

Biodiversity Enhancement Scheme

Land behind 35 Eskdale Road, Hinckley, Leicestershire, LE10 0NR

V 1.0



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Document control

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1.0	16/02/2026	First issue

Figure 3: Proposed site.

2.1.Site description and proposed development

It is understood that the site would be subject to a planning application for the erection of one dwelling.

2.2.Scope of the survey

The purpose of this survey was to:

- Identify and provide a description of the habitats present on the site,
- Identify the potential for protected species and priority habitats present on site,
- Determine the need for further ecological surveys,
- Identify any ecological constraints or opportunities on the site,
- Identify likely mitigation measures for developing the site,
- Identify potential ecological enhancements on the site,
- Evaluate the biodiversity units of the habitats on site.

2.3.Legislation and planning policy

UK and European policies and legislation deal with conservation of biodiversity. This section briefly outlines the legal and policy protection afforded to species and habitats scoped into this survey and described within the report.

2.3.1. Protected habitats and species

The Wildlife and Countryside Act 1981 (as amended) Section 9 and The Conservation of Habitats and Species Regulations 2010 prohibits the killing or injury of individuals, as well as the protection of their resting places from disturbance and destruction of the following species:

- Hazel dormouse (*Muscardinus avellanarius*),
- Great crested newts (*Triturus cristatus*),
- All UK bat species

Common reptiles are listed under Schedule 5 of the Wildlife and Countryside Act (as amended) and are protected from killing or injury.

All wild birds and nests are protected under Section 1 of the Wildlife and Countryside Act (as amended). It is an offence to intentionally or recklessly damage, destroy or otherwise interfere with nests or eggs, or to obstruct or prevent any wild bird from using its nest.

Badgers are protected under the Badger Act 1992, it is an offence to disturb, kill, injure, or take a badger or to disturb, damage, obstruct access to a sett, or allow a dog to destroy a sett.

2.3.2. Priority habitats and species

The NERC Act 2006 places a duty on public authorities to conserve biodiversity. It also states that a list of priority species and actions must be drawn up and contains species and habitats of principal importance for the purpose of conserving biodiversity. These lists of Priority Species and Priority Habitats, which encompass the previous UK Biodiversity Action Plan (BAP) habitats and species, are those identified as being the most threatened and requiring conservation action. Priority habitats and species were chosen based on international importance, rapid decline, and high risk. The list contains over 1000 habitats and species in total.



2.3.3. Biodiversity Net Gain (BNG)

Mandatory BNG is a part of the Environment Act 2021 requiring developments in England to have more or higher quality habitats than prior to the development. From 12th February 2024 all major developments were required to meet a minimum 10% increase in biodiversity units, calculated from the Statutory Biodiversity Metric. On 2nd April 2024, the mandatory 10% was extended to 'small sites'.



3. Baseline

3.1. Survey History

A Biodiversity Net Gain (BNG) surveys was conducted in June 2025. The reports identified three different habitat types present on site, Bramble scrub, vacant land, and vegetated garden. No impacts were envisioned to any neighbouring ecological niches. Badgers, bats, birds and small mammals were among the species considered for impacts from the proposed development. However, impacts on other species cannot be completely ruled out.

3.2. BNG Calculations

Table 1: BNG summary.

Unit Type	a) Base unit	b) Units lost	c) Units created	d) Post unit	e) 10% Target(a*1.1)	f) Net Change (d-a)	g) Unit deficit/surplus (d-e)
Habitat	0.0756	0.0646	0.0041	0.0151	0.08316	-0.0605	-0.0681
Linear	0.012	0.003	0.00	0.009	0.0132	-0.003	-0.0042

4. Proposed development

4.1.Developed Land; sealed surfaces

The hardstanding for the footprint of the dwelling and associated parking was classified as Urban – Developed land.

4.2.Vegetated garden

An area of private garden to the rear of the proposed dwelling was classified as Urban – Vegetated garden. The species composition of this habitat was assumed to consist of common grasses and herbaceous species associated with amenity areas.

