



Pre-Planning Biodiversity Gain Plan

for

Proposed 5no. Dwellings

at

**Land to the rear of
48 Forresters Road
Burbage
Hinckley
Leicestershire**

for

R. W. Harding Ltd

(13.07.2026)

2025-01(03)

Report Version	Date	Author:	Quality check by:	Approved by:
Original	13.07.2026	Sophie Farrar BSc(Hons) Graduate Ecologist	George Burton, MCIAT., CEnv., ACIEM. Director	George Burton, MCIAT., CEnv., ACIEM. Director

This report has been prepared in accordance with the CIEEM Guidelines for Ecological Report Writing Second Edition (2017) and the CIEEM Guidelines for Preliminary Ecological Appraisal Second Edition (2017) and is compliant with the CIEEM Code of Professional Conduct and BS42020 Biodiversity – Code of Practice for Planning & Development

Introduction

Ecolocation was commissioned by Mr D Gunn and Mr R Harding to undertake a Biodiversity Net Gain (BNG) assessment for a site to the rear of 48 Forresters Road, Burbage, Hinckley, Leicestershire (Hereafter referred to as the 'Site'). It was understood the Site was subject to a future planning application for the development of 5no. residential dwellings. The Statutory Metric released 3rd July 2025 was used to quantify the biodiversity impact of the proposed development. This was conducted based on a Preliminary Ecological Appraisal survey by suitably qualified ecologist Emily Tucker (Graduate Ecologist), on 29/08/2025, and updated photographs of the Site from April 2026. Previous to the survey, 3no. small and 2no. medium individual trees had been removed to the east of the site, and this habitat degradation was dated 01/06/2023.

