

Technical Note

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Project: Pond Barn, Land South of Rogues Lane, Hinckley LE10 3DX

Our Reference: 250522.BNGTechNote.V1

To: Chris McManus

Date/Revision: 27 November 2025 / v1

Subject: Biodiversity Net Gain Assessment

Prepared by: Dr. Melissa Bell

Introduction and Methodology

Croft Ecology was commissioned by Chris McManus to provide the necessary supporting information on Biodiversity Net Gain for a site with planning permission for the construction of a new dwelling and associated garden at Pond Barn, Land South of Rogue's Lane, Hinkley LE10 3DX (central grid reference: SP 41966 96532).

The purpose of this Technical Note is to present the on-site baseline information for the Site that was used as the basis for the Statutory Metric Biodiversity Net Gain (BNG) calculations.

A baseline habitat survey at the Site was undertaken on 23 May 2025 and included the following:

- An assessment of the baseline habitats within the red line boundary (including a baseline map to UK Hab) – Appendix A.
- A condition assessment of relevant on-site habitats

This data was then used to complete the on-site baseline information of the Statutory Biodiversity Metric and the associated condition assessment sheets. Post-development calculations for on-site habitats were also undertaken and are summarised in the Indicative Biodiversity Gain Plan for Land South of Rogue's Lane, Hinckley (Croft Ecology, August 2025) which should be read in conjunction with this Technical Note.

Personnel

The survey and technical review were undertaken by Anna Scott-Swift MCIEEM, Director of Ecology at Croft Ecology. Anna has over 20 years of experience working in the field of ecology and has undertaken and reviewed dozens of Preliminary Ecological Appraisals, Ecological Impact Assessments and Preliminary Roost Assessments. Anna has years of Biodiversity Net Gain experience having been involved with sites in Warwickshire and Lichfield since their early adoption of BNG in the mid 2010's.

Melissa Bell (PhD) is an Assistant Ecologist at Croft Ecology. Melissa has prepared reports detailing the results of entomological survey work previously and, more recently, Preliminary Ecological Appraisals and Biodiversity Net Gain calculations and Habitat Management and Monitoring Plans.

Survey Date and Conditions

The Site was visited on 22 May 2025 and included land within the red line boundary (see Figure 1).

Weather conditions at the time of survey were dry with 40% cloud, light breeze and a temperature of 20°C.



Figure 1. Site boundary (basemap source – Google Maps Satellite Imagery)

UK Hab Field Survey

A UK Hab¹ Field Survey was undertaken following the methodology described within v2.0 documentation (2023). It was used as the basis for subsequent completion of the Statutory Biodiversity Metric and its associated condition sheets.

A fine-scale minimum mapping unit (of 25m² or 5m) was deemed appropriate for use at the Site given its relatively small scale, consequently, only habitats with an area of 25m² or greater, or linear features 5m in length or greater, were mapped.

The UK Hab uses primary codes whereby habitats are categorised by an increasingly detailed hierarchy until a match is discovered. Secondary codes describe environmental factors that provide additional information such as management regime, hydrology or similar. In this case, each habitat was assigned a Primary Code¹ at the Level 4 hierarchy and secondary codes were applied where these could provide greater context.

During the field survey, all habitats within the Site were thoroughly observed, described, and mapped. A DAFOR abundance (D = dominant, A = abundant, F = frequent, O = occasional, R = rare)

¹ UKHab Ltd (2023) <https://www.ukhab.org/>

was assigned to each botanical species identified in each habitat and nomenclature followed Stace (Stace, 2019).

Limitations

All areas of the Site were accessible with no limitations.

Results

Red line boundary

Parcel References: 27897531 and 27898160 – Developed land, sealed surface

The Site contained three buildings on the eastern side of the Site. One building was a disused, modern agricultural barn (Photo 1). The remaining two buildings were metal storage containers (Photo 2).



Photo 1. Southern aspect of the barn on site.



Photo 2. Two storage units on the eastern boundary of the Site.

Parcel Reference: 27897434 – Artificial unvegetated, unsealed surface

A gravel access track headed south from Rogue's Lane before turning east, leading to the buildings on Site (Photo 3).



Photo 3. Eastern aspect of the gravel track, facing west, showing the northern aspect of the barn and associated modified grassland with the track narrowing in the centre of the photo and modified grassland continuing southeast of the track.

