

FPCR | environment
& design



Biodiversity Net Gain Assessment

Client

Caddick Developments Limited

Project

Land at Junction 22 of the M1, Cliffe Hill Farm

Leicestershire

Date

March 2026

CONTENTS

1.0	INTRODUCTION	2
2.0	LEGISLATION	4
3.0	METHODOLOGY	6
4.0	BASELINE CONDITIONS	7
5.0	PROPOSED DESIGN	12
6.0	BIODIVERSITY NET GAIN (BNG) METRIC	18
7.0	CONCLUSIONS	20

TABLES

Table 1: Non-Statutory Designations within 1km of the Site

Table 2: Baseline Habitat Summary

Table 3: Summary of Proposed Habitat Management

Table 4: Biodiversity Metric Headline Results

Table 5: Application of the Biodiversity Net Gain Principles to the Proposals

FIGURES

Figure 1: Habitat Baseline

Figure 2: Baseline Habitat Condition and Distinctiveness

Figure 3: Habitat Retention

Figure 4: Proposed Habitats

Figure 5: Proposed Habitat Condition and Distinctiveness

APPENDICES

Appendix A: Condition Assessments

Appendix B: Landscape Strategy (DRG: 12507-FPCR-XX-XX-DR-L-0001, Rev P18)

Rev	Issue Status	Prepared/Date	Approved/Date
	Draft	LFR / 23.05.25	
	Final	LFR / 25.07.25	LFR / 25.07.25
A	Final	LFR / 15.08.25	
A	Final	EAS / 19.08.25	KG / 20.08.25
B	Final	LFR / 28.08.25	
C	Final	LFR / 16.09.25	
D	Final	LFR / 24.09.25	
E	Final	LFR / 12.02.26	LFR / 26.02.26
F	Final	LFR / 06.03.26	

1.0 INTRODUCTION

- 1.1 The following report has been prepared by FPCR Environment and Design Ltd. (FPCR) on behalf of Caddick Land and provides details of an biodiversity net gain (BNG) assessment undertaken for land at Junction 22 of the M1, Cliffe Hill Farm(hereafter referred to as the 'Site'). The Site measures approximately 29 ha and is centred on ordnance survey grid reference SK 4819 1143.
- 1.2 This report presents the results of a BNG assessment that has been completed in order to demonstrate the feasibility of proposals to deliver a net gain in biodiversity value.
- 1.3 This report has been prepared with reference to the Landscape Strategy (DRG: 12507-FPCR-XX-XX-DR-L-0001, Rev P18) provided at Appendix B.

Site Context

- 1.4 The site is located immediately east of Junction 22 of the M1 motorway, encompassing Cliffe Hill Farm and White Hill Farm. The site comprised a series of grassland field compartments, predominantly grazed pasture, divided by native hedgerows with mature trees and some remnant sections of stone walls. A strip of Scots pine plantation woodland stands centrally within the site with a small area of broadleaved woodland that straddles Cottage Lane in the southeast of the site. A series of buildings associated with Cliffe Hill Farm were recorded in the south of the site.
- 1.5 With the exception of the M1 running along the western edge of the site and the A50 flanking the southern boundary the wider area surrounding the site is similar to that within the site; grassland divided by hedgerows with blocks of woodland. Quarries are a significant feature of the surrounding landscape.

Proposals

- 1.6 This report supports an Application for industrial development comprising B2 and B8 uses with associated infrastructure. The need for such industrial uses has been identified in the Regulation 18 Local Plan (2024) and Savills have provided a full assessment of the local need and the benefits of development at this Site (Junction 22 of the M1, Hinckley & Bosworth, Industrial & Logistics (I&L) Needs Assessment, August 2025).
- 1.7 The proposals have been designed to maximise retention of the key ecological receptor, but an extensive cut and fill earthworks to deliver the necessary levels. This exercise will result in some habitat losses but where possible the project has been designed to maximise the quantum of mitigation and compensation provided within the red line.
- 1.8 Access to the Site would be achieved by entering from the A50 and exiting onto Whitwick Road to the east.

Aims and Objectives

- 1.9 This BNG Report is broadly based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance¹. The scope and objectives of this report are to:

¹ CIEEM (2021) Biodiversity Net Gain Report and Audit Templates Chartered institute of Ecology and Environmental Management, Winchester, UK.

- Summarise the results of the baseline habitat survey² and habitat condition assessment survey following the Defra Statutory Biodiversity Metric (hereafter referred to as 'the Metric').
- Provide an overview of the proposed habitats following completion of the scheme.
- Present the results of the Metric assessment completed for the proposals.
- Assess the feasibility of the proposals to achieve a net gain in biodiversity through the Metric.
- Recommendations for the proposals to maximise their biodiversity potential.

Biodiversity Impact Assessment Strategy

- 1.10 The Lawton Review³ summarises that that improvements for biodiversity in the UK need to be *"more, bigger, better and joined up"*.
- 1.11 Specifically, with regards to biodiversity offsetting for developments it recommends that *"Opportunities should be taken to pool habitat compensation from different developments so that larger habitat blocks can be created"*.
- 1.12 Following this guidance, a coherent, cumulative strategy is proposed to provide quality habitats which connect into existing ecological networks.
- 1.13 Through utilising a biodiversity metric, conservation activities can be designed to deliver measurable biodiversity benefits in compensation for losses. This provides a traceable record to track cumulative impacts and delivered biodiversity benefits.
- 1.14 Using the biodiversity metric means that a developer employs a standardised formula to calculate the number of biodiversity 'units' to be lost as a result of their development, based on the habitat(s) affected, their condition and extent. The developer then provides an 'offset' (where necessary) to deliver an equivalent number of biodiversity units.
- 1.15 Biodiversity offsetting is used only to compensate for adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been undertaken, according to the mitigation hierarchy as required by National Planning Policy Framework (NPPF, 2024)⁴.

² UKHab Ltd (2023) UK Habitat Classification Version 2.0 (at <http://www.ukhab.org>)PX

³ Lawton, J.H et al., (2010) Making Space for Nature: a review of England's wildlife sites and ecological network. Report to Defra. <http://archive.defra.gov.uk/environment/biodiversity/documents/201009space-for-nature.pdf>

⁴ Ministry of Housing, Communities and Local Government, National Planning Policy Framework (2024) available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2.0 LEGISLATION

Legislative and Policy Context

The Environment Act 2021

- 2.1 In England, biodiversity net gain is now required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990⁵ (inserted by the Environment Act 2021⁶). Under this framework, every grant of planning permission will be deemed to have been granted subject to a general biodiversity gain condition. This requires developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all onsite habitats.
- 2.2 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.
- 2.3 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted.
- 2.4 Where a planning application for a development was made before day one of mandatory BNG on 12 February 2024, the development is exempt from statutory BNG requirements.

Biodiversity Net Gain Hierarchy

- 2.5 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 Planning⁷ (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
- 2.6 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

⁵ Town and Country Planning Act 1990, c.8 available at: <https://www.legislation.gov.uk/ukpga/1990/8/contents>

⁶ Environment Act 2021 c. 30 available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents>

⁷ Town and Country Planning (Development Management Procedure) (England) Order 2015, No 595 available at: <https://www.legislation.gov.uk/uksi/2015/595/contents/made>

hierarchy set out in paragraph 193(a) of the National Planning Policy Framework (2024)⁸ which is addressed in the accompanying Ecological Appraisal where relevant.

National Planning Policy Framework (2024)

- 2.7 The NPPF (2024) in particular seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance 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."

Scoping

- 2.8 The scoping response from the Ecology Officer at Leicestershire County Council on 30th July 2024 states:

The application will need to demonstrate a 10% net gain in Biodiversity as required by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Prior to determination, the applicant should submit a completed Statutory Biodiversity Metric in excel format, along with the relevant condition assessments and pre and post-development plans.'

- 2.9 Comments from the Landscape Officer in the pre-application response also stated the following:

The NFC considers that the adopted National Forest policy should be met in addition to demonstrating a net gain. It may be possible for habitat creation to count towards both policy requirements, such as on-site tree and woodland planting, but applicants will need to demonstrate that both policy requirements have been met. When reviewing BNG metrics for development sites within the National Forest, they request that applicants are encouraged to apply the strategic significance multiplier for the woodland and forest, and individual trees broad habitat types. The designation of this area as the National Forest and the Defra-endorsed National Forest Strategy are considered by the NFC to be a 'local strategy' of sufficient standing to trigger the strategic significance multiplier. This should offer more protection to trees and woodlands and better reward developments that include these habitats in their landscaping proposals.