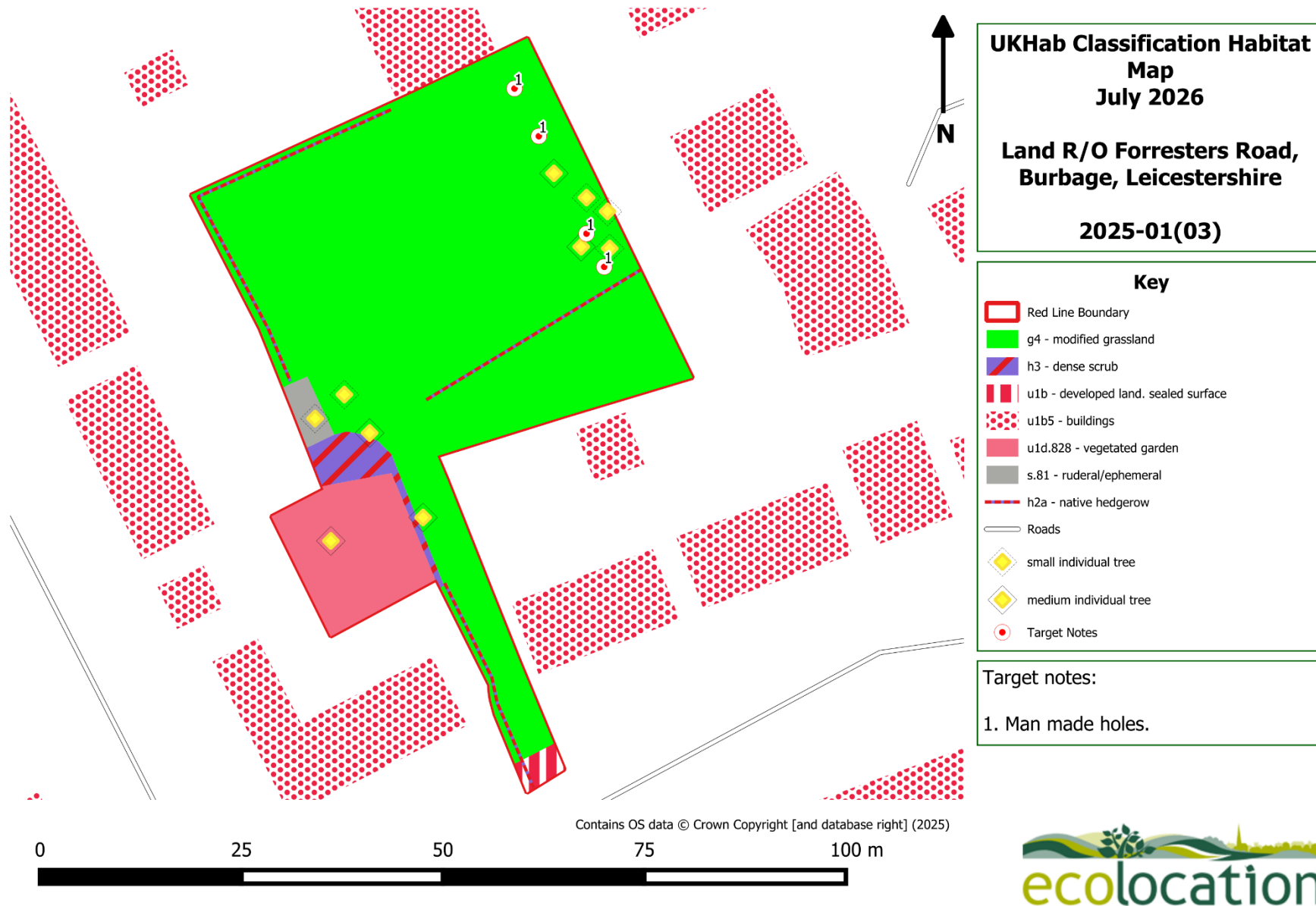


Figure 1: UKHab Classification Habitat Map, 2026

Table 1: Baseline Habitat Recorded Areas.

Habitat Type	Area (m²)	Retained (m²)
<i>Modified Grassland</i>	2138	25
<i>Ruderal/Ephemeral</i>	28	0
<i>Bramble Scrub</i>	63	63
<i>Vegetated garden</i>	246	246
<i>Developed land; sealed surface</i>	20	20
<i>5 no. Small individual trees</i>	203	0
<i>5 no. Medium individual trees</i>	814	163

The proposed development is for the creation of 5no. dwellings. No watercourses will be affected, but modified grassland, a small patch of ruderal/ ephemeral vegetation, and native hedgerow on the site will be impacted. At the time of surveying, the group of trees to the east of the site had been removed, and a further 2no. small and 2no. medium individual trees will be removed to facilitate the development. The proposal is indicated below on Site Layout As Proposed, Drg No 4878/02 kindly provided by George Burton Architecture & Ecology, which was used in the production of this report.