Parcel References: 27898138 & 30242681 – Modified grassland

Modified grassland (27898138) surrounded the barn on all four sides (Photo 3-6) and was present along a 1m strip on the southeastern side of the track. The modified grassland around the barn comprised of abundant perennial rye-grass *Lolium perenne*, frequent Yorkshire fog *Holcus lanatus*,

occasional meadow foxtail *Alopecurus pratensis*, cock's foot *Dactylis glomerata*, broad-leaved dock *Rumex obtusifolius*, smooth sow-thistle *Sonchus oleraceus*, cleavers *Galium aparine*, common nettle *Urtica dioica*, groundsel *Senecio vulgaris*, shepherd's purse *Capsella bursa-pastoris* and rare occurrences of meadow buttercup *Ranunculus acris* and rough meadow grass *Poa trivialis*. There were 6-7 species on average per square metre. North of the barn, the strips of grassland had more meadow foxtail and a taller sward of around 30cm. To the rear and side of the barn there was a greater abundance of perennial rye-grass whilst to the south of the barn the ground there were slightly more ruderal species and bare earth indicating recent disturbance. Along most of the southern aspect of the barn, the modified grassland was damaged, potentially from previous clearance activities. This accounted for approximately 25% of the grassland area.

The 1-2m strip of modified grassland along the access track (Photo 7, parcel 30242681) was cut to 15cm in height and was regularly managed. It comprised abundant perennial rye-grass, frequent Yorkshire fog, occasional creeping buttercup *Ranunculus repens*, as well as rarely recorded spear thistle *Cirsium vulgare*, broad-leaved dock *Rumex obtusifolius* and white clover *Trifolium repens*. There was an average of four species/m².



Photo 4. Eastern aspect of the barn, showing modified grassland



Photo 5. Southern aspect of the barn, showing modified grassland with bare ground.



Photo 6. Western aspect of the barn, showing modified grassland with bare ground.



Photo 7. 1-2m strip of modified grassland along the access track.

Parcel Reference: 27898161 – Sparsely vegetated urban land

On the eastern side of the Site, around the storage containers was an area of ruderal/ephemeral vegetation, interspersed with a little gravel from the access track (Photo 8). This comprised frequent herb-robert *Geranium robertianum*, black medick *Medicago lupulina* and occasional perennial ryegrass, soft-brome *Bromus hordeaceus*, bramble *Rubus fruticosus* agg., broad-leaved dock, cow-parsley *Anthriscus sylvestris*, wood avens *Geum urbanum*, creeping cinquefoil *Potentilla reptans* and yarrow *Achillea millefolium*.



Photo 8. Western aspect of the storage containers on the eastern side of the Site, showing ruderal/ephemeral vegetation.

A UK Hab Map of the baseline habitats at the Site is provided in Appendix A.

The completed Statutory Biodiversity Metric for the pre-development and post-development value of the on-site habitats is included within the accompanying Indicative Biodiversity Gain Plan for Land South of Rogue's Kane, Hinckley by Croft Ecology (August 2025).

Recommendations

The existing baseline score for the site is 0.33 habitat units. A post-development unit score of 0.36 will deliver the required BNG. Options have been discussed and agreed with the client who is keen to accommodate small clusters of individual trees by the access track to achieve the necessary BNG

Compensation and enhancement measures are included below:

- The majority Site will be within a residential curtilage, but the red line boundary does include a 1-2m strip of modified grassland along the access track that can provide the habitat units necessary to meet the BNG requirements on-site.
- Fifteen small trees planted in small groups along the access track and managed in moderate condition would deliver the required biodiversity net gain. This will include a mix of small-medium sized trees such as rowan, hornbeam, wild cherry, silver birch and field maple. This provides good seasonal variation and interest, the mix provides climate and drought resilience whilst the cherry and rowan will provide nectar and berries and the silver birch, field maple and hornbeam all support good invertebrate potential and potential for nesting birds and foraging bats.

References

Croft Ecology, 2025. *RoguesLaneHinckley.BNGmetric.V1.2*

Croft Ecology, 2025. *RoguesLaneHinckley.BioGainPlan.V1.1*

APPENDIX A – Baseline Habitats



**Strip of grassland next to access track too small to be visible*



APPENDIX B – Post-Development Habitats

