STATUTORY BIODIVERSITY NET GAIN ASSESSMENT

Prepared for Mr Chris Crumbie

75a Newbold Rd, Barlestone, Leicestershire, CV13 0DT

DECEMBER 2025

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Report to:	Mr Chris Crumbie
Report Title:	Statutory Biodiversity Net Gain Assessment
Survey Site/Job:	75a Newbold Rd, Barlestone, Leicestershire, CV13 0DT
OS Grid Reference:	SK 43457 05397
Survey Date(s):	02/12/2025
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Report date:	11/12/2025
Revisions:	
Architect/Agent:	Liam O'Halloran
Planning Reference:	
Final review:	J. Partridge
Final issue date:	11/12/2025

CONTENTS

1 SUMMARY

This report has been prepared by Pear Tree Ecology on behalf of Mr Crumbie. It provides the results of a Statutory Biodiversity Net Gain Assessment undertaken at the property of 75a Newbold Road, Barlestone, Leicestershire (approx. Ordnance Survey Grid Reference SK 43457 05397).

The site occupies an area of approximately 0.19 hectares and consists of a fire damaged bungalow with attached garage, tarmacked driveway and parking area, lawns, areas of shrubs, two static caravans, shed, paved areas, boundary hedgerow and trees.

The proposals are to demolish the buildings and remove the static caravans, and replace them with four detached properties, one detached garage, parking, driveway, gardens and communal landscaping.

The baseline ecological unit value for the site as existing totals 4.27 habitat units. The proposed site totals 3.31 habitat units. Thus, the proposed development of the site achieves a decrease of 0.96 habitat units, a net change of -22.42%. The baseline hedgerow units total 0.05. The proposed site totals 0.08 hedgerow units achieving an increase of 0.04 hedgerow units, a net change of 81.02%. A screenshot of the metric headline results can be found in the Appendix A (Figure 4).

Habitat Biodiversity Net Gain targets have not been met. Trading rules have not been satisfied.

2 INTRODUCTION

This report has been prepared by Pear Tree Ecology on behalf of Mr Crumbie. It provides the results of a Statutory Biodiversity Net Gain Assessment undertaken at the property of 75a Newbold Road, Barlestone, Leicestershire (approx. Ordnance Survey Grid Reference SK 43457 05397).

The site occupies an area of approximately 0.19 hectares and consists of a fire damaged bungalow with attached garage, tarmacked driveway and parking area, lawns, areas of shrubs, two static caravans, shed, paved areas, boundary hedgerow and trees.

The proposals are to demolish the buildings present on site and replace them with four detached properties, one detached garage, parking, driveway, gardens and communal landscaping.

The site is set on the eastern outskirts of the village of Barlestone, approximately 15km east of the city of Leicester. The site is adjacent to a mature tree lined road and is surrounded by arable and grazed agricultural land. A new housing development has been built in the former garden of the property. There are tree lined hedgerows leading out to the wider countryside.

Figure 1: Location of the proposed site

The assessment for BNG aims to:

- Calculate baseline ecological (BNG) unit score: this is undertaken by classifying the habitat types, their distinctiveness, condition, connectivity, and strategic significance both before and post- development.
- Ensure that baseline habitat conditions are classified in a robust and consistent manner, and that classification is based on the best data available data at the time of assessment.
- Clearly identify data collection methods and any limitations.
- Calculate baseline pre- and post-development habitat units and hedgerows units for the Site based on current development proposals.
- Aim to achieve BNG on-site wherever possible; with off-site measures being considered as an alternative option if required.

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2023) sets out requirements for the delivery of BNG, and this is supported within Planning Practice Guidance (PPG). The above framework and guidance addresses principles across a broad spectrum of topics targeting biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services, and the use of local ecological networks to support the national Nature Recovery Network. In particular the PPG promotes the delivery of measurable BNG through the creation and enhancement of habitats alongside development.

The Government has made BNG a commitment with a mandatory minimum 10% gain for post development over baseline. This was included within the Environment Bill that has been given Royal Assent in January 2024.

