



**Ivy House Farm,
Markfield**

BNG Report

Heath Cade

July 2026

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The advice within this document has been produced in accordance with guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM).

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1.0 Executive Summary

- 1.1 Alca Ecology were commissioned to undertake a Biodiversity Net Gain (BNG) at a site located at Ivy House Farm, Markfield, Nottinghamshire. This included a site survey and condition assessment, the data of which was used to undertake a BNG assessment using the Statutory Metric.
- 1.2 The assessment shows that a 10% net gain in BNG units is readily achievable on-site, with trading rules satisfied.

2.0 Introduction

Background / Site Context

- 2.1 Alca Ecology were commissioned to undertake a BNG assessment at a site located at Ivy House Farm, Markfield, Leicestershire (central grid ref SK 47115 09179), hereafter referred to as ‘the site’.
- 2.2 A desk study and site walkover were undertaken to categorise present habitats and to determine their strategic significance. The Statutory Metric was then used to calculate the baseline and post-development unit value.
- 2.3 The site, approximately 1.1 hectares in size (one 0.59ha parcel and one 0.51ha parcel) lies in a rural setting to the west of Markfield, off Broad Lane. The site consists of modified grassland, two native hedgerows and small areas of bramble scrub / tall forbs.
- 2.4 Proposals for the site include the creation of a café and padel courts, with associated parking.
- 2.5 This report should be read in conjunction with the accompanying Ecological Appraisal (Alca Ecology, 2026).

Legislation

- 2.6 BNG is a statutory requirement under Schedule 7A of the Town and Country Planning Act 1990, as part of the Environment Act 2021. This legislation came into effect on the 12th February 2024, meaning any applications submitted after this date (with certain exceptions) must demonstrate a measurable 10% net gain in biodiversity post-development. If a sufficient on-site gain is not achievable, off-site biodiversity units must be purchased.
- 2.7 This report has been produced in order to show that a BNG assessment has been completed and that the proposals will be compliant with the Environment Act 2021.

3.0 Methods

- 3.1 All stages of the BNG assessment were undertaken in accordance with the Statutory Biodiversity Metric User Guide¹.

Desk Study

- 3.2 A consultation exercise was undertaken whereby baseline ecological information was collected from Natural England via the Multi Agency Geographic Information for the Countryside (MAGIC) website². Any designated sites, including statutory and non-statutory designations, were recorded, as well as any Priority Habitats under the Priority Habitat Inventory.
- 3.3 The Leicestershire and Rutland Local Nature Recovery Strategy (LNRS)³, including the accompanying Local Habitat Map, was consulted to determine the site's strategic significance.

Habitat Survey

- 3.4 A walkover of the site was undertaken on the 22nd April 2026 by an experienced ecologist with a Field Identification Skills Certificate (FISC) level 4. Survey methods broadly followed the UKHab survey methodology. The purpose of the walkover was to classify present habitats and assess their condition in line with guidance using Statutory Condition Assessment sheets. The abundance of species was quantified using the DAFOR scale, ranging from Dominant (>75%), through Abundant (75-51%), Frequent (50-26%) and Occasional (25-11%) to Rare (10-1%).

Biodiversity Net Gain (BNG) Assessment

- 3.5 A BNG assessment was undertaken based on the most up-to-date proposals (Drawing ref: 26-31.4, TAOB). The UKHab data was inputted to GIS software, analysed, and the Statutory Metric Tool⁴ was used to calculate the change in biodiversity unit value between the baseline habitats and proposed habitats.

¹ Department for Environment, Food & Rural Affairs, 2024. *The Statutory Biodiversity Metric User Guide*.

² <https://magic.defra.gov.uk/>

³ <https://haveyoursay.leicestershire.gov.uk/local-nature-recovery-strategy-local-habitat-map>