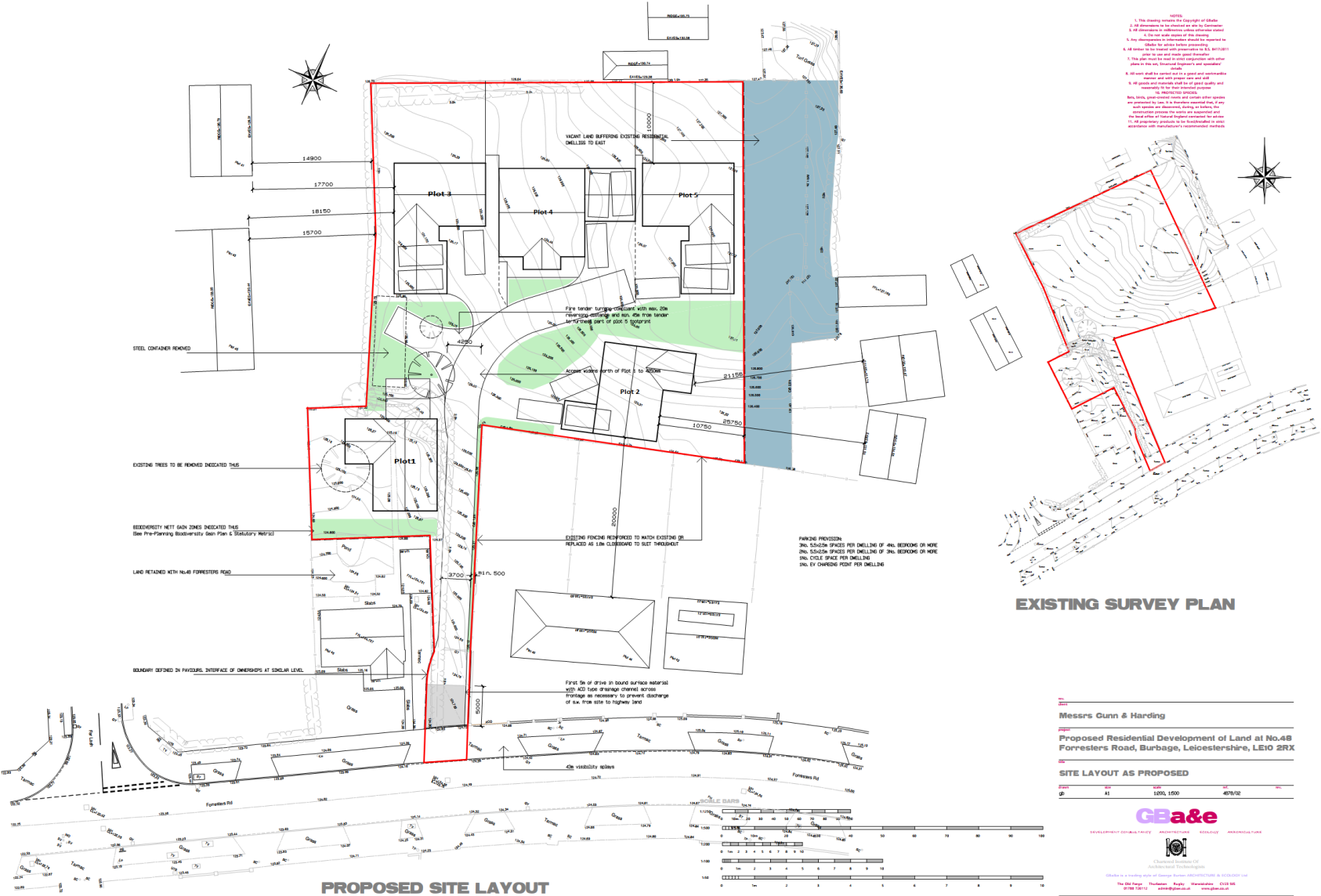


Figure 2: Site Layout as Proposed, 4878/02

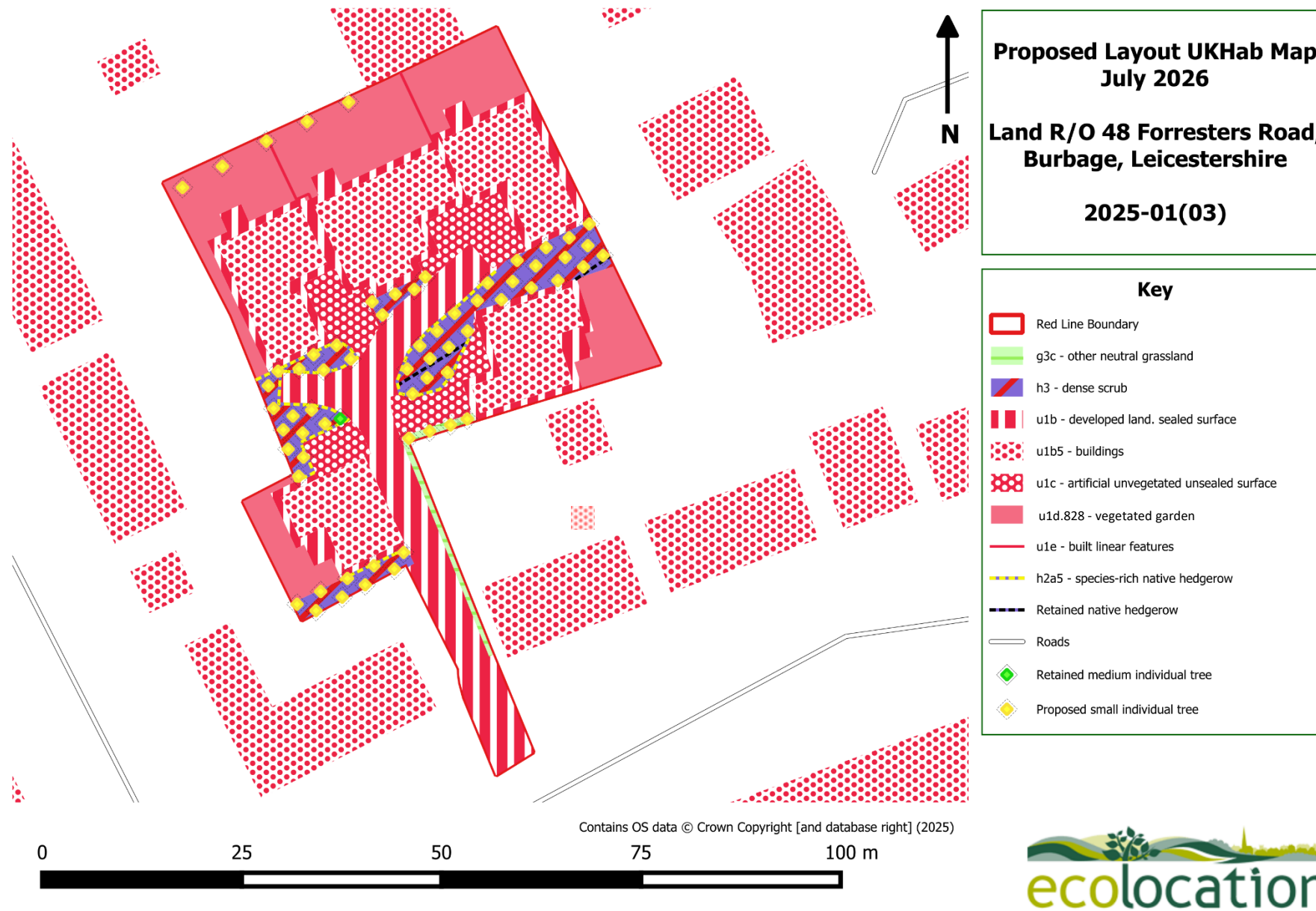


Figure 3: Proposed Layout UKHab Map, 2026

Table 2: Proposed Habitat Recorded Areas in m².

Habitat Type	Proposed Area (m ²)
Developed land; sealed surface	1367
Vegetated Garden	334
Hawthorn scrub	206
Artificial unvegetated, unsealed surface	232
Other neutral grassland	25
64no. Small individual trees	2604

Creating areas of other neutral grassland and hawthorn scrub, planting 64no. small individual trees and 94m of species-rich native hedgerow, provides mitigation for the additional built environment proposed. Furthermore, 5no. small trees from the existing hedgerow to the north of the Site will be retained as individual trees and 1no. existing medium tree will be retained. The BNG for the site using the DEFRA Small Sites Metric are shown in the headline results below:

Headline results 2025-01(03) Development as Proposed

Table 3: Impact of development proposal:

Land at 48 Forresters Road, Burbage		Return to results menu	
Headline Results			
Scroll down for final results ▲			
On-site baseline	Area habitat units	1.45	
	Hedgerow units	0.75	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.62	
	Hedgerow units	0.83	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.17	11.58%
	Hedgerow units	0.08	10.08%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area 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)	Area habitat units	0.17	
	Hedgerow units	0.08	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area 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)	Area habitat units	0.17	
	Hedgerow units	0.08	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	11.58%	
	Hedgerow units	10.08%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Results

The development proposal is for a residential scheme, to replace an area of modified grassland and patches of bramble scrub, ruderal/ephemeral vegetation and vegetated garden, with developed sealed surface in the form of 5no. dwellings and associated parking areas and vegetated private gardens, as well as areas of hawthorn scrub and other neutral grassland with small individual trees. The details of soft landscaping species will include the use of all native species to be planted. The choice of locally native species and tree planting using native and biodiverse species would positively impact the value of the habitats.