Public authorities have a specific duty under the Natural Environment and Rural Communities Act 2006 (NERC Act) to consider biodiversity and are required by central government to deliver no net loss.

BNG has been defined as ‘development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation’ (BNG: Good Practice Principles for Development Baker, J., 2016).

3 METHODS

Desk study data has been obtained by requesting a 1km data search for protected species from the Leicestershire and Rutland Environmental Records Centre (LRERC) and using the MAGIC database for designated sites within a 1km radius.

The site was visited on the 2nd December 2025 in order to carry out a UK Habitats Assessment (UKHabs) survey of the site as well as to carry out the Statutory BNG Metric assessment (July 2024). The condition assessments were then inputted into the Natural England Statutory Biodiversity Metric Calculation Tool (July 2024).

Condition Assessment

The condition assessment of each habitat was assessed following the information provided in the excel spreadsheet "DEFRA Statutory Biodiversity Metric" which accompanies the Statutory Biodiversity Metric. The condition assessment has been included for each habitat type in this report where applicable.

Ecological Connectivity

In the Statutory Biodiversity Metric, ecological connectivity is now calculated automatically.

Strategic Significance and protected species

A search on MAGIC and returns from LRERC for the site show:

- Has had one European Protected Species Applications returned within 1km of the site
- Is not within 1km of a designated site
- Is within two SSSI impact zones for Ashby Canal SSSI and Newton Burgoland SSSI, however the proposals are small scale with little change to the existing site so will not impact these SSSIs.
- A range of protected species were recorded within 1km of the site but not on the site itself. More details can be found in the Preliminary Ecological Assessment, Pear Tree Ecology, December 2025.
- The size and potential impact of the proposals should not affect the protected species recorded outside of the site.

Constraints/Limitations

UKHabs assessments are not intended to provide comprehensive assessment of use of a site by protected or notable species and follow-up surveys targeted at specific species and groups of species may be necessary to fully assess a site and evaluate impacts. The Preliminary Ecological Assessment, Pear Tree Ecology, December 2025 should be consulted for further information.

There were access limitations to the bungalow present on site due to the fire making the building unsafe to enter. Although the botanical survey was carried out at a suboptimal time of year, it is believed that most plant species were seen due to the location and type of site.

4 BASELINE ON-SITE CONDITIONS

The calculations of both the existing and post development unit values (habitat units and hedgerow units) were undertaken to assess the change in biodiversity units and the resulting percentage of gain or loss.

This BNG assessment is based on the plans provided and information of post development habitats provided in emails by the client and architect.

Figure 2: BNG Baseline Habitat Map

4.1 Habitats

On-site habitats and habitat condition assessments

4.1.1 Urban: Developed land; sealed surface (0.1403 Ha)

Most of the site consists of developed land - a bungalow with attached double garage, tarmacked driveway and parking area, two static caravans, sealed paved areas and a wooden shed.

DEFRA Condition Assessment: Not applicable - other
Total Habitat Units: 0.00 Habitat Units

4.1.2 Urban: Vegetated garden (0.0474 Ha)

There are two areas of frequently mown lawn. Around the borders are several conifer bushes, small rhododendrons, forsythia and other introduced shrubs.

DEFRA Condition Assessment: Not applicable
Total Habitat Units: 0.09 Habitat Units

4.1.3 Individual trees: Urban tree (0.4718 Ha)

Nine trees were found on site. They varied in species and size. Their details and condition assessment can be found in Appendix B. Four of these trees are due to be removed as part of the proposal – trees T5 – T7.

0.0529 Ha
DEFRA Condition Assessment: Poor
Total Habitat Units: 0.21 Habitat Units

0.266 Ha
DEFRA Condition Assessment: Moderate
Total Habitat Units: 2.13 Habitat Units

0.1529 Ha
DEFRA Condition Assessment: Good
Total Habitat Units: 1.83 Habitat Units

4.2 Hedgerows

4.2.1 Non-native and ornamental hedgerow (0.045 Km)

A leylandii hedgerow runs along the eastern boundary of the site. Two small sections can be found along the southern boundary. The two small sections are to be removed and replaced with a newly planted native hedgerow.