⁸ Ministry of Housing, Communities and Local Government, National Planning Policy Framework (2024) available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3.0 METHODOLOGY

Desktop Study

3.1 This report accompanies an Ecological Appraisal for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement (of which measurable biodiversity net gain will form a part of). The following elements from the ecological assessment have also used to inform this assessment:

- Leicestershire and Rutland Environmental Record Centre (LRERC);
- Multi Agency Geographic Information for the Countryside (MAGIC) website⁹;
- OS base maps¹⁰;
- Imagery from Google Earth¹¹.

Baseline Habitat Assessment

- 3.2 An Extended Phase 1 Habitat Survey was undertaken across the Site in April 2024. The survey involved classification of the broad habitat types present using the system published by the UK Joint Nature Conservation Committee¹². This comprised a walkover of the Site, mapping and broadly describing the principal habitat types and identifying the dominant plant species present within each habitat type and any invasive weeds (where present).
- 3.3 Over the extended survey period where no significant habitat change was noted, further assessment of the relevant habitat was undertaken.
- 3.4 Habitats have been classified broadly following the UKHab 2.0 classification system¹³ and assessed for their condition using methodology as detailed within the Statutory Biodiversity Metric Technical Annex 1: Condition Assessment Sheets and Methodology (July 2024)¹⁴. The site was most recently visited 30 June 2025, where no significant change was noted from the original April 2024 survey.

Statutory Biodiversity Metric

- 3.5 DEFRA's published Statutory Biodiversity Metric as 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 team of experts. The latest Metric was updated on 4th March 2026.
- 3.6 To facilitate this, the Site has been mapped and digitised using the Statutory 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 2.0 Classification.

⁹ [Online]. <http://www.magic.gov.uk/>

¹⁰ [Online]. www.ordnancesurvey.co.uk

¹¹ [Online]. www.maps.google.co.uk

¹² JNCC 2010. Handbook for Phase 1 habitat survey - a technique for environmental audit, ISBN 0 86139 636 7

¹³ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (Available at: <http://www.ukhab.org>)

¹⁴ DEFRA (2024). Statutory Biodiversity Metric Technical Annex 1: Condition Assessment Sheets and Methodology v1.0.2 (Available at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>)

- 3.7 The layout proposals for the Site were then uploaded into the QGIS template. Post-development habitats were mapped and measured from the latest Landscape Strategy (DRG: 12507-FPCR-XX-XX-DR-L-0001, Rev P18). Linear feature extents were mapped in QGIS, with feature retention based on the indicative proposals.
- 3.8 These pre- and post-development 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.
- 3.9 The strategic significance of the habitats were also assessed for the pre-development habitats based on the location of the site, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.
- 3.10 Full details of the calculation methodology used is provided in the Statutory Biodiversity Metric – User Guide¹⁵.

Limitations

- 3.11 The UKHab habitat map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 3.12 Natural ecological communities are susceptible to change; at times this change can be rapid as a result of internal and external environmental factors. The Chartered Institute of Ecology and Environmental Management advises that survey data can normally be considered valid for a period of 18 months, after which point a walkover survey may be required to assess if there have been any significant changes.
- 3.13 The aim of biodiversity offsetting is to compensate for significant adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been taken, according to the mitigation hierarchy as required by the NPPF.
- 3.14 No other limitations specific to this report influenced this assessment.

4.0 BASELINE CONDITIONS

Strategic Significance

- 4.1 No sites of international conservation importance are located within a 10km radius of the Site, the nearest was the River Mease SAC 12km east of the site.
- 4.2 There were two statutory designated sites of nature conservation importance at a national level recorded within 2km of the site boundary, both SSSIs. Cliffe Hill Quarry SSSI is a geological designation. Ulverscroft Valley SSSI is 920m from the site comprising an area of unimproved grassland, heath, woodland and wetland.

¹⁵ DEFRA, Statutory biodiversity metric: draft user guide (Updated 3 July 2025) Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

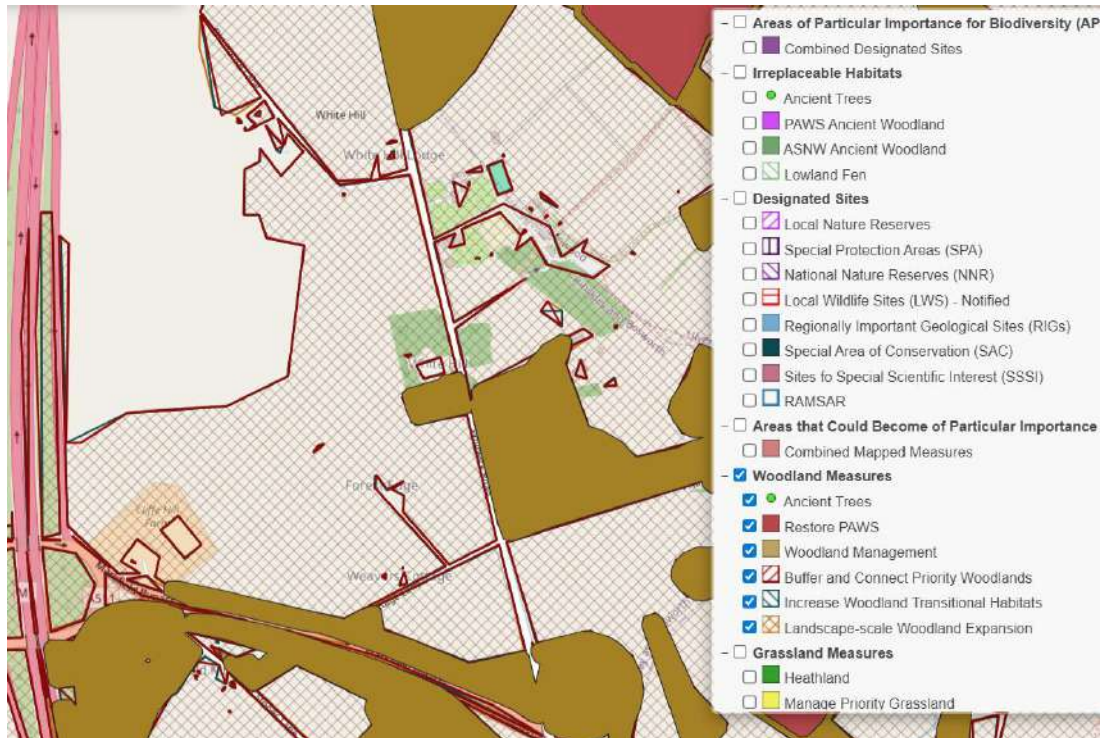
- 4.3 Twenty other non-statutory designated sites were located within 1km of the site boundary, all of which were local wildlife sites (LWS). These are listed and detailed summarised in **Table 2** below.

