding may be needed in the second year if insufficient species have established. • Criterion B: Management will create a varied sward height (at least 20% of the sward below 7cm and at least 20% of the sward higher than 7cm) • Criterion C (bare ground between 1-5%) will not be targeted	Medium	Moderate	Low

	• Criterion D: Monitoring and management will ensure bracken and scrub is not allowed to cover greater than 20% for bracken or 5% for scrub. These will be managed through mechanical means or with a suitable herbicide if required. • Criterion E: The site will be monitored for the establishment of non-native invasive species, and these will be removed where they have established. Pernicious weed will be spot treated as required to prevent their widespread establishment. These will be managed through mechanical means or with a suitable herbicide if required. Criterion F (10 or more species per M²) – this has not been targeted for precautionary reasons but will be the ambition.			
Other neutral grassland	Management will focus on maximizing biodiversity to create a diverse sward by employing the following management measures: • Criterion B: Management will create a varied sward height (at least 20% of the sward below 7cm and at least 20% of the sward higher than 7cm) • Criterion C (bare ground between 1-5%) will not be targeted • Criterion D: Monitoring and management will ensure bracken and scrub is not allowed to cover greater than 20% for bracken or 5% for scrub. These will be managed through mechanical means or with a suitable herbicide if required. • Criterion E: The site will be monitored for the establishment of non-native invasive species, and these will be removed where they have established. Pernicious weed will be spot treated as required to prevent their widespread establishment. These will be managed through mechanical means or with a suitable herbicide if required. • Criterion F (10 or more species per M²) – this has not been targeted for precautionary reasons but will be the ambition.	Medium	Poor	Low
Mixed scrub	Areas of native scrub planting will be incorporated into the green infrastructure. Scrub areas are targeting poor condition and will be managed to achieve this through the following measures: • Criterion A: Planting will ensure a diversity of at five native species within each block of scrub with no one species comprising more than 75% cover in any block.	Medium	Moderate	Low

	• Criterion B: Replacement planting of failed specimens during the establishment period; and • Criterion B: Additional planting after 10 years where natural regeneration has not been successful • Criterion C: Any invasive non-native species are to be removed, if present. • Criterion D: Establishment of a transitional edge between the scrub and adjacent grassland habitat • Criterion E: Presence of glades and rides will not be targeted.			
Mixed scrub	Areas of native scrub planting will be incorporated into the green infrastructure. Scrub areas are targeting poor condition and will be managed to achieve this through the following measures: • Criterion A: Planting will ensure a diversity of at five native species within each block of scrub with no one species comprising more than 75% cover in any block. • Criterion B: Replacement planting of failed specimens during the establishment period; and • Criterion B: Additional planting after 10 years where natural regeneration has not been successful, • Criterion C: Any invasive non-native species are to be removed, if present. • Criterion D/E: (transitional edge between the scrub and adjacent grassland habitat and presence of glades and rides) will not be targeted due to the size of the habitat and surrounding habitats	Medium	Poor	Low

Sustainable Drainage System	In order to achieve the targeted condition of moderate, it is recommended the following management prescriptions are implemented: • Criterion B: The habitat parcel will contain different plant species that are beneficial for wildlife, such as flowering species that provide nectar sources for a range of invertebrates at different times of the year • Criterion C: Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native cover will be removed. • Criterion E1: Plant species will be mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. • Criterion E2: The vegetation will be comprised of plant species suited to wetland or riparian situations.	Low	Moderate	Low
Urban tree	25 small native trees (Criterion A), as per the following: • Criterion D: Sympathetic management to promote tree health and retain full canopy. • Criterion F: Underplanted with grass or vegetation. • Replacement planting of failed specimens	Medium	Moderate	Low
Vegetated garden	N/A	Low	Condition Assessment N/A	Low
Built linear features	N/A	V.Low	N/A - Other	Low
Developed land; sealed surface	N/A	V.Low	N/A - Other	Low