DEFRA Condition Assessment: Poor
Total Hedgerow Units: 0.05 Habitat Units

5 PROPOSED ON-SITE DESIGN

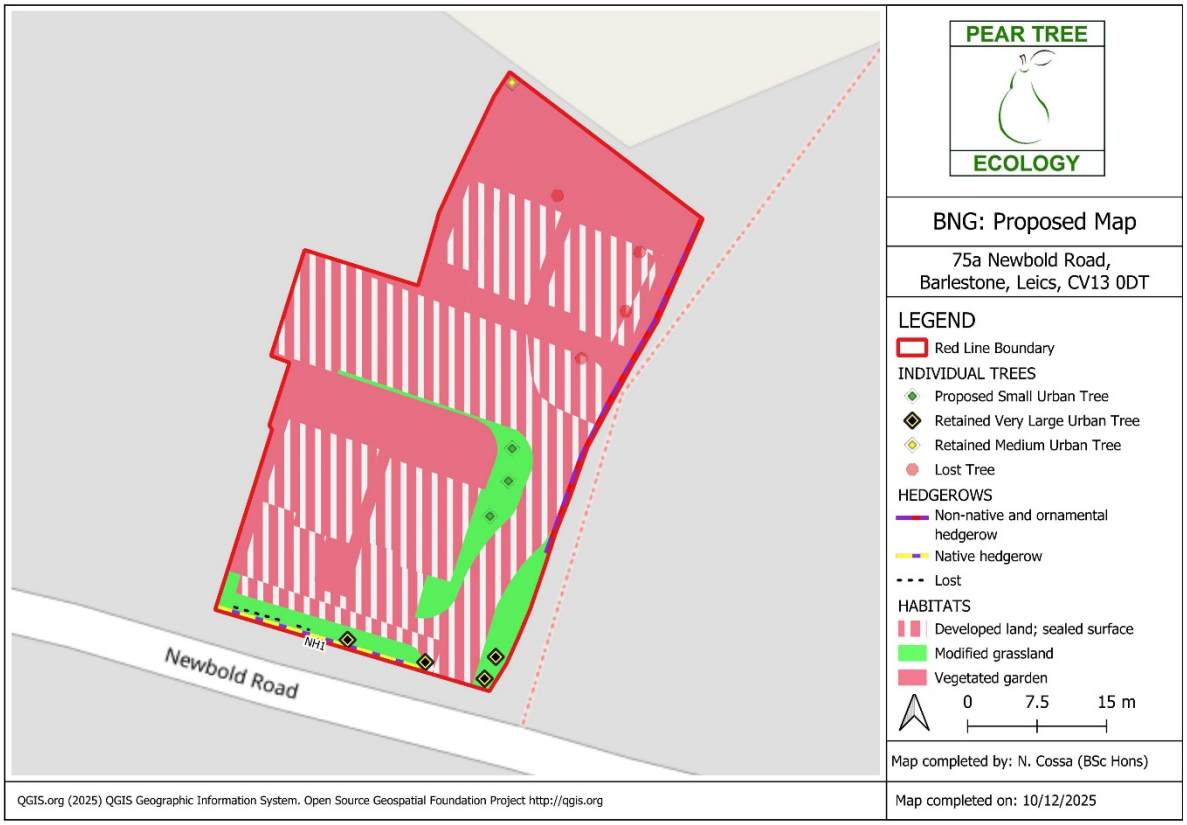

Figure 3: BNG Mapping – Proposed

5.1 On-site habitat creation

5.1.1 Creation - Urban: Developed land; sealed surface (0.026 Ha)

Four detached homes are to be built along with a detached garage. A road and parking areas will be created to link the homes to the main road.

DEFRA Minimum Targeted Condition: Not applicable - other
Created Habitat Units delivered: 0.00

5.1.2 Creation - Urban: Vegetated garden (0.0491 Ha)

Each property will have lawned front and rear gardens.