4.3.Individual trees

One existing tree in the east corner of the site which is to be retained.

4.4.Non-native and ornamental hedgerow

Existing non-native hedgerow along the west site boundary to be partially retained. Small sections are to be removed to allow access to the proposed development.

4.5.Biodiversity Net Gain

The proposed development would not realistically be able to achieve the 10% net gain. To meet the shortfall off-site credits would need to be purchased.

Table 2: Area habitat trading assessment summary

Distinctiveness band	Baseline	Onsite provision	Net change
Medium	0.0236	0.000	-0.0236
Low	0.0520	0.015	-0.0369

0.00681 area units, with at least 0.0236 of those units dedicated to medium distinctiveness. This would satisfy trading rules

0.0041 linear units would be required to meet the net gain targets and satisfy trading rules.

5. Mitigation, compensation and enhancement

5.1. Bats and birds

Landscaping plans could be implemented to attract more invertebrates and thereby providing better foraging potential. This could be achieved by planting areas of wildflowers, variations in vegetation structure, adding water bodies etc.

At least one woodcrete/integrated bat box and one woodcrete/integrated bird box are to be installed on the proposed development. The bat boxes are best positioned at a height of between 3m to 6m in an open sunny position. The exact location of any proposed boxes should be included in any update site plans. Examples of boxes are given below.



Figure 4: 2F Schwegler.

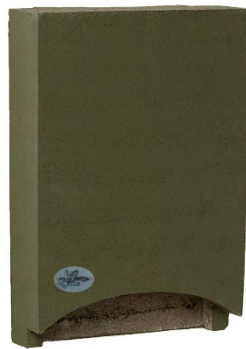


Figure 5: Elisa Bat Box.



Figure 6: Vivara Pro Woodstone Bat Box.



Figure 7: 1B Schwegler Nest box.

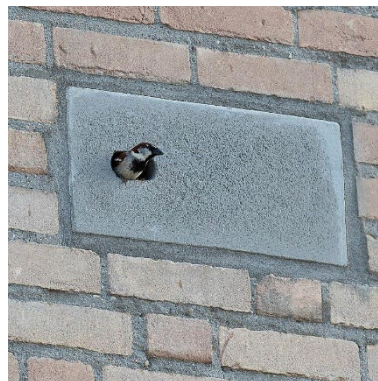


Figure 8: Woodstone Build in nest box.



Figure 9: Vivara Pro Woodstone Nest box

This is not an exhaustive list; there is a wide variety of boxes available to match the aesthetics of the proposed development.

5.2.Trees

The tree is to be retained therefore the roots of the retained trees should not be impacted on by the proposed development. The root protection area (RPA) is calculated from the diameter at breast height (DBH) in metres, with a maximum RPA radius of 15m.

$$RPA \text{ radius (m)} = 12 \times DBH(m)$$

Avoiding impacts such as soil compaction, excavations, contaminations within these RPA will help maintain the trees vitality.

Maintenance of the trees should be considered for the safety of the public and protection of the trees. Should any limbs appear to be hazardous with the potential of cause harm to the public or further damage to the tree, then they should be managed using the BS3998:2010 Tree work recommendations. It should be noted that damaged trees have the potential to support roosting bats, and measure should be undertaken to ensure no bats are recklessly kill or injured during any tree works.

Table 3: Mitigation summary.

Species	Potential impacts	Mitigation
Bats and birds	1. Lighting 2. Creation of new features	1. Avoid direct lighting on any retained or created habitat. 2. During the construction of the development, avoid leaving open and exposed cavities. This will prevent bats or birds entering and becoming entrapped.
Trees	1. Root damage	1. Ensure no earthworks, excavations, soil compaction or contamination occurs within the RPA

5. Photographs



Figure 10: Overview of site.



Figure 11: Example of vegetated garden.



Figure 12: Example of bramble scrub.



Figure 13: Building debris.



6. References

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