Table 2: Non-Statutory Designations within 1km of the Site

Site Name	Designation	Description	Proximity
Markfield Roadside Verge 1&2&3	LWS	Mesotrophic Grassland.	Adjacent
Altar Stones	LWS	Acid Grassland	40m
Field S of Ulverscroft Wood	LWS	Mesotrophic grassland	150m
Raunscliffe	LWS	Acid grassland	215m
Ulverscroft Wood	LWS	Ancient semi-natural woodland	225m
Coalbourn Wood	LWS	Ancient semi-natural woodland	300m
Land Adjacent to Raunscliffe Farm	LWS	Mesotrophic Woodland	310m
Land Adjacent to Cricket Club	LWS	Acid Grassland	425m
Hill Hole Meadow	LWS	Mesotrophic Grassland	550m
Hill Hole Quarry	LWS	Acid Grassland	625m
Old Stone	LWS	Mesotrophic Grassland	630m
Home Farm	LWS	Mesotrophic grassland	685m
Field N of Leicester Rd	LWS	Mesotrophic grassland	720m
Highfield Meadow 2	LWS	Mesotrophic grassland	730m
Highfield	LWS	Mesotrophic grassland	745m
Grassland by Stoney Fm	LWS	Mesotrophic grassland	810m
Copt Oak Farm	LWS	Mesotrophic grassland	810m
Chitterman Hill Wood	LWS	Ancient semi-natural woodland	825m
Copt Oak Wood Fields	LWS	Ancient semi-natural woodland	875m
Veteran Horse Chestnut off Main St	LWS	Mature Tree	950m

- 4.4 In addition to the above, a variety of Historical Sites were noted. One of these overlaps with the southeastern extent of the site and was noted as scrub habitat in the 1980s/90s. No further information on historic sites is known.
- 4.5 The Site lies within the administrative authority of Hinckley & Bosworth Borough Council (HBBC). Leicestershire County Council, has been appointed the responsible authority for delivery of the LNRS. This strategy was formally adopted on 01 August 2025.
- 4.6 LNRS are designed to be a collaborative strategy based on willing landowners and stakeholders. The purpose of LNRS is to provide a tool to inform decision-making, identifying area for habitat creation and improvement. LNRS do not place a mandatory requirement on landowners to provide habitat enhancements or increase the ecological status of sites.
- 4.7 LNRS do not place any additional protection to sites over and above a Local Authorities general biodiversity objective to 'conserve and enhance' biodiversity as outlined at Section 40 of the NERC Act 2006. When considering this requirement, Local Authorities need to consider the wider local requirements in the overall balance as outline in the planning statement.
- 4.8 The online Making Space for Nature in Leicestershire, Leicester and Rutland has a Local Habitat Map as part of the LNRS. This identifies that most of the Site is identified as an Area that Could Become (ACB) of particular importance for Woodland habitat (Refer to Map 1 below). Also, the Hinckley & Bosworth GI Strategy indicates the site as 'Priority Woodland Planting' in the south

and 'Wider Woodland Potential' for most of the rest of the site. This together with the Pre application comments received from the Landscape Officer supports all woodland and individual tree habitats as being considered 'Formally identified in Local Strategy' and therefore allocated high strategic significance. Overall, the proposals have sought to work towards the ascription of the LNRS through retention / enhancement of woodland, the provision of connectivity to woodland and the provision of new tree planting, providing a benefit of the proposals and compliance with National Forest policy.



Map 1: Image extract from Making Space for Nature in Leicestershire, Leicester and Rutland, LNRS Local Habitat Map – Identifies majority of the site as Areas that Could Become (ACB) of particular importance for woodland.

- 4.9 An amendment to previous versions of this document and early metrics is that once an LNRS has been published, the baseline strategic significance values for habitat parcels in that area should always be scored as low. As such, all baseline habitats are assigned low strategic significance.
- 4.10 Also, in line with The Statutory Biodiversity Metric User Guide¹⁶, where a LNRS has been published, descriptions set out in table 7 of the User Guide should be applied to assign strategic significance. Therefore Medium strategic significance has not been used and low applied to all proposed habitats with the exception of proposed woodland and tree habitats which are identified in the Hinckley & Bosworth GI Strategy and or LNRS as above.

UKHab and Condition Assessment Survey

¹⁶ DEFRA, Statutory biodiversity metric: draft user guide (Updated 3 July 2025) Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

- 4.11 The habitats on Site comprise arable fields, an area of bare ground, mixed scrub, grassland verges. Native hedgerows and ditches are also present. No irreplaceable habitat as defined in the NPPF or Biodiversity Gain Requirement (Irreplaceable Habitat) Regulations 2024 have been identified within the Site.
- 4.12 Descriptions of the baseline habitats are provided in Table 2 below and locations are depicted on Figure 1. The condition assessment results are provided in Appendix A.

Table 2: Baseline Habitat Summary

Habitat	Description
Modified Grassland	The majority of the Site is dominated by modified grassland field compartments managed through grazing. These were very wet and heavily poached in certain areas when surveyed.
Developed Land & Artificial Unvegetated Surface	In the south of the site is Cliff Hill Farm buildings and yard (Developed Land). There is an area of artificial surfacing such as the menage and gravel surfaced yards associated with the farm buildings. The condition assessment of the habitat is 'not applicable' under the Metric.
Scrub	Six areas of scrub were recorded on Site. These were outgrown field boundary vegetation, either comprising mixed native species or dominated by suckering blackthorn, encroaching into adjacent grassland from the boundary.
Other neutral grassland	Three field compartments of greater species diversity, meeting the definition of other neutral grassland occur in the east of the site. The compartment west of Cottage Lane is horse grazed and the two compartments east of Cottage Lane are sheep grazed and are more tussocky in structure.
Scots Pine Woodland	The western portion of the site Scots pine woodland (W1) was unmanaged with closely spaced pine trees amongst which occasional broadleaf trees were also present including oak and beech with an understorey of elder and holly and a ground flora typical of the habitat and frequent fallen deadwood, resulting in moderate condition. The eastern portion of the woodland (W2) comprised pines with no understorey and grassy ground layer, resulting in poor condition habitat.
Other broadleaf Woodland	Canopy comprising oak with holly, silver birch and rowan, grazed by sheep bare ground with patches of nettle and bramble at ground level.
Tall Herb Vegetation	Small areas near to the farmyards where materials were stored comprised ruderal vegetation, dominated by common nettle <i>Urtica dioica</i> .
Individual Trees	Trees across the site are native, generally in maiden for with little / no evidence of adverse impact and over sail vegetation, therefore were in good condition. The inclusion of individual trees within metric calculations is partially informed by whether they are to be retained or lost. The Statutory Biodiversity Metric User Guide states that trees of medium or above size that are to be lost should be recorded in the habitat baseline as individual trees as follows: Recording baseline trees within hedgerows and lines of trees If any medium, large or very large trees within a hedgerow or 'rural' line of trees are being removed, record these in the area baseline as individual trees. The removal of trees may also influence distinctiveness or condition of hedgerows and 'rural' lines of trees within the hedgerow module. Where there is no loss (or change of condition) of individual trees within a hedgerow or 'rural' line, the individual trees within that feature do not need to be recorded separately in the baseline.
Hedgerows / Lines of Trees	The field parcels are bound and delineated by a network of hedgerows and tree lines, some with ditches. Survey results, including conditions, are provided in Appendix A.
Ditches	One ditches (D1) was present onsite. It was assessed at a very wet time of the year seasonally (April 2024) and though the base was waterlogged, it was not holding water. It is therefore considered to be dry for more than 8 months of the year, and is not considered further for the purposes of the net gain assessment. The Statutory Biodiversity Metric User Guide states that the definition of a ditch is a linear water conveyancing feature that retained water for more than 4months of the year as follows:

Habitat	Description		
	Watercourse Biodiversity metric watercourse definition type		Distinctiveness
	Ditch	Artificially created linear water-conveyancing features which are: • less than 5 metres wide; and • are likely to retain water for more than 4 months of the year	Medium

5.0 PROPOSED DESIGN

- 5.1 The Landscape Strategy (DRG: 12507-FPCR-XX-XX-DR-L-0001, Rev P18) provides a breakdown of broad land use, including the area allocated for green infrastructure (GI). Due to the substantial cut and fill earthworks to deliver the necessary levels, the majority of habitat within development compartments will be removed. However, proposals have been landscape and ecology led from an early stage to ensure existing habitats have been retained and protected where feasible with appropriate green infrastructure proposed, to compensate and mitigate in line with the Mitigation Hierarchy. Communication has been ongoing with the design team and numerous iteration of BNG scenarios have been run to arrive at the current proposals.

Retained Habitats

- 5.2 Habitat retention is illustrated in Figure 2.
- 5.3 Cut and fill earthworks to achieve necessary levels will require removal of a large proportion of the baseline habitats at the outset of the development but the proposals have sought to retain the habitats of higher value.
- 5.4 Boundary features including trees, hedgerows and scrub will be retained wherever feasible.
- 5.5 The Scots Pine woodland and connecting adjacent hedgerow, tree and grassland located centrally within the site will be retained as this sits between development parcels.
- 5.6 Areas of grassland at the perimeter of the fields east of Cottage Lane will be retained as much as is feasible. These areas are already in 'Good' condition and will be managed to maintain this condition.
- 5.7 An area of scrub with mature trees towards the south of the site can also be retained.