DEFRA Minimum Targeted Condition: Not applicable - other
Created Habitat Units delivered: 0.09

5.1.3 Creation - Grassland: Modified grassland (0.0185 Ha)

Areas of communal grassland at the southern end of the site and along the newly created road will be seeded with a varied grassland seed mix. Due to the nature of the site and the type of management possible, it is unlikely that the condition of poor will be improved upon. See Appendix B for condition assessment criteria.

DEFRA Minimum Targeted Condition: Poor
Created Habitat Units delivered: 0.03

5.1.4 Creation – Individual trees: Urban tree (0.0122 Ha)

Three small native trees will be planted within a communal grass area. There approximate locations have been marked on Figure 3. They will provide visual and wildlife interest within the communal area. Ideally trees such as silver birch, wild cherry, goat willow or field maple should be planted.

DEFRA Minimum Targeted Condition: Moderate
Created Habitat Units delivered: 0.04

5.2 On-site hedgerow creation

5.2.1 Creation - Hedgerow: Native hedgerow (0.022 Km)

A native hedgerow is to be planted along the southern boundary of the site, parallel to the road. It will be a double rowed hedge (5 whips per metre) using native locally sourced whips, 70% hawthorn, remainder a mixture of hazel, dog wood, and guelder rose. Laying the hedge

once the stems reach the correct diameter will create a thicker hedge from the base which will be better for wildlife.

The hedgerow is to be managed for 30 years in a way which achieves the minimum of poor condition, although the aim should be to achieve a moderate condition. The criteria to meet these conditions can be found in Appendix B.

DEFRA Minimum Targeted Condition: Poor
Created Hedgerow Units delivered: 0.04

6 FEASIBILITY OF BNG

The basic principles of BNG are to use a mitigation hierarchy to firstly avoid, then minimise impacts on biodiversity, with compensation for losses in biodiversity being a last resort where losses cannot be avoided. If compensation for losses is not a possibility on the development site, then offsetting of biodiversity losses by biodiversity gains elsewhere can be undertaken. For any irreplaceable habitats avoidance of impacts is a must, impacts on these habitats cannot be offset, be it on or off site.

7 BNG RESULTS

BNG calculations, using the DEFRA Statutory Biodiversity Metric have been undertaken for the proposed development. BNG calculations for the proposed development scheme have been made based on the drawing provided by the client, drawn by Architectural Vista Designs Ltd, 14/11/2025, named *Site Plan – Option 1,* Drawing No.: AVD-NRB-FE01.

The baseline ecological unit value for the site as existing totals 4.27 habitat units. The proposed site totals 3.31 habitat units. Thus, the proposed development of the site achieves a decrease of 0.96 habitat units, a decrease over baseline of 22.42% in habitat units. The baseline ecological unit value for the hedgerow as existing totals 0.05 hedgerow units. The proposed hedgerow totals 0.08 hedgerow units. Thus, the proposed development of the site achieves an increase of 0.04 hedgerow units, an increase over baseline of 81.02% in hedgerow units.

A screenshot of the metric headline results can be found in Appendix A (Figure 4).

The proposals do not deliver the 10% net gain required for habitats. **Biodiversity Net Gain targets have not been met.** There is a 1.38 unit deficit which will have to be off-set off site. The **trading rules have not been satisfied**.

If the hedgerow is planted as suggested above, the proposals deliver the 10% net gain required for hedgerows and the trading rules will have been satisfied.

Please see the excel document for full calculation details labelled:
The_Statutory_Biodiversity_Metric_Calculation_Tool_Barlestone

8 ASSUMPTIONS AND JUSTIFICATIONS

It has been assumed that:

- The vegetated gardens will consist of real lawn.
- The hedgerow will be planted as specified in this report. This new hedgerow is not on the proposal plan but will compliment the scheme and provide foraging and nesting opportunities for wildlife.
- The modified grassland, planted trees and hedgerow will be maintained once they achieve their required condition for at least 30 years.
- The existing hedgerow will be retained and protected from damage.
- Trees T1 – T4 and T9 are retained and protected from damage during construction and in the future. If these trees are to be removed, the BNG metric will need to be recalculated.
- Any damaged or diseased hedge plants or trees will be replaced with something of similar age and species at the earliest planting opportunity.