Hedgerows

- 4.6 Six lengths of species-rich native hedgerow are to be planted on-site.
- 4.7 All new hedgerow management will target moderate condition. To achieve this management should include the following measures:
- Criterion A1 + A2: Hedgerows will be managed to encourage tall, wide, and bushy features with only one side of hedgerows cut each year once hedgerow has reached a height of 2m. In the instance of boundary hedgerows, a longer cutting rotation should be considered to further benefit wildlife.
 - Criterion B2: Failed specimens will be replaced during establishment on a like-for-like basis.
 - Criterion C1: A minimum of 1m adjacent to the hedgerows will be managed as 'undisturbed' ground where possible. Management of grasslands within these areas adjacent to hedgerows will be in line with the management of meadow grasslands.
 - Criterion C2: Fertiliser use will be prohibited within grasslands in the site boundary that are adjacent to hedgerows to reduce nutrient enrichment
 - Criterion D1: Any invasive and non-native species will be removed if present.

5.0 BIODIVERSITY NET GAIN (BNG) METRIC SUMMARY

- 5.1 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 Statutory Biodiversity Metric assessment completed for the proposals.

Table 4: Net Change

Baseline	Habitat Units	8.93
	Hedgerow Units	4.41
Post-Intervention	Habitat Units	7.98
	Hedgerow Units	5.81
Total Net Unit Change	Habitat Units	-0.94
	Hedgerow Units	+1.41
Total Net Percentage Change	Habitat	-10.58%
	Hedgerow	+31.92%

- 5.2 As shown in Table 4, the assessment has demonstrated proposals will deliver a net loss of -0.94 biodiversity units (-10.58%) within the area-based habitat category assessments and a net gain of +1.41 units (+31.92%) in the hedgerow category, under current proposals.
- 5.3 No very high distinctiveness habitats were present on site, and which will be lost, therefore, like-for-like or bespoke compensation will not be required.
- 5.4 Lowland mixed deciduous woodland, a high distinctiveness habitat, is to be retained in its entirety, therefore, like-for-like or bespoke compensation will not be required.
- 5.5 The trading rules for medium distinctiveness habitats have been satisfied under the current proposals.
- 5.6 The trading rules for low distinctiveness habitats, temporary grass and clover leys and tall forbs, have not been satisfied under current proposals. Losses of low distinctiveness habitats

can be compensated for by the creation of any habitat type of the same distinctiveness or above in order to deliver an overall gain in biodiversity units.

- 5.7 Hedgerow loss has been minimised as far as possible in line with the mitigation hierarchy. The current proposal results in a net gain which satisfies the legal requirement for a 10% net gain.
- 5.8 The trading rules for hedgerows are satisfied under current proposals.
- 5.9 To ensure that the proposals will lead to an overall net gain, development will seek to deliver an additional 1.84 habitat units through offsite compensation.
- 5.10 Further details will be submitted in a biodiversity gain plan following the granting of planning permission. This will demonstrate a 10% biodiversity net gain will be achieved, including evidence of how any off-site units have been obtained. If required a Habitat Management and Monitoring Plan (HMMP) will also be submitted alongside the biodiversity gain plan detailing the management and monitoring practices that will be employed to deliver any significant onsite enhancements.