The proposed plan will result in a net gain of 11.58% in habitats, due to the created areas of hawthorn scrub and other neutral grassland, and the 64no. small individual trees planted. Several sections of native hedgerow will be removed to facilitate the development, but 15m is retained and 94m of species-rich native hedgerow will be planted, resulting in a net gain of 10.08% in hedgerow units.

Assumptions

The assessment was conducted based on the following assumptions:

- 100% native species will be used.
- Suitable species to plant amongst dense scrub include fastigate varieties, such as hazel (*Corylus avellana*), spindle (*Euonymus europaeus*), silver birch (*Betula pendula*), blackthorn (*Prunus spinosa*), alder buckthorn (*Frangula alnus*), etc.

The proposed plan with the implemented mitigation when analysed using the Statutory Metric (document 2025-01(03)_SM_Forresters Rd_13 07 2026, supplied separately) indicates a BNG gain of 11.58% in habitats and a gain in hedgerow by planting 94m of species-rich hedge in several sections surrounding the areas of hawthorn scrub, resulting in a net gain of 10.08%.

The site does conform to the NPPF requirements and the Environment Act 2021, by achieving a minimum 10% gain in biodiversity in habitats and hedgerow when implementing the proposed mitigation.

Conclusion

The proposed development when mitigated using the stated recommendations can provide a BNG of 11.58% for habitats and 10.08% for hedgerow conforming to the applicable NPPF requirements and Environment Act 2021.

The Statutory Biodiversity Metric Condition Assessments, July 2025 was used to assess the condition of habitats on site and forecast reasonable target conditions for proposed mitigation habitats including hawthorn scrub, other neutral grassland, species-rich native hedgerow and individual trees.

Proposed Hawthorn Scrub:

Name	Code	UKHAB Definition
Hawthorn Scrub	h3f	Dense scrub with hawthorn <i>Crataegus monogyna</i> dominant.