9 RECOMMENDATIONS

Off-site off setting will be required for the proposal to achieve a minimum of 10% biodiversity net gain. Once created, off-site BNG gains must be maintained for at least 30 years.

There are 3 ways a developer can achieve 10% BNG:

1. Enhance and restore biodiversity on-site (within the red line boundary of a development site).
2. If developers cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market.
3. If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.

You can combine all 3 steps but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy. The biodiversity metric incentivises off-site gains close to your development. This is so that communities local to the development benefit from increases in biodiversity. Except for intertidal, watercourse or linear habitat, off-site gains in a neighbouring local planning authority (LPA) will be worth fewer biodiversity units than off-site gains in the same LPA as the development. Off-site gains beyond the neighbouring LPA will be worth even fewer (Defra, 2025).

Further information can be found at: https://www.gov.uk/guidance/make-off-site-biodiversity-gains-as-a-developer

10 REFERENCES

Baker, J. 2016. *BNG: Good practice principles for development* CIEEM, CIRIA, IEMA, 2016

Baker, J., et al. 2019 Ciria 776a: *BNG: Good Practice Principles For Development. A Practical Guide.* https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf

CIEEM., 2018 *Guidelines for Ecological Impact Assessment* September 2018 Version 1.1 - Updated September 2019

DEFRA, 2024. The Statutory Biodiversity Metric – User Guide, Updated July 2024

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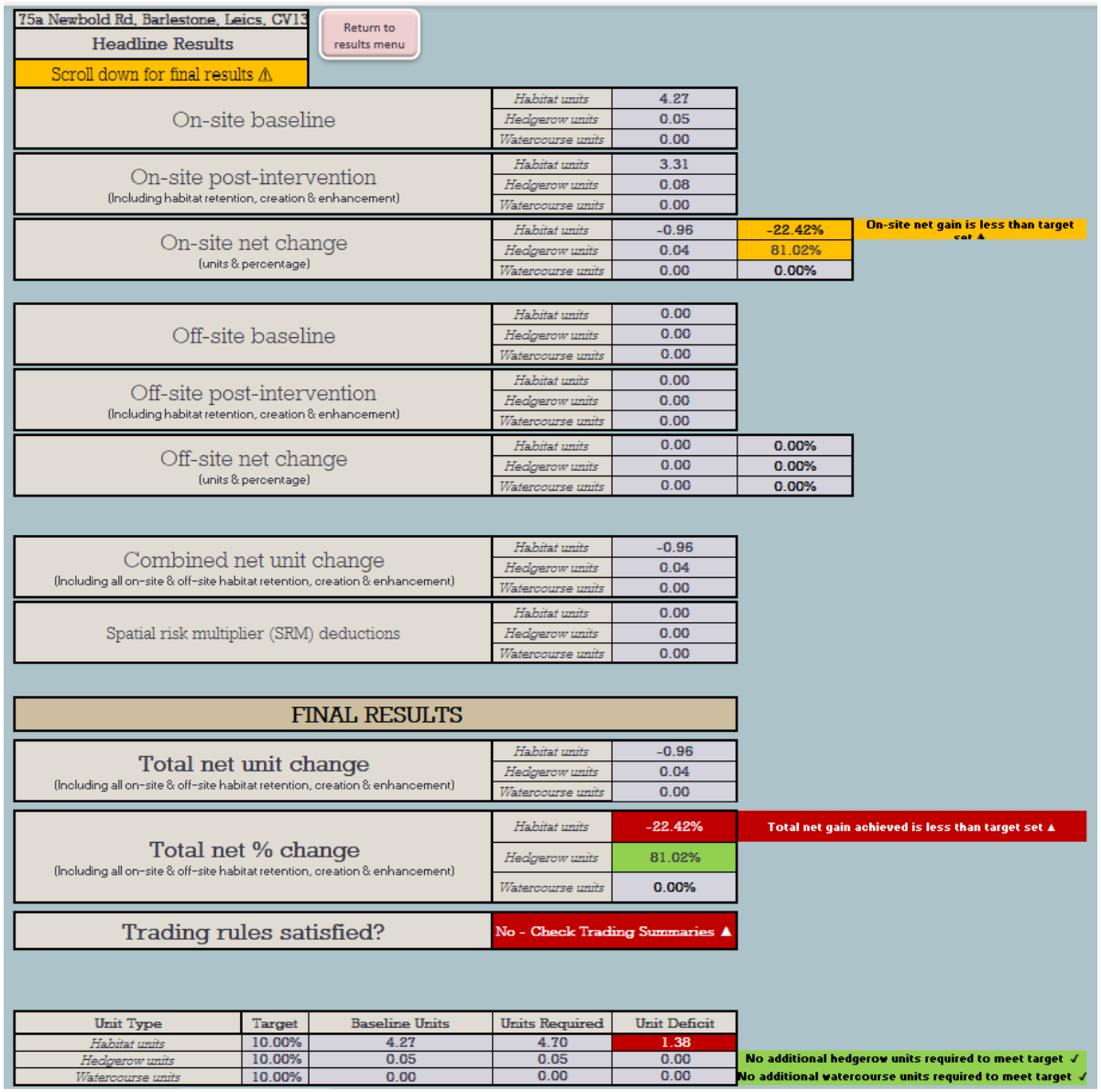
11 APPENDIX A