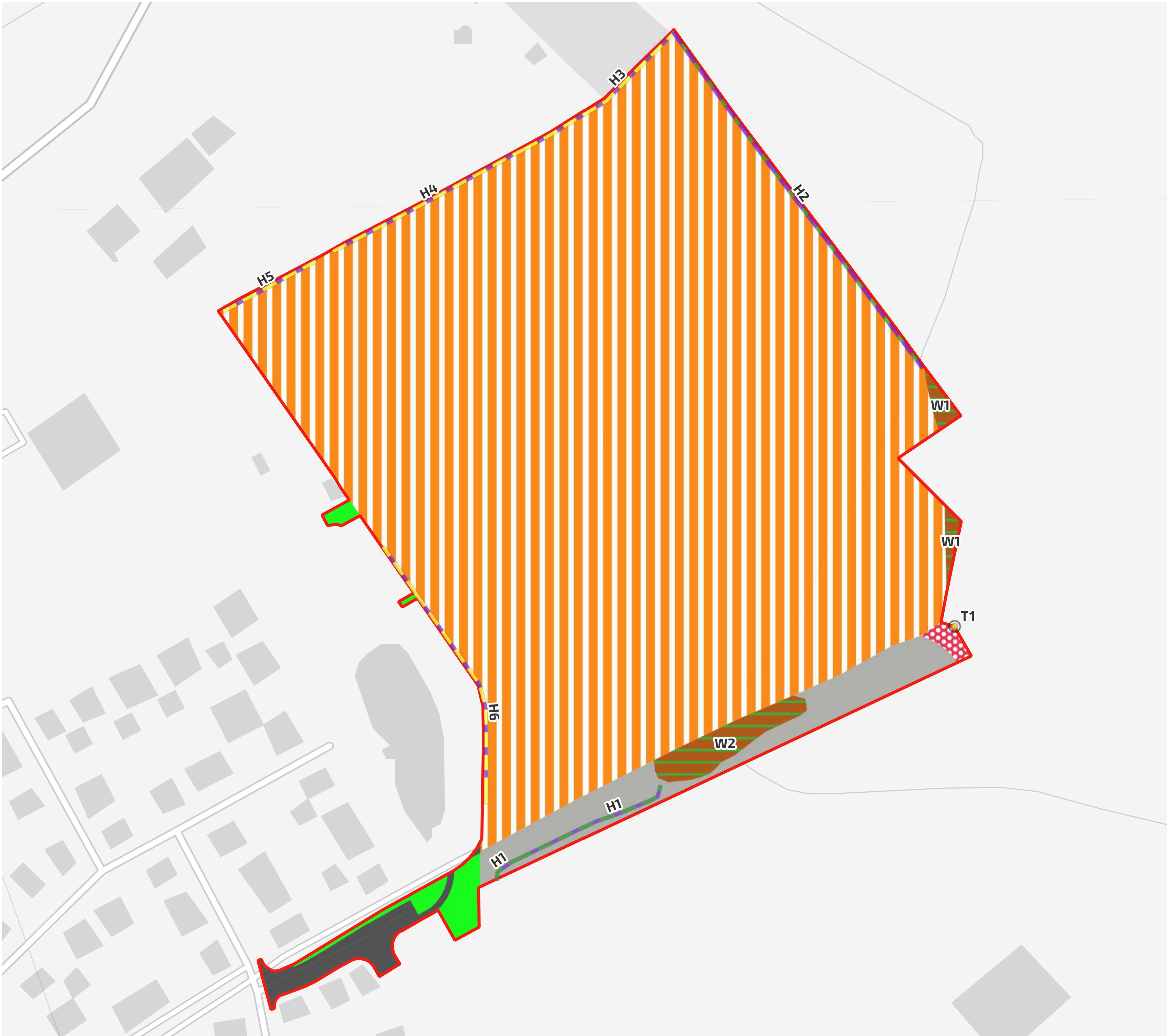
APPENDIX A: CONDITION ASSESSMENTS

Ref	Habitat	Condition Assessment Criteria													Condition
		A	B	C	D	E	F	G	H	I	J	K	L	M	
Area Habitats															
-	Modified Grassland	F	F	P	P	F	P	P							Poor
-	Tall Forbs	F	P	P											Moderate
Trees															
T1	Individual Tree	P	P	P	F	P	P								Good
H1	Line of Trees	P	F	F	F	P									Poor
P = Pass															
F = Fail															

Ref	Habitat	Condition Assessment Criteria													Condition
		1	2	3	4	5	6	7	8	9	10	11	12	13	
Woodland															
W1	Lowland Mixed Deciduous	3	3	3	2	3	1	2	3	1	2	1	2	1	Moderate (27)
W2	Lowland Mixed Deciduous	2	3	3	2	3	1	2	2	1	2	1	3	1	Moderate (26)
Woodland condition assessments: 1 = 1 point, 2 = 2 points, 3 = 3 points Poor = <26 (13 to 25) Moderate = 26 to 32 Good = >32 (33-39)															

Ref	Hedgerow Type	Condition Assessment Criteria										Condition
		A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	
H2	Species rich native hedgerow with trees	P	P	P	P	P	F	P	P	F	P	Good
H3	Native Hedgerow	P	P	P	P	P	F	P	P			Good
H4	Native Hedgerow	P	P	P	P	P	F	P	P			Good
H5	Native Hedgerow	P	P	P	P	P	F	P	P			Good