Enhanced Habitats

- 5.8 Grassland to the north and south of the Scots Pine woodland that is to be retained will be protected during the site clearance and construction phases and then enhanced through over seeding to improve its species diversity.
- 5.9 Some of the Scots Pine woodland currently is of limited species diversity and lacks woodland structure being of a single age class. As such, enhancements involving understorey seeding and planting to develop the woodland structure and diversity will enhance the condition of this area of woodland.

Habitat Creation

- 5.10 The extent of GI as set out by the Landscape Strategy (DRG: 12507-FPCR-XX-XX-DR-L-0001, Rev P18) provides the scope for the mitigation and enhancements necessary to maximise onsite biodiversity unit delivery.
- 5.11 Overall, the GI proposals will include a mix of amenity grassland areas along formal access and parking areas with informal flowering meadow grassland, mixed native scrub and woodland planting as well as provision of flood attenuation features which shall be designed to retain at least 500mm water and shall include marginal aquatic planting to create permanent pond features (non priority). The proposed green infrastructure will create semi-natural habitats,

integrated with and linked to retained habitats and the wider landscape to complement and expand on strategically significant offsite network of existing habitat.

- 5.12 Hedgerows along main transport routes though the site will be native single species hedgerows with small trees. All other hedgerows will be species rich native hedgerows and will include trees where it is feasible to do so.
- 5.13 Acknowledging the sites position within the National and Charnwood Forest, tree and woodland planting is an important element of the habitat creation, with a proposed 508 individual trees planted across the site,. The proposals also included the creation of 2.3ha of woodland planting across the Site, which along with 1.4 Ha of scrub constitute planting of approximately 17,000 additional trees (standard/feathered/whipstock).
- 5.14 Provisional area estimates for the breakdown of GI are provided in the metric calculations.
- 5.15 Targeted conditions and management objectives for created habitats are shown in Table 3.

Proposed Strategic Significance

- 5.16 As indicated by the Pre-application Scoping response received from Hinckley & Bosworth Borough Council (16th October 2024) proposed woodland and individual tree broad habitat creation and enhancement will be afforded high strategic significance inline with National Forest policy.

Table 3: Summary of Proposed Habitat Management

Proposed Vegetation	Habitat (UKHab Type)	Targets for Creation/Management	Target Condition
Flowering Meadow Mix	Other neutral grassland	Smaller areas have been assumed unlikely to achieve greater than moderate condition in the 30 year period. In the north and perimeters of the site there are larger areas where it is considered appropriate to target good condition grassland as it is surrounded by structural woody planting, separated from the built development with limited access, thus less disturbed. The following management measures will be employed over a 30 year period: - Using a native species rich seed mix to achieve a diverse sward (e.g. Emorsgate EM2, or other similar mix, to achieve at least 10 species per m²); follow supplier's instructions for initial establishment. - Once established, cut annually in late summer or autumn, with selected patches of grassland left unmown (approximately 20% of total area) and especially the grassland at the bases of the trees being left longer. Cutting dates and un-cut areas should be varied year-year to promote structural complexity. If grasslands display vigorous grass growth, a second early season cut in March/April might be required to increase the abundance of flowering plants. - During the summer period, mown pathways should be created through the sward, creating variation in sward height, and promoting interest for Site users. - Promote a low nutrient environment by removing cuttings. Collected cuttings can be taken to green waste facilities for compost production or left in dedicated areas to rot down and provide habitat piles. - Reseed any areas of failed establishment; and - Remove undesirable species including INNS, thistles and docks before seeding; and - Limit scrub encroachment to edge habitats where it can form a valuable ecotone.	Moderate / Good
Amenity Grassland	Modified grassland	Amenity area requiring 'tidy' appearance, however it is still considered feasible that with the use of an appropriate native seed mix such as a flowering lawn mix, these areas can achieve 6-8 species per m² and target moderate condition. Management will be conducted sensitively biodiversity incorporating the following management measures over a 30 year period: - Using an appropriate native species rich seed mix equivalent grassland mix to achieve a more diverse sward to achieve 6-8 species per m² (e.g. Emorsgate EM1); reseeding any areas of failed establishment / damage. - Regular removal of any bracken, scrub and invasive species.	Poor / Moderate

Proposed Vegetation	Habitat (UKHab Type)	Targets for Creation/Management	Target Condition
		- The majority of the grassland will be mown, however, to promote diversity in the sward height selected patches of grassland should be left unmown (at least 20% of total area), especially around the bases of the trees. - Reseeding any areas of failed establishment/damage.	
Woodland	Other Woodland - Broadleaved	Woodland planting will be included within the GI and is expected to include elements designed for screening as well as targeted ecological buffers in association with retained features and green corridors. Management will target the following over a 30 year period: - Planting mix to use a diverse range of native species, with no one species compromising more than 50% of the mix. - Replace any failed woody specimens. - Targeted weeding/treatment to limit/remove invasive/undesirable species to below 5% ground cover (typical species include but are not limited to creeping thistle, cleavers and common nettle). - Allow a graduated edge to form with scattered scrub and tall grassland along the periphery. - Rotational clearance/coppicing of selected areas to allow opportunities for natural regeneration, aiming for 10-20% of temporary open space within the woodland.	Moderate
Scrub	Mixed scrub	Mixed scrub will be used to form woodland edge habitats and in more open areas where it will form a mosaic with grassland. Management will target the following over a 30 year period: - No one species should comprise more than 75% of the cover, and all species should be of native origin. They should be planted in clumps with gaps between to achieve a mosaic habitat. Management should create and maintain a range of features; a diversity of age and structure is essential. This can be achieved through rotationally creating cleared areas (glades) to allow space for seedlings. - Rotational cutting / strimming of vegetation is recommended. Small clearings should be cut every 1-2 years. The marginal scrub may need cutting on a rotation of up to 12 years to avoid it developing into woodland. After cutting, any arisings should be left for at least one week and a proportion of the material can be left in the developed scrub area to decay and provide dead wood habitat, the rest can be removed from site. - An edge habitat will be developed which will create a transitional area with habitat niches between scrub and the adjacent grassland areas with scattered woody species from the scrub and tall grasses, and herbs allowed to encroach and colonize from the grassland. The scrub edge should be cut every 3-7 years depending on growth rates. Scrub edge should be cut in a scalloped manner, rather than as a continuous edge, to provide shelter opportunities for wildlife.	Moderate

Proposed Vegetation	Habitat (UKHab Type)	Targets for Creation/Management	Target Condition
		Any INNS which appear are to be treated and removed as required, with management established to prevent it from spreading.	
Attenuation Ponds	Non Priority Pond	Attenuation features have been designed to retain at least 500mm water and the landscape design incorporates native marginal planting of these features. They have wherever possible been designed As such, they It is proposed pondsare designed with the following in mind over a 30 year period: - Plant with a variation of vegetation structure and plants which are beneficial for wildlife, provides nectar sources at different times of the year, and provides opportunities for vertebrates and invertebrates to live, eat and breed. For example, planting with a variety of marginal aquatic species (e.g. common reed <i>Phragmites australis</i>, water mint <i>Mentha aquatica</i>, yellow iris <i>Iris pseudacorus</i>, brooklime <i>Veronica beccabunga</i>, water forget-me-not <i>Myosotis scorpioides</i>, yellow loosestrife <i>Lysimachia vulgaris</i>, etc.) which degrades into wet-tolerant grassland (e.g. Emorsgate EP1 Pond Edge Mixture, EM8 Meadow Mixture for Wetlands, or similar). Seeding should follow the manufacturer's instructions. The management of the habitat should encourage a range of flowering species in order to meet the BNG habitat condition requirements for ponds. - It is also anticipated that some species of damp/wet grassland may colonise naturally and will be allowed to remain to provide additional habitat diversity and structure (e.g. soft rush <i>Juncus effusus</i>). - Should any species with invasive tendencies colonise (e.g. reedmace <i>Typha latifolia</i>) or any species which are considered to be detrimental to native wildlife, these species should be removed during annual maintenance or managed to prevent spreading. Any invasive non-native species will not be allowed to establish and will be treated and/or removed as required. - The Duckweed <i>Lemna minor</i> or any filamentous algae should be monitored and remedial action taken to ensure less than 10% of the water surface is covered. - Any cutting of marginal planting or mowing should be avoided from February to August to avoid amphibian and breeding bird season. - Relaxed management of the grassland area should be employed to provide variety in the sward height for the benefit of biodiversity and wildlife, with selected patches of grassland left unmown. This should include control of any scrub shading at the water edge. - Litter or evidence of any pollutants should be monitored and remedial action taken to rectify as required.	Moderate
Proposed trees	Individual trees	New trees are proposed to be planted across the Site. Predicted tree size has been restricted to small in line with the metric user guidance. As trees will be planted in POS and therefore will over sail other vegetation, they are anticipated to meet sufficient condition criteria to target moderate condition. Each individual tree will receive the same management prescription as below over a 30 year period: - All trees should be native species; - If planted in groups, the distance between centres should be set such that the expected canopies should be less than 5m apart;	Moderate