75a Newbold Rd, Barlestone, Leics, CV13

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Habitat units*	4.27		
	Hedgerow units	0.05		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	3.31		
	Hedgerow units	0.08		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Habitat units*	-0.96	-22.42%	On-site net gain is less than target set ▲
	Hedgerow units	0.04	81.02%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.96		
	Hedgerow units	0.04		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.96	
	Hedgerow units	0.04	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-22.42%	Total net gain achieved is less than target set ▲
	Hedgerow units	81.02%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	4.27	4.70	1.38	
Hedgerow units	10.00%	0.05	0.05	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Figure 4: Headline results from The Statutory Biodiversity Metric

12 APPENDIX B

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Condition Assessment Criteria		T1	T2	T3	T4	T5	T6	T7	T8	T9
		Horse chestnut	Lime	Horse chestnut	Lime	Cedar sp.	Cypress sp.	Cypress sp.	Cypress sp.	Lime
	DBH	98	98	91	91	28	75	98	84	Medium
A	The tree is a native species (or at least 70% within the block are native species).	NO	YES	NO	YES	NO	NO	NO	NO	YES
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).	YES	YES	YES	YES	YES	YES	YES	YES	YES
C	The tree is mature (or more than 50% within the block are mature)[1].	YES	NO	YES	NO	NO	NO	YES	NO	NO
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.	NO	NO	YES	YES	YES	NO	NO	YES	NO
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	YES	YES	YES	YES	NO	NO	NO	NO	NO
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	NO	NO	YES	YES	NO	NO	YES	YES	NO
	Number of criteria passed	**3**	**3**	**5**	**5**	**2**	**1**	**3**	**3**	**2**
Condition Assessment Result	**Condition Assessment Score**									
Passes 5 or 6 criteria	Good (3)			✓	✓					
Passes 3 or 4 criteria	Moderate (2)	✓	✓					✓	✓	
Passes 2 or fewer criteria	Poor (1)					✓	✓			✓

Table 1: Individual Tree Condition Assessment Sheet taken from the Statutory Biodiversity Metric Condition Assessment Sheets with Instructions (edited)

Condition Assessment Criteria		Criterion passed (Yes or No)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.**	
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.	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present).	
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.	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	
Essential criterion achieved (Yes or No)		
Number of criteria passed		

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	

Table 2: Grassland (low distinctiveness) Condition Assessment Sheet taken from the Statutory Biodiversity Metric Condition Assessment Sheets with Instructions (edited)

13 PHOTOGRAPHS

Photo 1: Bungalow taken from southern corner

Photo 2: Looking across front garden

Photo 3: Parking area in front of garage and bungalow

Photo 4: Eastern boundary hedgerow

Photo 5: Western side of site

Photo 6: Western side of site

Photo 7: Inside of property (taken through a window)