⁴ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

4.0 Results / Conclusion

Biodiversity Net Gain

Strategic Significance

- 4.1 No statutory / non-statutory designated sites or Priority Habitats were recorded within or adjacent to the site.
- 4.2 The nearest designated site was Thornton Reservoir LWS, c. 650m south of the site.
- 4.3 As a LNRS has been published for Leicestershire, in accordance with Statutory Guidance all baseline habitats were assigned low strategic significance ('Area/compensation not in local strategy/no local strategy').
- 4.4 Proposed habitats include native hedgerows, individual trees, modified grassland and urban type habitats (developed land; sealed surface). Grassland enhancement is also proposed.
- 4.5 The site falls within an Area that Could Become Important for Biodiversity (ACBs) within the LNRS Local Habitat Map. Several aspects within the LNRS promote the creation / expansion of species-rich grassland within the region, in particular by restoring degraded grassland through methods such as overseeding and traditional hay meadow management. Also mentioned within the LNRS is the improvement in woodlands and woodland connectivity.
- 4.6 Specific items within the LNRS that promote species-rich grassland creation / enhancement and tree / hedgerow planting include:
 - Priority GL001: Protect and restore species-rich grassland;
 - Priority GL002: Create new or expand existing species-rich grassland;
 - Priority WD006: Create and maintain wildlife corridors linking woodlands with other habitats, promoting biodiversity, and facilitating species movement;
 - Priority WD007: Increase transitional habitats around and between woodlands to increase ecotones and establish wildlife rich dynamic mosaics;
 - Priority UB003: Increase the urban tree canopy by planting native and climate-resilient tree species in streets, parks, and other public spaces to provide habitat, reduce urban heat islands, and improve air quality; and
 - Priority NN001: Protect existing hedgerows and promote the planting of new native hedgerows.
- 4.7 Proposed native hedgerows, individual trees and enhanced grassland are therefore assigned high strategic significance ('Formally identified in local strategy').
- 4.8 No irreplaceable habitats are present within the site, and no intentional / significant degradation appears to have taken place.

Baseline Habitats

- 4.9 The site consists of two parcels, one which will be developed to facilitate proposals, and another which will be enhanced.
- 4.10 Baseline habitats included modified grassland, tall forbs, bramble scrub, one native hedgerow, one native hedgerow with trees and developed land; sealed surface.
- 4.11 Full descriptions of habitats can be found in the accompanying Ecological Appraisal (Alca Ecology, July 2026).
- 4.12 Condition assessments are provided in Appendix 1. Baseline habitats are detailed in Tables 1 and 2. Figure 1 shows baseline habitats, while Figure 2 shows baseline habitat condition / distinctiveness. Figure 3 shows habitat retention.

Table 1: Baseline Habitat Value

Habitat Type	Area (ha)	Distinctiveness	Condition	Baseline Habitat Score
Developed land; sealed surface	0.0093 (all retained)	Very low	N/A	0
Modified grassland	1.0715 (of which 0.0375 retained and 0.5091 enhanced)	Low	Moderate	4.29 (of which 0.15 and 2.04 enhanced)
Bramble scrub	0.0121 (all retained)	Medium	N/A	0.05 (all retained)
Tall forbs	0.0124	Low	Poor	0.02
Total	1.11			4.36 (of which 0.2 retained and 2.04 enhanced)

Table 2: Baseline Hedgerow Value

Habitat Type	Length (km)	Distinctiveness	Condition	Baseline Habitat Score
Native hedgerow (H1)	0.117 (of which 0.113 retained)	Low	Good	0.7 (of which 0.68 retained)
Native hedgerow with trees (H2)	0.051 (all retained)	Medium	Good	0.61 (all retained)
Total	0.17			1.31 (of which 1.29 retained)

Values are taken directly from the Statutory Metric, any rounding errors relate to the internal calculations within the metric workbook.

Proposed Habitats

- 4.13 Grassland G1 will be mostly lost to facilitate proposals, as will the area of tall forb vegetation. A 4m section of hedgerow H1 will be lost to facilitate a footpath into the school. A portion of modified grassland in moderate condition and all of the bramble scrub will be retained.
- 4.14 Grassland G2 will be enhanced from modified grassland in moderate condition to other neutral grassland in moderate condition.
- 4.15 Twenty small trees targeted to moderate condition will be planted, as well as 43m of native hedgerow targeted to moderate condition.
- 4.16 Proposed / retained habitats are shown in Figure 4, while Figure 5 shows proposed habitat condition / distinctiveness.

Table 3: Proposed Habitat Value

Habitat Type	Area (ha)	Distinctiveness	Condition	Proposed Habitat Score
Developed land; sealed surface	0.319	Very low	N/A	0
Modified grassland	0.2183	Low	Poor	0.42
Individual tree	0.0814	Medium	Moderate	0.29
Total	0.62			0.71

Table 4: Proposed Hedgerow Value

Habitat Type	Length (km)	Distinctiveness	Condition	Proposed Habitat Score
Native hedgerow	0.043	Low	Moderate	0.17

Assessment Results

- 4.17 The assessment shows an overall gain of 0.53 habitat units (+12.12%) and 0.14 hedgerow units (+10.77%), with trading rules satisfied.