Proposed Vegetation	Habitat (UKHab Type)	Targets for Creation/Management	Target Condition
		• If individual trees are to be planted in proximity to a hedgerow, the trees will be planted so that the nearest point of the tree trunk is at least 1m from the edge of the woody canopy of the hedgerow; • Relaxed management removing only branches that pose a risk to Site users such that trees retain more than 75% of the expected canopy size for the corresponding age; • Planted within areas of green infrastructure (other neutral grassland) such that at least 20% of the ground beneath each tree is vegetated (only applicable for the trees planted within the POS areas and the off Site land); and • Replacement of failed specimens on a like-for-like basis.	
Species Rich Native hedgerows	Species Rich Native hedgerows	Native hedgerow planting is proposed throughout the POS areas of the Site. The specific composition of hedgerow types will be confirmed in final designs, however these will comprise species-rich native planting (at least 5 native species every 30m), and including tree standards throughout the hedge length where appropriate. Management will include the following measures over a 30 year period: • Hedgerow planting will use only native species and include at least 5 species every 30m. • Failed specimens will be replaced during establishment on a like-for-like basis; • Hedgerows will be managed to encourage tall, wide, and bushy features with only one side of hedgerows cut each year. • Fertiliser use will be prohibited within grasslands that are adjacent to hedgerows to reduce nutrient enrichment. • Relaxed management of grassland within 1m of the hedgerow base for >90% of its length to allow a natural edge habitat to form. • Any invasive non-native species are to be removed if present.	Moderate
Native Hedgerows	Native Hedgerows	Hedgerows fringing the main transport link through the site will be native species but single species for amenity, uniform growth and ease of maintenance. Management will include the following measures over a 30 year period: • Failed specimens will be replaced during establishment on a like-for-like basis; • Hedgerows will be managed to encourage tall, wide, and bushy features with only one side of hedgerows cut each year. • Fertiliser use will be prohibited within grasslands that are adjacent to hedgerows to reduce nutrient enrichment.	Moderate

6.0 BIODIVERSITY NET GAIN (BNG) METRIC

- 6.1 The habitat retention 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. The full metric has been provided separately.

Table 4: Biodiversity Metric Headline Results

	Habitats	Hedgerows
On Site		
Baseline Units	98.73	36.04
Post-Intervention Units	106.25	41.79
Total Net Unit Change	+7.52	+5.76
Total Net Percentage Change	+7.62%	+15.98%

- 6.2 The assessment has demonstrated that the proposals can achieve a net gain across both habitat and hedgerow assessment categories.
- 6.3 The assessment indicates the scheme exceeds 10% hedgerow gains, delivering 5.76 unit gain.
- 6.4 The assessment indicates that the scheme is capable of delivering +7.52 habitat unit gain (7.62% gain).
- 6.5 The results of the assessments demonstrate that while the scheme is capable of demonstrating a net gain in biodiversity, the proposals do not deliver 10% net gain in habitat units and does not satisfy trading rules. This deficit is largely due to the number of mature trees to be removed to facilitate the cut and fill exercise. As such offsite provisions ensure the proposals meet the mandatory net gain requirements and principles of biodiversity net gain.
- 6.6 To resolve trading errors and achieve 10% net gain, an additional 8.17 habitat units are required. Mature trees are within the 'Individual trees' broad category and are a medium distinctiveness habitat. To meet trading rules, the same broad category or a higher distinctiveness habitat is required. The provision of these trees on an offsite receptor ensures the scheme overall provide a betterment to biodiversity and is in accordance to the requirements and principles of biodiversity net gain.

Biodiversity Net Gain Principles

- 6.7 The above has been guided by CIEEM's Good Practice Principles for Development¹⁷. Table 5 lists all of the principles, with a description of how the principles have been applied to this assessment.

Table 5: Application of the Biodiversity Net Gain Principles to the Proposals

Principle	Indicators
Principle 1: Apply the Mitigation Hierarchy	Biodiversity losses are largely affecting habitats of limited ecological/biodiversity value and do not affect any high or very high distinctiveness area habitats. Losses can be compensated for on Site.

¹⁷ CIEEM. Biodiversity net gain. Good practice principles for development. CIRIA C776a, London 2019

Principle	Indicators
Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats are proposed to be affected.
Principle 3: Be inclusive and equitable	The proposals have aimed to provide realistically achievable benefits for nature conservation within the confines and proposed use of the Site, based on sound ecological judgement and experience and in the context of the local planning and policy guidance.
Principle 4: Address risks	
Principle 5: Make a measurable Net Gain contribution	A measurable net gain can be achieved as set out in the report. Strategic significance has been considered, as set out in this report. Habitats will be created that are suitable and appropriate for the use of the Site and its surrounding context.
Principle 6: Achieve the best outcomes for biodiversity	
Principle 7: Be additional	Proposals include new habitat creation and enhancement of function green / blue corridors
Principle 8: Create a Net Gain legacy	Proposals are appropriate to the Site and its context. This document will inform future management provision for the Site. Management provision should be secured in the long-term to ensure that the target conditions can be achieved.
Principle 9: Optimise sustainability	Providing increased tree cover, enhancing water course corridors and including sensitively designed SuDS will all help towards providing climate resilience.
Principle 10: Be transparent	All assumptions have been set out within this report and its appendices to ensure that the information used to inform the biodiversity metric calculations can be reviewed.

7.0 CONCLUSIONS

- 7.1 Biodiversity Net Gain assessment has been used to inform the habitat creation proposals for the scheme and to guide decisions around additional habitat provision. The approach to habitat management will aim to maximise and enhance the biodiversity value of the Site and adjacent wider land ownership through the provision of Habitat Management and Monitoring Plan.
- 7.2 The results of the assessments demonstrate that the scheme is capable of providing an overall net gain to biodiversity of 7.62% delivering a local benefit to biodiversity.
- 7.3 The scheme does not deliver the full 10% gain of biodiversity units on-site and or satisfy trading rules due to tree removal required to facilitate the proposals. However, none of the existing trees have been classified as irreplaceable habitats and on site mitigation has been maximised through retention of existing habitat where possible, and the planting of an additional 508 individual new trees, and the creation of 2.3ha of woodland planting, which along with 1.4 Ha of scrub, constitutes planting of approximately 17,000 additional trees (standard/feathered/whipstock). Due to the value the metric attributes to existing tree resource this mitigation does not fully compensate for tree loss.
- 7.4 In accordance with the rules and principle of biodiversity net gain, the residual requirement to satisfy the overall 10% net gain and satisfy the requirement of the trading rules will be provided on an offsite receptor. Further details of this provision will be provided following the granting of planning permission and the discharge of a standard biodiversity net gain condition.
- 7.5 Offsite options include the following:
- Use of other land within Caddick Developments ownership/control – ideally within the same Local Planning Authority Area or National Character Area.
 - Monetary contribution to a third-party biobank scheme. If these cannot be sourced from within the same LPA / National Character Area additional units will be required as a distance multiplier will be applied.
 - Alternatively, as a last resort statutory credits may be purchased.
- 7.6 To achieve a 10% net gain from the existing baseline habitat unit value of the site of 98.73 habitat units, approximately 108.6 habitat units would need to be delivered post development. The assessment demonstrated 7.52 unit gain falling short of 10% by 2.35 units but in order to satisfy 10% net gain AND fix trading rules, 8.17 habitat units of individual tree habitat units (or equivalent) or a higher distinctiveness habitat unit will be required in total, delivered through purchase of credits from an offsite provider from an existing habitat bank.