H6	Native Hedgerow	P	P	P	P	P	F	P	P			Good
P = Pass F = Fail												



N

0

25

50 m

Red Line Boundary

Baseline Habitats

Artificial unvegetated, unsealed surface

Built linear features

Lowland mixed deciduous woodland

Modified grassland

Temporary grass and clover leys

Tall forbs

Baseline Hedgerow

Line of trees

Native hedgerow

Species-rich native hedgerow with trees

Baseline Individual Trees

Existing medium rural tree

date

08/04/26

drwn/chkd

BPA / JDH

client

Miller Homes Limited

project

Land Off Charity Close,
Desford

title

BASELINE HABITAT PLAN

scale

1:1,250 @ A3

number

FIGURE 1

rev

-

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd
Ordnance Survey material – Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)
UKHab Materials: © UKHAB LTD. No onward licence implied or provided. All rights reserved <https://ukhab.org/commercial-eula/>

L:\12400\12485\ECO\QGIS\QGIS 2.14\Plans\BNG\Biodiversity Metric 4.1 - March26\Net Gain Habitat Mapping.qgs
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

FPCR | environment & design



N

0

25

50 m

Red Line Boundary

Baseline Habitat Condition

Moderate

Poor

N/A - Other

Condition Assessment N/A

Baseline Habitat Distinctiveness

High

Low

V.Low

Baseline Hedgerow Condition

Good

Moderate

Baseline Hedgerow Distinctiveness

High

Low

Baseline Individual Tree Condition

Moderate

Baseline Individual Tree Distinctiveness

Medium

date

08/04/26

drwn/chkd

BPA / JDH

client

Miller Homes Limited

project

Land Off Charity Close,
Desford

title

BASELINE HABITAT CONDITION
AND DISTINCTIVENESS PLAN

scale

1:1,250 @ A3

number

FIGURE 2

rev

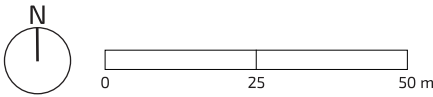
-

FPCR

environment
& design

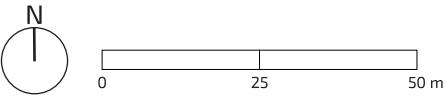
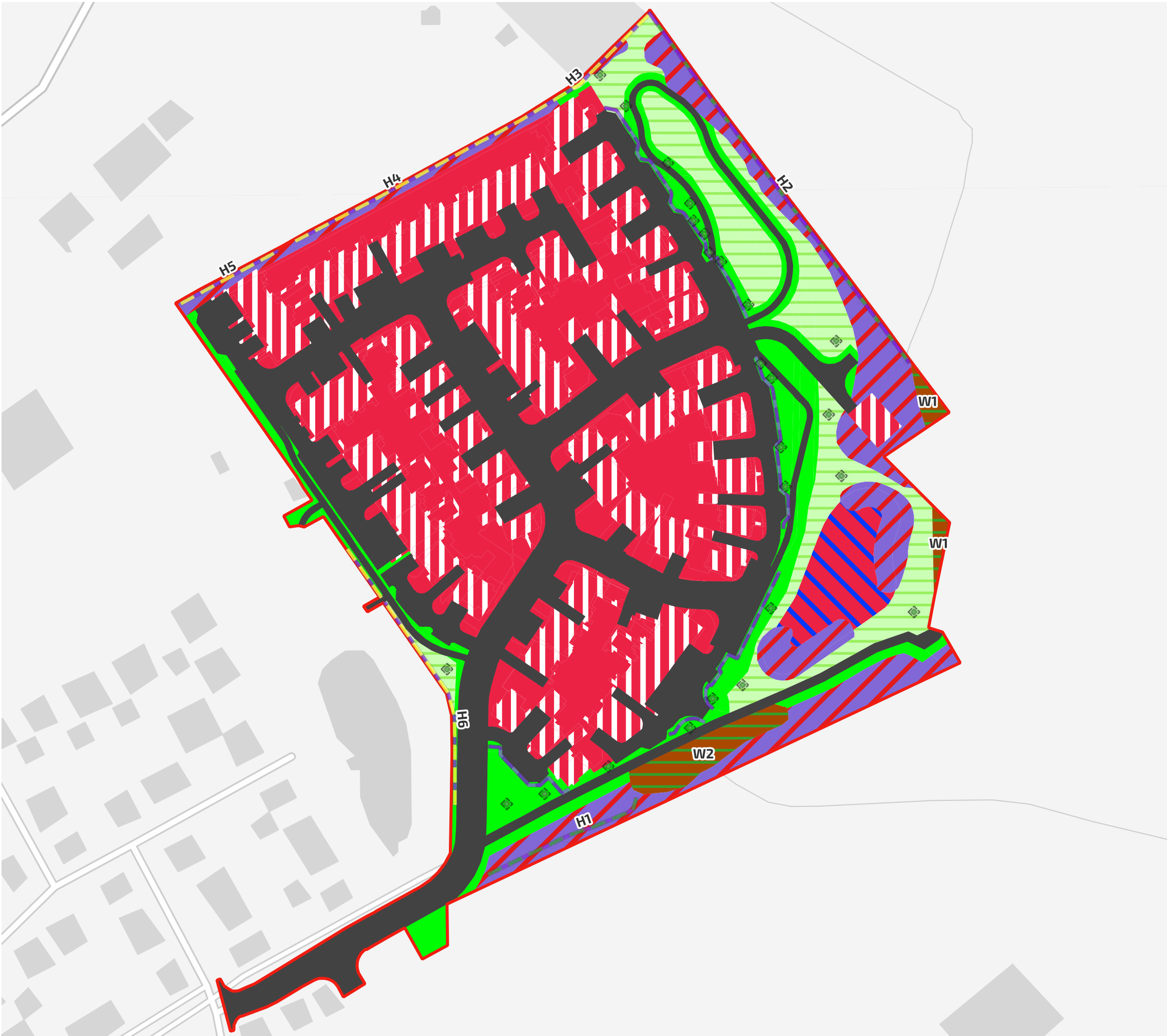
This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\12400\12485\ECO\QGIS\QGIS 2.14\Plans\BNG\Biodiversity Metric 4.1 - March26\Net Gain Habitat Mapping.qgs