Table 5: Headline Results from Statutory Metric

Baseline Habitats Score	Post-Development Habitats Score	Unit Difference	Percentage Difference
4.36	4.89	+0.53	+12.12%
Baseline Hedgerow Score	Post-Development Hedgerow Score	Unit Difference	Percentage Difference
1.31	1.46	+0.14	+10.77%

- 4.18 The completed Statutory Metric demonstrates that a 10% gain in biodiversity units is readily achievable within the site, with trading rules satisfied.
- 4.19 The gains delivered on-site are not considered to constitute significant on-site gains as the enhancement of Grassland G2 is considered to be easily achievable through overseeding and slight changes to the current management regime, specifically through a reduction of mowing and alterations to the grazing intensity.
- 4.20 The planting of individual trees and native hedgerows is also a relatively simple implementation, and the proposed conditions will be readily achievable within 30 years. Therefore, in this instance a conditioned Habitat Management and Monitoring Plan (HMMP), as well as photographic proof that habitats have been implemented, is considered to be a sufficient method for securing on-site gains.

Appendix 1: Condition Assessment

Native Hedgerows (H1 and H2)

Attributes and functional groupings (A, B, C and D)		Criteria - the minimum requirements for 'favourable condition'	Pass / Fail	
			H1	H2
A1.	Height	>1.5 m average along length	Pass	Pass
A2.	Width	>1.5 m average along length	Pass	Pass
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Pass
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Pass	Pass
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).	Pass	Pass
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Fail – Frequent nettles along base	Fail – Frequent nettles along base
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Pass	Pass
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Pass	Pass

Additional group - applicable to hedgerows with trees only				
E1.	Tree class	There is more than one age-class and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	n/a	Pass
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition 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.	n/a	Pass
Total fails			1 - Good	1 - Good

Category	Category Requirements
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).

Modified Grassland

Criteria		G1 – Development Area	G2 – Enhancement Area
A	6-8 species per m ²	Pass – 6.4 species per m ²	Pass – 6.25 species per m ²
B	Varied sward height	Fail – Uniform low-grazed sward	Fail – mown at time of survey, according to landowner is regularly mown and likely grazed close at other points through the year, similar to grassland G1
C	Scrub cover less than 20%	Pass	Pass
D	Physical damage in less than 5% of area	Fail – Heavily grazed	Fail – Some damage from vehicle movement
E	Cover of bare ground between 1% and 10%	Pass	Fail – No bare ground
F	Cover of bracken less than 20%	Pass	Pass
G	Absence of invasive non-native species	Pass	Pass
Total		5 passes – Moderate	4 passes – Moderate

6-7 passes and passes Criterion A: Good condition; 4-5 passes and passes Criterion A: Moderate condition; 3 passes or fewer OR passes 4-6 criteria but fails Criterion A

Tall Forbs

Criteria		Pass/Fail	Justification
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	Single layer of nettles / docks, with very little other vegetation.
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.	Fail	Almost all nettles / docks.
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ .	Pass	-
Total Passes		1 – Pass	Poor Condition