The onsite habitat and hedgerow unit delivery shall be secured through a Biodiversity Gain Plan with 30 year management of habitats as described within the Landscape Enhancement and Management Plan (LEMP).

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.



Key:

Red Line Boundary

Baseline Habitats:

Artificial unvegetated, unsealed surface

Blackthorn scrub

Developed land; sealed surface

Mixed scrub

Modified grassland

Other neutral grassland

Other Scot's pine woodland

Other woodland; mixed

Ruderal/Ephemeral

Baseline Hedgerow:

Line of trees

Native hedgerow

Native hedgerow - associated with bank or ditch

Native hedgerow with trees

Species-rich native hedgerow

Species-rich native hedgerow with trees

Species-rich native hedgerow with trees - associated with bank or ditch

Baseline Trees:

Existing large rural tree

Existing medium rural tree

Existing small rural tree

date
04/03/26

drwn/chld
LHG / LFR

client

Caddick Developments Limited

project

Land at Junction 22 of the M1

Cliffe Hill Farm

title

BASELINE HABITAT PLAN

scale

1:3,250 @ A3

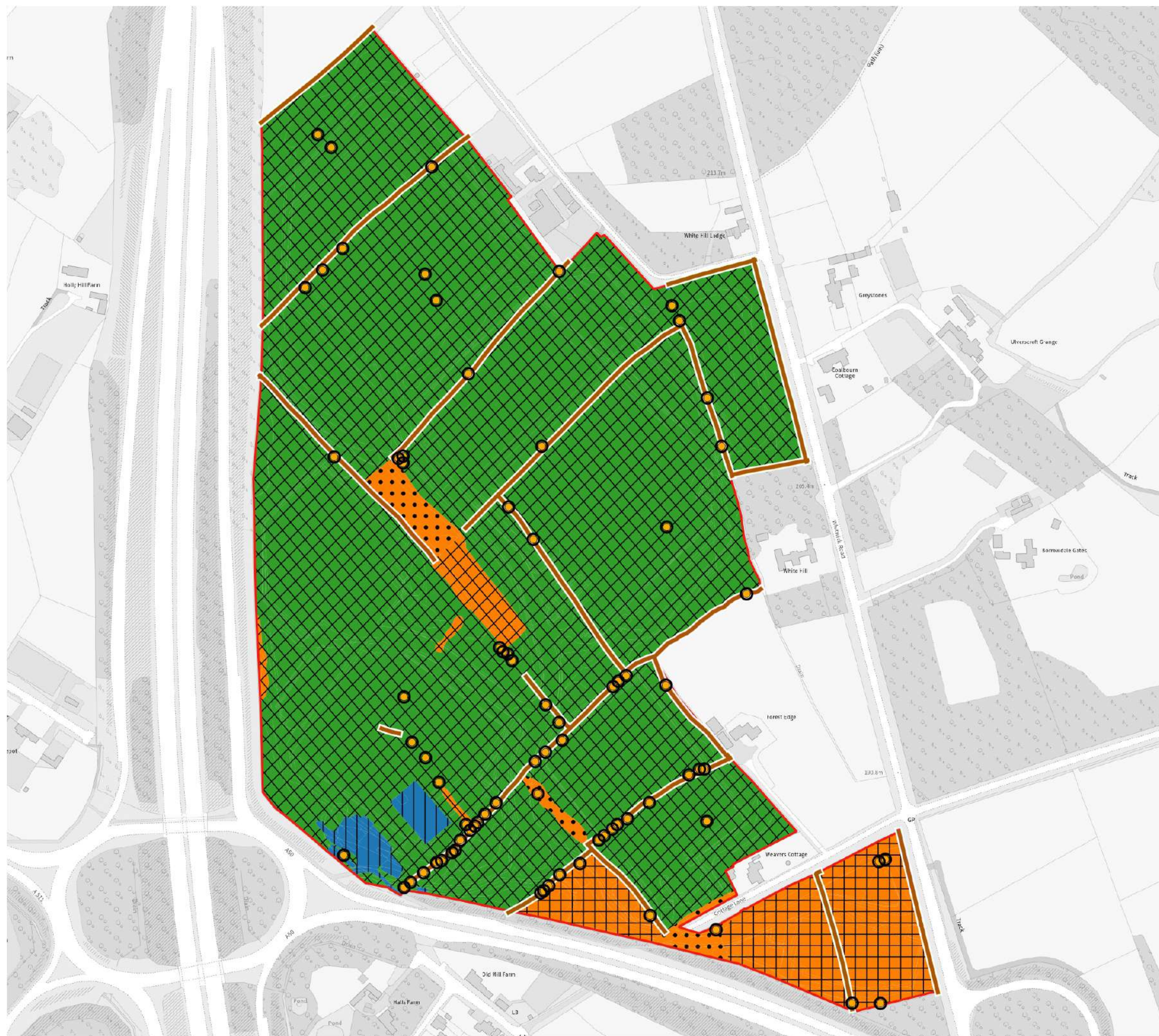
number

FIGURE 1

rev

B

FPCR | environment
& design



Key:

Red Line Boundary

Baseline Habitat Condition:

Good

Moderate

Poor

N/A - Other

Baseline Habitat Distinctiveness:

Medium

Low

V.Low

Baseline Hedgerow Condition:

Good

Baseline Hedgerow Distinctiveness:

V.High

High

Medium

Low

Baseline Tree Condition:

Good

Baseline Tree Distinctiveness:

Medium

date 04/03/26 drwn/chld
LHG / LFR

client
Caddick Developments Limited
project
**Land at Junction 22 of the M1
Cliffe Hill Farm**