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk



- Red Line Boundary
- Habitats
 - Retained
 - Lost
- Hedgerows
 - Retained
 - Lost
- Individual Trees
 - Proposed Lost

date	08/04/26	drwn/chkd	BPA / JDH
client	Miller Homes Limited		
project	Land Off Charity Close, Desford		
title	HABITAT RETENTION PLAN	scale	1:1,250 @ A3
number	FIGURE 3	rev	-



- Red Line Boundary
- Proposed Habitats
 - Built linear features
 - Developed land; sealed surface
 - Lowland mixed deciduous woodland
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Sustainable drainage system
 - Vegetated garden
- Proposed Hedgerows
 - Line of trees
 - Native hedgerow
 - Species-rich native hedgerow
 - Species-rich native hedgerow with trees
- Proposed Individual Trees
 - Proposed small urban tree

date	13/04/26	drwn/chkd	BPA / JDH
client	Miller Homes Limited		
project	Land Off Charity Close, Desford		
title	PROPOSED HABITAT PLAN	scale	1:1,200 @ A3
number	FIGURE 4	rev	-



N

0

25

50 m

Red Line Boundary

Proposed Habitat Condition

Moderate

Poor

N/A - Other

Condition Assessment N/A

Proposed Habitat Distinctiveness

High

Medium

Low

V.Low

Proposed Hedgerow Condition

Good

Moderate

Proposed Hedgerow Distinctiveness

High

Medium

Low

Proposed Individual Tree Condition

Moderate

Proposed Individual Tree Distinctiveness

Medium

date

08/04/26

drwn/chkd

BPA / JDH

client

Miller Homes Limited

project

Land Off Charity Close,
Desford

title

PROPOSED HABITAT CONDITION
AND DISTINCTIVENESS PLAN

scale

1:1,250 @ A3

number

FIGURE 5

rev

-

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

L:\12400\12485\ECO\QGIS\QGIS 2.14\Plans\BNG\Biodiversity Metric 4.1 - March26\Net Gain Habitat Mapping.qgs
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

FPCR | environment & design

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.