3 passes: Good condition; 2 passes: Moderate condition; 1 pass: Poor condition



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Key

Site Boundary

Habitats Baseline

Bramble scrub

Building

Modified grassland

Tall forbs

Hedgerow Baseline

Native hedgerow

Native hedgerow with trees

client
Heath Cade

project name
Ivy House Farm,
Markfield

title
Baseline Habitats Plan

title
FIGURE 1

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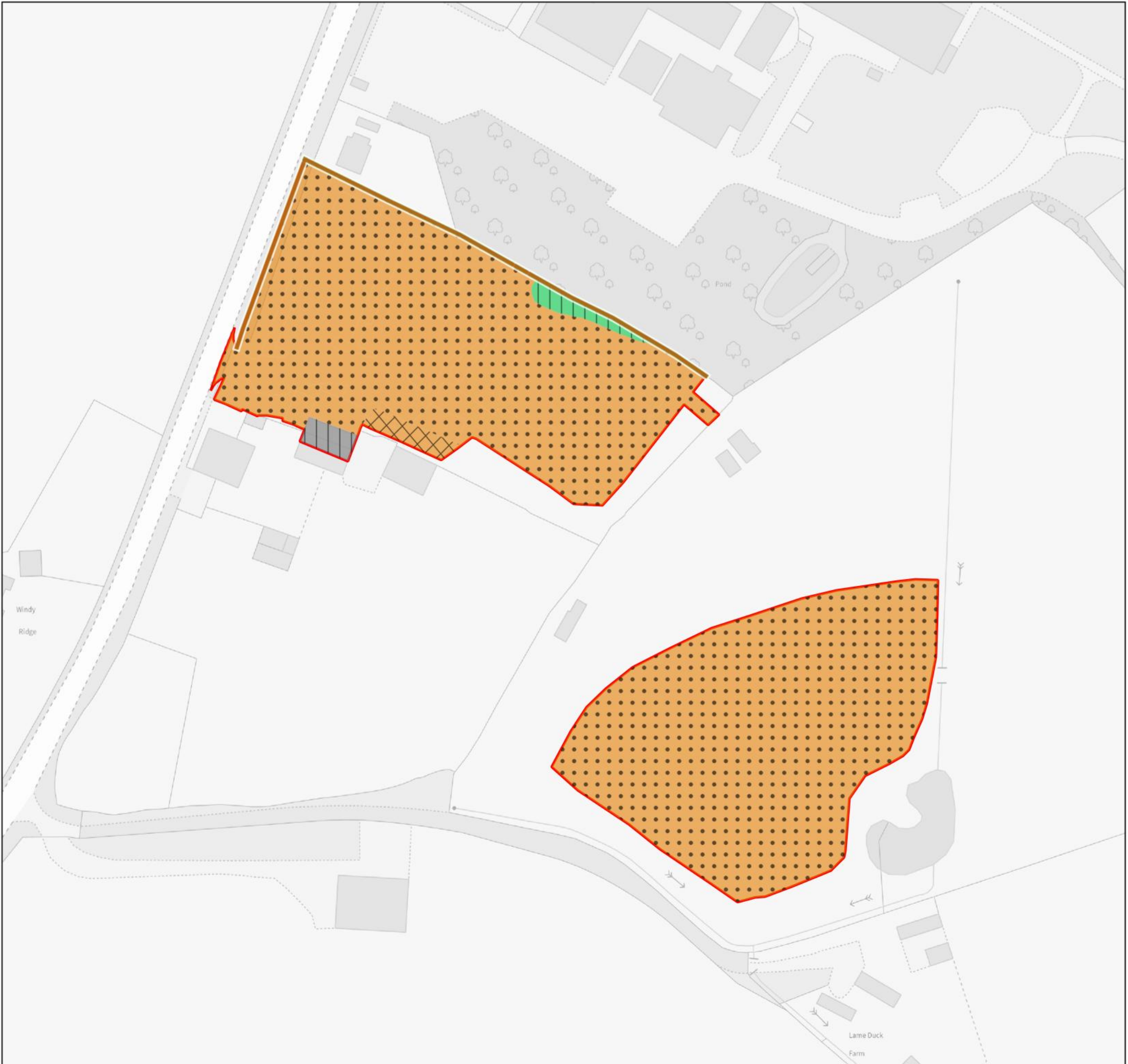
date
22/07/26