Condition Assessment Criteria	Description	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	Hawthorn dominant, but other species present by ensuring a suitable shrub mix of species is used. Examples of suitable species include guelder rose (<i>Viburnum opulus</i>), dogwood (<i>Cornus sanguinea</i>), hazel (<i>Corylus avellana</i>), holly (<i>Ilex aquifolium</i>), sweet briar (<i>Rosa rubiginosa</i>), yew (<i>Latin taxus</i>), wild privet (<i>Ligustrum ovalifolium</i>), purging buckthorn (<i>Rhamnus cathartica</i>) and butcher's broom (<i>Ruscus aculeatus</i>) are planted and established. Manage scrub areas by periodic cutting and monitoring to ensure no single species comprises more than 75% cover. Time to target condition 5 years.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	Yes	Initial planting of suitable seed mix and larger transplants. Planting shrubs in staggered densities, allowing for natural regeneration will allow for the self-seeding and establishment of seedlings and young shrubs Species recommended above has a mix of species with different growth rates encouraging variety of structural stages within the 5 years to target condition.
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	Monitoring and removal of invasive species.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	Scrub managed and planted to provide suitable glades or rides.
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved x/√

Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	✓	Moderate Condition Achievable
Passes 2 or fewer criteria	Poor (1)		

Proposed Other Neutral Grassland:

Name	Code	UKHAB Definition
Other neutral grassland	g3c	A neutral grassland that does not meet the definition of either g3a or g3b AND that meets at least three of these four criteria: >20% cover of broadleaved herbs and sedges >8 species per m² (including forbs, grasses, sedges and rushes, and excluding bryophytes) ≥1 grass species that is not generally sown for intensive agricultural production (i.e. Rye-grasses <i>Lolium spp.</i>, Timothy <i>Phleum pratense</i>, Cock's foot <i>Dactylis glomerata</i>, Meadow fescue <i>Festuca pratensis</i>) is at least abundant; - Cover of Rye-grasses <i>Lolium spp.</i> And White Clover <i>Trifolium repens</i>, where present, is <30%

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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."	Yes	Years from creation to target condition of Good: 10.
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.	Yes	Regularly mown at varying sward heights.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus agg.</i>) is less than 5%.	Yes	
E	"Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed."	Yes	
Additional Criterion - must be assessed for all non-acid grassland types			

F	"There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only."	Yes	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	The condition assessment shows that 6 criteria can reasonably be met by the target 10 years, which would class the grassland as Good condition.
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	√	Target Condition Achievable
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
"Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F."	Poor (1)		

Proposed species-rich hedgerow:

Name	Code	UKHAB Definition
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Species-rich native hedgerow	h2a5	Native hedgerows with ≥ 5 (or ≥ 4 in northern and eastern England, upland Wales and Scotland) UK-native or archaeophyte woody species in a 30m section.
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Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
A1. Height	>1.5 m average along length	"The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height)."	Yes	Years to target condition: 5
A2. Width	>1.5 m average along length	"The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice)."	Yes	
B1. Gap – hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	"This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook)."	Yes	

B2. Gap - hedge canopy continuity	"Gaps make up <10% of total length; and No canopy gaps >5 m"	"This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate)."	Yes	
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)."	"This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches."	Yes	Hedgerow to be planted on hawthorn scrub which is not subject to excessive human disturbance.
C2. Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Yes	
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 WCA3) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	Regular monitoring and removal.

D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	"This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting)."	Yes	Excessive cutting to be avoided.
Condition categories for hedgerows without trees				
Category	Category Requirements	Score Achieved x/√	The condition assessment shows that 8 criteria can reasonably be met by the target 5 years, which would class the species-rich native hedgerow as good condition.	
Good (3)	"No more than 2 failures in total; AND No more than 1 failure in any functional group."	√	Target Condition Achievable	
Moderate (2)	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).			
Poor (1)	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).			

Proposed Individual trees:

Name	Code	UKHAB Definition
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Individual Trees	N/a	Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category."
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Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	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	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	Yes, small planted trees at target condition – 27 years.
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	Reasonable Assumption that Trees Planted will have natural ecological niches. Presence of log piles, as suggested in accompanying PEA, would provide deadwood and cavities.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees will be planted within hawthorn scrub and other neutral grassland.
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	The condition assessment shows that 6 criteria can reasonably be met by the target 27 years, which would class the trees as good condition.
Passes 5 or 6 criteria	Good (3)	✓	Target Condition Achievable
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		