Photo 8: Inside of property (taken through a window)

Photo 9: Northern side of garage

Photo 10: Inside of garage – clear roof panels

Photo 11: Wooden shed

Photo 12: Inside shed – note window

Photo 13: T1 and PRFs

Photo 14: T2 and PRFs

Photo 15: T3 and PRFs

Photo 16: T4 and PRFs

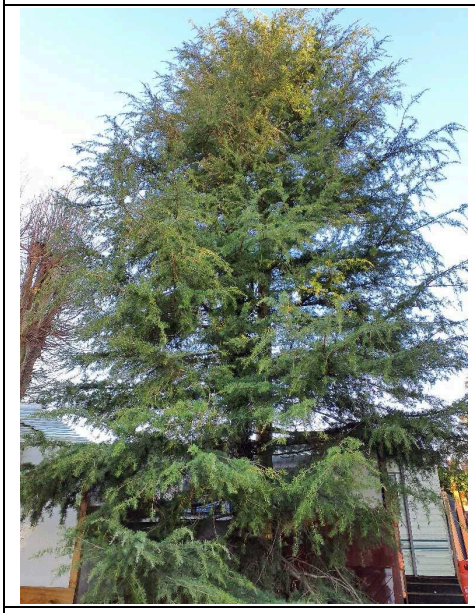

Photo 17: T5

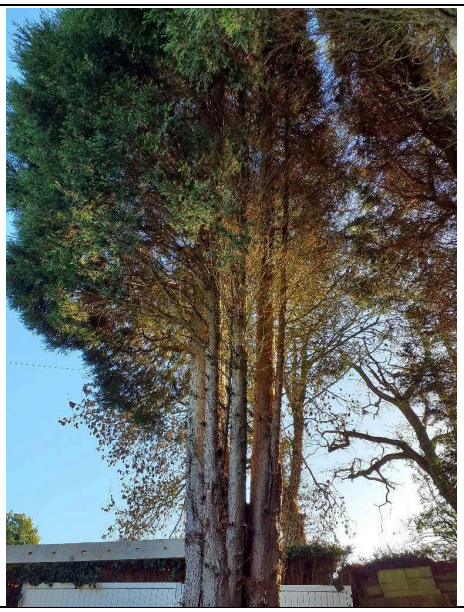

Photo 18: T6

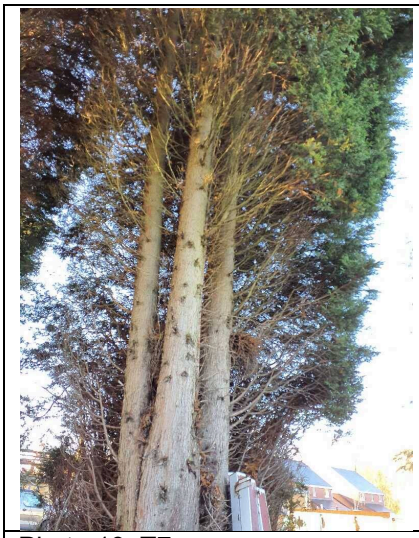

Photo 19: T7

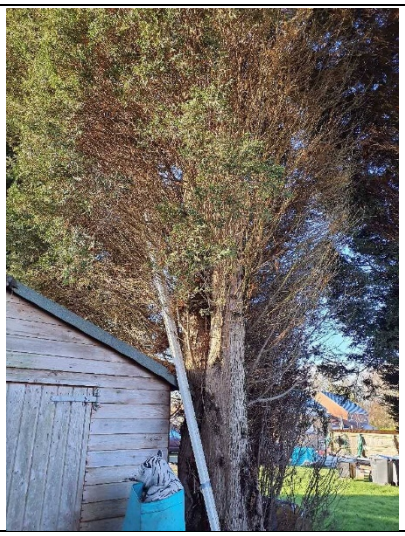

Photo 20: T8

Photo 21: T9