drawn by
BRJ

scale
1:1,000 @ A3

rev
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Key

Site Boundary

Baseline Habitat Condition

Moderate

Poor

Condition Assessment N/A

Baseline Habitat Distinctiveness

Medium

Low

V.Low

Baseline Hedgerow Condition

Good

Baseline Hedgerow Distinctiveness

Medium

Low

client
Heath Cade

project name
**Ivy House Farm,
Markfield**

title
Baseline Habitat Condition / Distinctiveness

title
FIGURE 2

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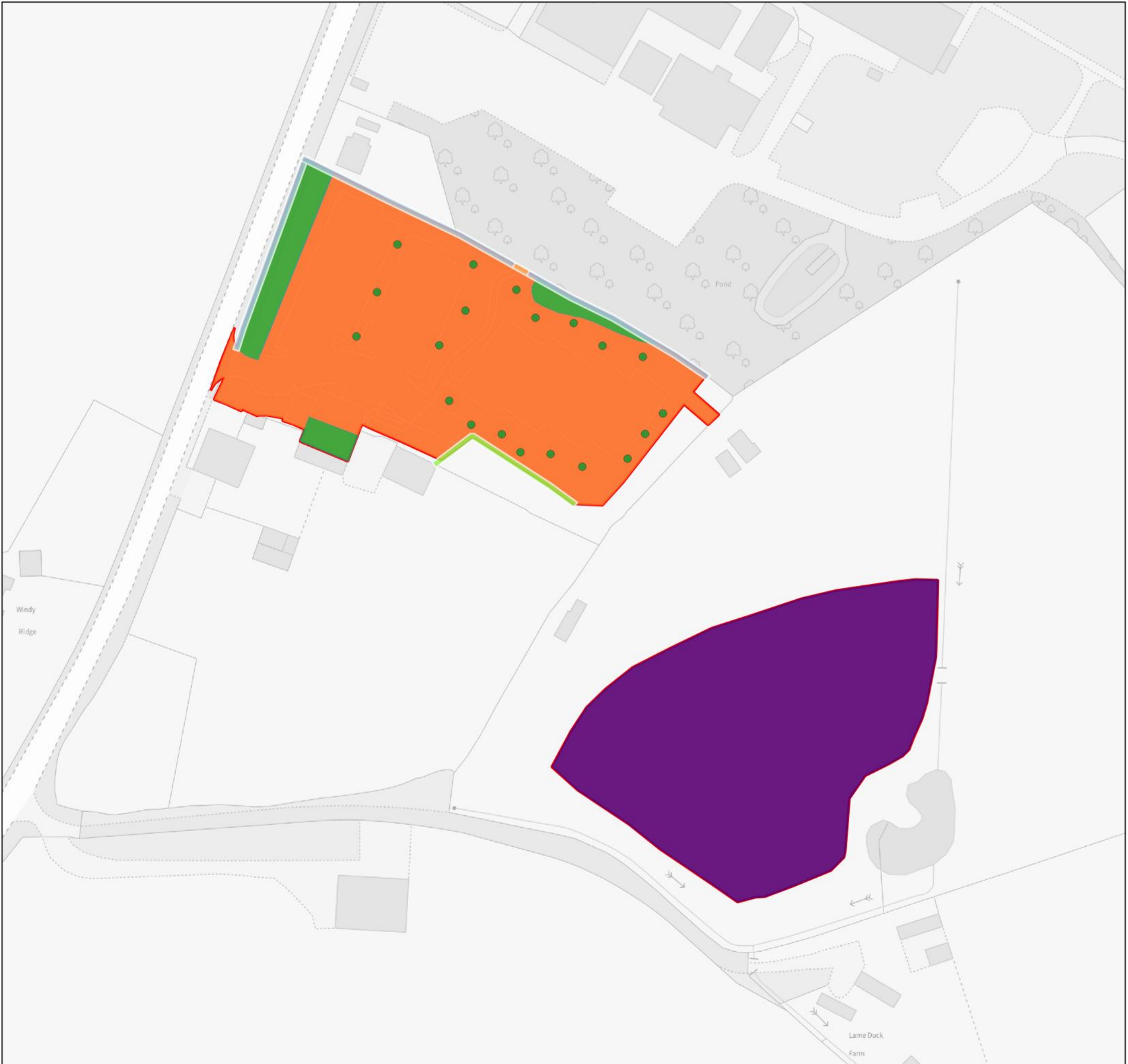
date
22/07/26