title
**BASELINE HABITAT CONDITION
AND DISTINCTIVENESS PLAN**
number

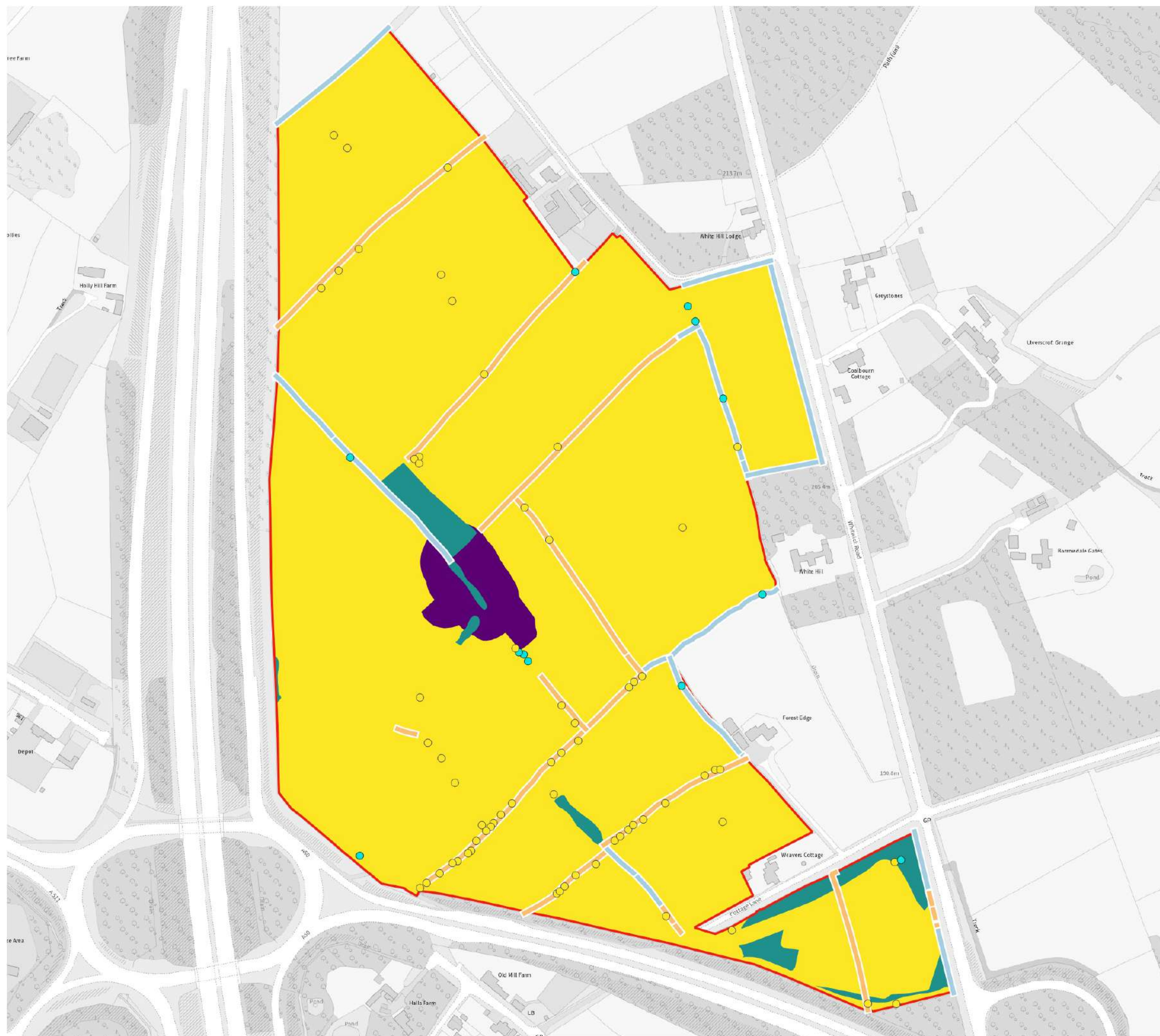
scale
1:3,250 @ A3

rev

FIGURE 2

B

FPCR | environment
& design



Key:

Red Line Boundary

Habitat Retention:

Habitat Enhanced

Habitat Retained

Habitat Lost

Hedgerow Retention:

Hedgerow Retained

Hedgerow Lost

Tree Retention:

● Tree Retained

● Tree Lost

date
04/03/26

drwn/chld
LHG / LFR

client
Caddick Developments Limited

project
**Land at Junction 22 of the M1
Cliffe Hill Farm**

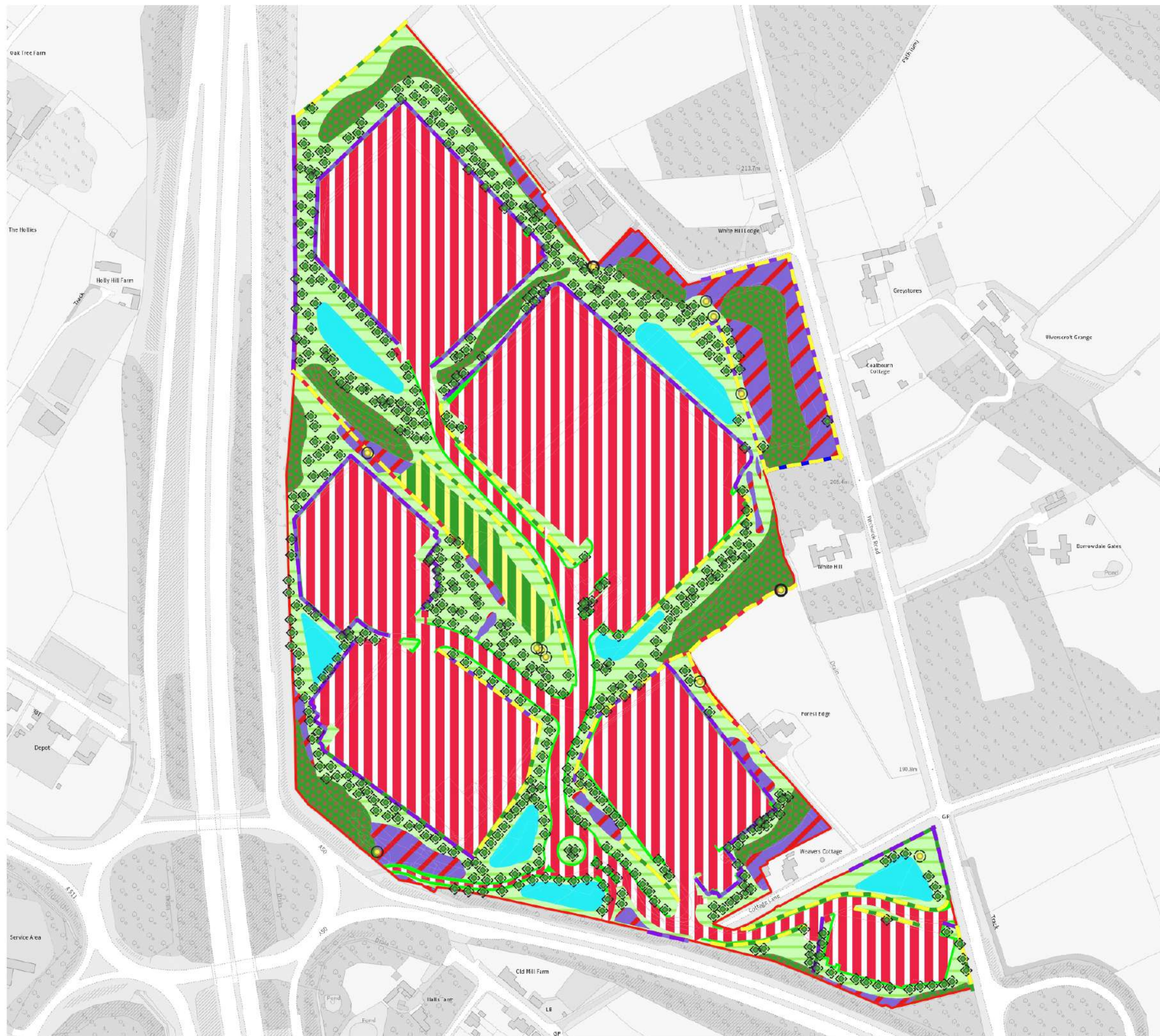
title
HABITAT RETENTION PLAN

scale
1:3,250 @ A3

number
FIGURE 3

rev
B

FPCR | environment
& design



Key:

Red Line Boundary

Proposed Habitats:

Blackthorn scrub

Developed land; sealed surface

Mixed scrub

Modified grassland

Other neutral grassland

Other Scot's pine woodland

Other woodland; broadleaved

Ponds (non-priority habitat)

Proposed Hedgerows:

Native hedgerow

Native hedgerow - associated with bank or ditch

Native hedgerow with trees

Native hedgerow with trees - associated with bank or ditch

Native hedgerow with trees - associated with bank or ditch

Species-rich native hedgerow with trees

Proposed Trees:

Proposed Small Urban Tree

Retained Large Rural Tree

Retained Medium Rural Tree

Retained Small Rural Tree

date
04/03/26

drwn/chid
LHG / LFR

client
Caddick Developments Limited

project
Land at Junction 22 of the M1, Cliffe Hill Farm

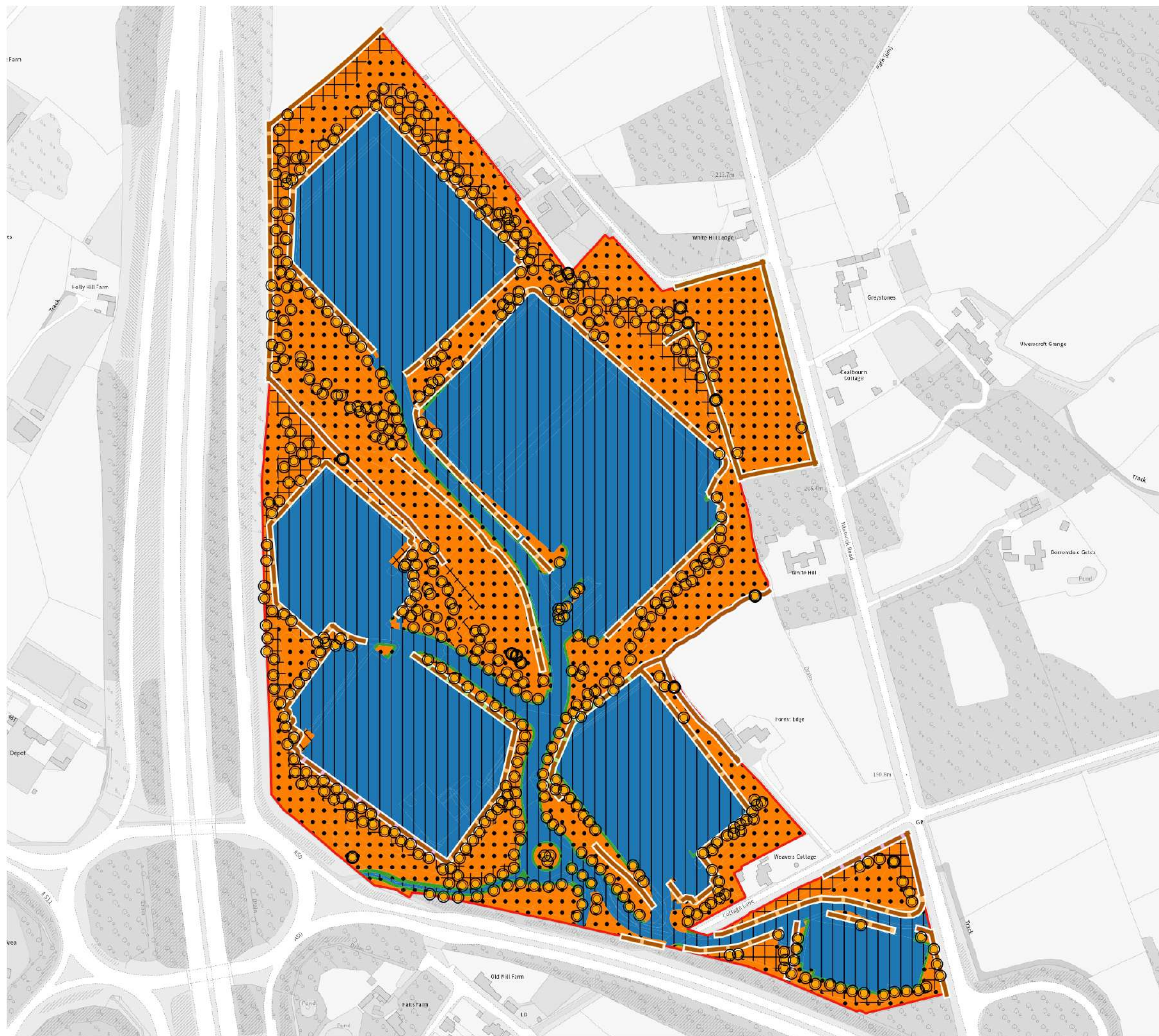
title
PROPOSED HABITAT PLAN

scale
1:3,250 @ A3

number
FIGURE 4

rev
B

FPCR | environment
& design



N

0100200m

Key:

Red Line Boundary

Proposed Habitat Condition:

Good

Moderate

Poor

N/A - Other

Proposed Habitat Distinctiveness:

Medium

Low

V.Low

Proposed Hedgerow Condition:

Good

Moderate

Proposed Hedgerow Distinctiveness:

High

Medium

Low

Proposed Tree Condition:

Moderate

Good

Proposed Tree Distinctiveness:

Medium

date

04/03/26

drawn/checked

LHG / LFR

client

Caddick Developments Limited

project

Land at Junction 22 of the M1
Cliffe Hill Farm

title

PROPOSED HABITAT CONDITION
AND DISTINCTIVENESS PLAN

scale

1:3,250 @ A3

number

FIGURE 5

rev

B

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)

\\FPCR-FS-Q1\Projects2\12500\12507\ECO\QGIS\12507 Statutory Metric - Feb 2026 Rev B\Net Gain Habitat Mapping Feb 26 Rev B1 LHG.agx
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

Appendix A : Baseline Habitat Condition Scores

Appendix A details the condition scores of the baseline habitats and hedgerows

Table 1: Condition Assessment of Hedgerows on the Site.

Condition Assessment Criteria	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	H11	H12	H13	H14	H15	H16	H17	H18	H19	H20
A1. Height >1.5 m average along length	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
A2. Width >1.5 m average along length	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B1. Gap Hedge base gap between ground and base of canopy 90% of length (unless 'line of trees')	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
B2. Gap – Hedge canopy continuity. Gaps make up <5 m	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
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 hedge (at least)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C2. Undesirable perennial vegetation Plant species indicative of nutrient enrichment of soils dominate	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
D1. Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non- native and neophyte species	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hedge with Trees																				
E1. >1 age class /morphology & average 1 mature / ancient tree/ 20- 50m hedge	P		P				P	P					P	P		P	P	P	P	P
E2. At least 95% of hedge trees healthy condition. Little or no evidence of impact on tree health by damage from livestock, wild animals, pests, disease or human action.	P		P				P	P					P	P		P	P	P	P	P
Condition	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
No more than 2 failures in total; AND No more than 1 in any functional group. No more than 4 failures in total; AND Does not fail both attributes in more than one functional group Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group																				

Table 2: Condition Assessment for Line of Trees

Condition Assessment Criteria		1
A.At least 70% of trees are native species		P
B.The tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide		P
C.One or more trees has veteran feature and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy, loose bark		F
D.There is an undisturbed naturally vegetated strip of at least 6m on both sides, protecting from disturbance.		P
E.At least 95% of the trees are in a healthy condition (veteran features excluded). Little or no evidence of impact on tree health from livestock wild animals, pests, diseases or humans.		P
Condition		Mod
Passes 5 criteria Good		
Passes 3 to 4 criteria Moderate		
Passes 2 or fewer criteria Poor		

Table 3. Condition Assessment of Modified Grasslands

Condition Assessment Criteria		
A	There must be 6-8 species per m ² . If a grassland has 9 or more species per m ² it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition.	Fail
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Fail/Pass
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Pass
F	Cover of bracken less than 20%.	Pass
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Pass
Condition		Poor

Table 4: Condition Assessment of Other Neutral Grasslands

Criteria		Pass/Fail
A	"The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only."	Pass
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Pass
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5	Pass
E	Combined cover of species indicative of suboptimal condition and physical damage <5%	Pass
F	There are 10 or more vascular plant species per m ² present including forbs characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non acid grassland	Pass
Condition		Good
Passes 5 or 6 criteria (incl. A&F)		Good
Passes 3 or 4 criteria (incl. A)		Moderate
Passes 2 or fewer criteria		Poor

Table 5. Condition Assessment of Scrub.

Condition Assessment Criteria		S3&S4	S5	S1, S2
1	Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover).	Fail Ps dom)	Pass	Pass
2	There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.	Pass	Pass	Fail
3	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species ¹ make up less than 5% of ground cover	Pass	Pass	Pass
4	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Fail	Pass	Fail
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail	Fail	Fail
Condition		Poor	Mod	Poor
Passes 5 of 5 criteria		Good		
Passes 3 or 4 of 5 criteria		Moderate		
Passes 0, 1 or 2 of 5 criteria		Poor		

Table 6. Condition Assessment of Mixed Plantation Woodland

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	W1	W2	W3
1	Age distribution of trees	Three age classes present	Two age classes present	One age class present	2	1	2
2	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ²	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3	3	1
3	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species >10% cover	3	3	3
4	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	3	1	3
5	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	<50% of canopy trees and <50% of understory shrubs are native	3	3	3
6	Open space within woodland	10 – 20% has areas of temporary open space, unless <10ha	21- 40% has areas of temporary open space	More than 40% has areas of temporary open space	1	1	2
7	Woodland regeneration	All three classes present; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	3	1	1
8	Tree health	Tree mortality <10%, no pests or diseases and no crown dieback	11-25% mortality and/or crown dieback or low risk pest or disease present	> 25% tree mortality and or any high risk pest or disease present	3	3	3
9	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	1	1	1
10	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	2	1	2
11	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1	1	1
12	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/stems/stumps	25-50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/stems and stumps	< 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/stems and stumps	3	1	3
13	Woodland disturbance	No nutrient enrichment or damaged ground evident	< 1 hectare of nutrient enrichment across woodland area and/or < 20% damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	3	3	1
Score (out of 39)					31	23	26
Condition					Mod	Poor	Mod

Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	W1	W2	W3
Total score >32 (33 to 39)		Good				
Total score 26 to 32		Moderate				
Total score <26 (13 to 25)		Poor				