drawn by
BRJ

scale
1:1,000 @ A3

rev
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Key

Site Boundary

Habitat Retention

Enhanced

Retained

Lost

Hedgerow Retention

Created

Retained

Lost

Individual Tree Retention

Created

client
Heath Cade

project name
Ivy House Farm,
Markfield

title
Retention Plan

title
FIGURE 3

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Key

 Site Boundary

Habitats Proposed

 Bramble scrub

 Building

 Developed land; sealed surface

 Modified grassland

 Other neutral grassland

Hedgerow Proposed

 Native hedgerow

 Native hedgerow with trees

Individual Tree Proposed

 Proposed small urban tree

client
Heath Cade

project name
Ivy House Farm,
Markfield

title
Proposed / Retained Habitats Plan

title
FIGURE 4

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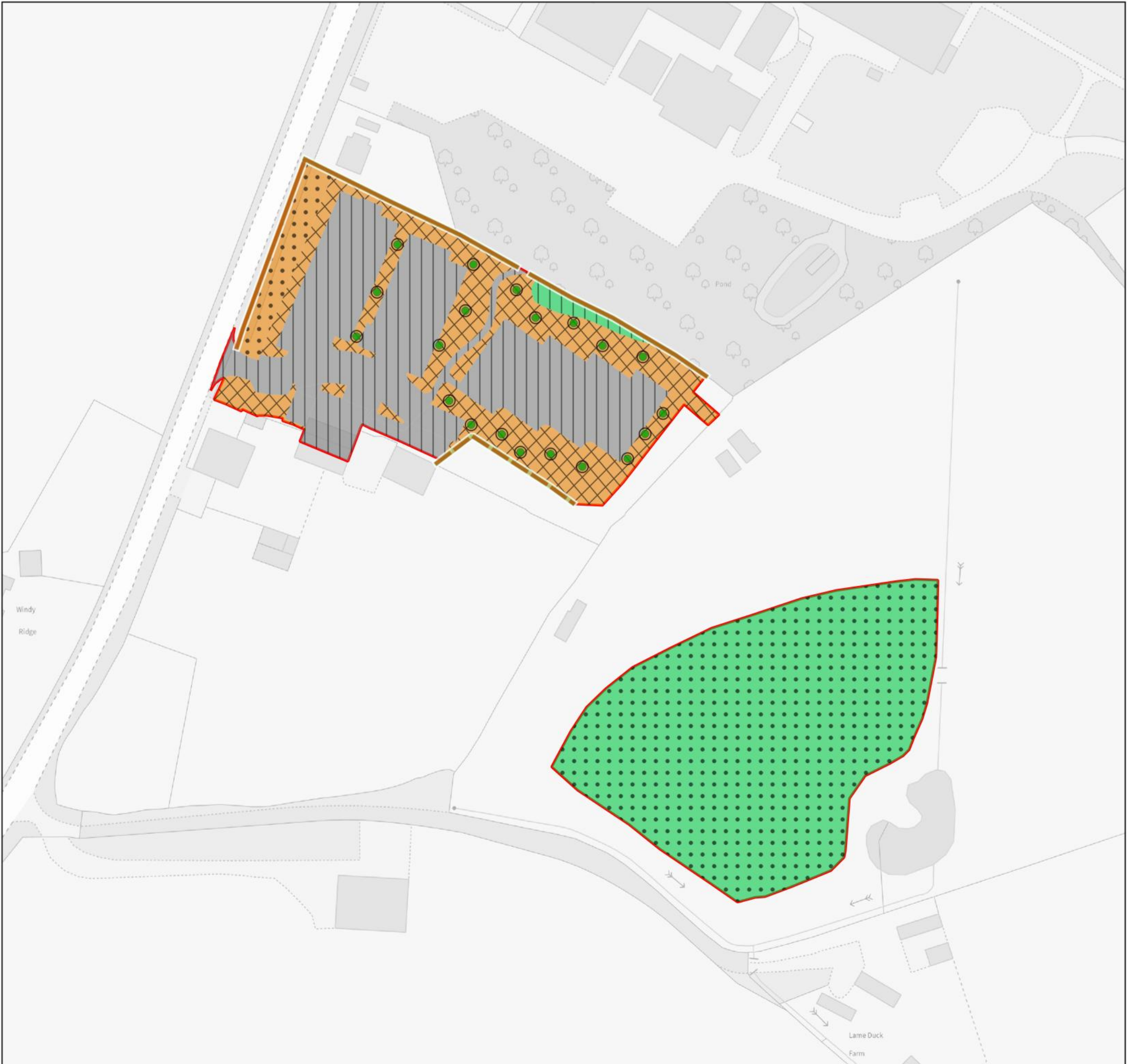
date
22/07/26

drawn by
BRJ

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Key

Site Boundary

Proposed Habitat Condition

Moderate

Poor

Condition Assessment N/A

Proposed Habitat Distinctiveness

Medium

Low

V.Low

Proposed Hedgerow Condition

Good

Moderate

Proposed Hedgerow Distinctiveness

Medium

Low

Proposed Individual Tree Distinctiveness

Medium

Proposed Individual Tree Condition

Moderate

client
Heath Cade

project name
Ivy House Farm,
Markfield

title
Proposed / Retained Habitats Condition /
Distinctiveness

title
FIGURE 5

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