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# Biodiversity Net Gain Assessment

Client

**Caddick Developments Limited**

Project

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

**Leicestershire**

Date

**September 2025**

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| Rev | Issue Status | Prepared/Date  | Approved/Date  |
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| 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 |                |

## 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 P17) 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) guidance<sup>1</sup>. The scope and objectives of this report are to:

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<sup>1</sup> 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 survey<sup>2</sup> 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 Review<sup>3</sup> 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)<sup>4</sup>.

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

<sup>3</sup> 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>

<sup>4</sup> 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 1990<sup>5</sup> (inserted by the Environment Act 2021<sup>6</sup>). 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 Planning<sup>7</sup> (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

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

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

<sup>7</sup> 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)<sup>8</sup> 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.*

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<sup>8</sup> Ministry of Housing, Communities and Local Government, National Planning Policy Framework (2023) 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) website<sup>9</sup>;
- OS base maps<sup>10</sup>;
- Imagery from Google Earth<sup>11</sup>.

#### Baseline Habitat Assessment

- 3.2 An Extended Phase 1 Habitat Survey was undertaken across the majority of 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 Committee<sup>12</sup>. 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 system<sup>13</sup> and assessed for their condition using methodology as detailed within the Statutory Biodiversity Metric Technical Annex 1: Condition Assessment Sheets and Methodology (July 2024)<sup>14</sup>. 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 25th July 2025.
- 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.

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

<sup>10</sup> [Online]. [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

<sup>11</sup> [Online]. [www.maps.google.co.uk](http://www.maps.google.co.uk)

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

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

<sup>14</sup> 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 P17). 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 Guide<sup>15</sup>.

### **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.

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<sup>15</sup> DEFRA, Statutory biodiversity metric: draft user guide (2024) Available at:  
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

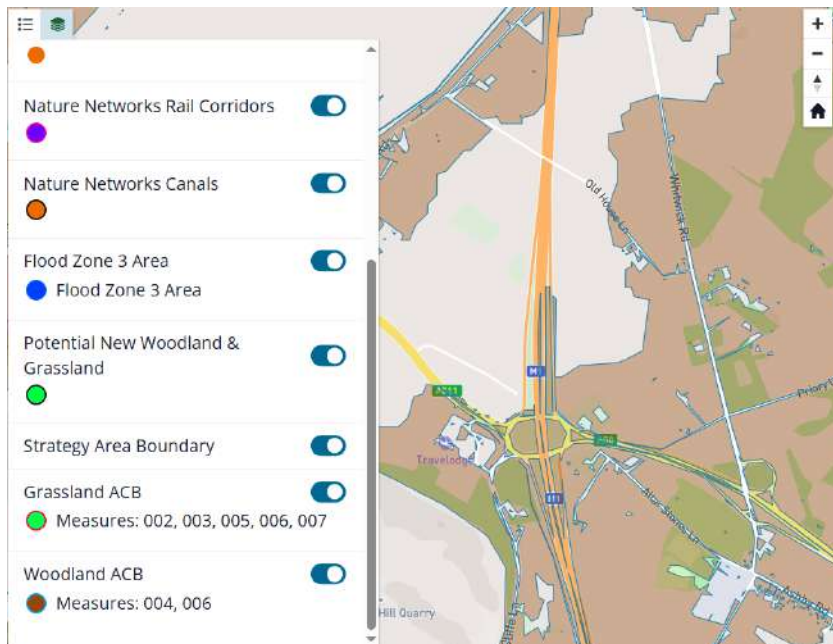
- 4.3 Twenty other non-statutory designated sites were located within 1km of the site boundary, all of which were local wildlife sites (LWS). These are listed and detailed summarised in **Table 2** below.

**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      |
| Raunsccliffe                       | LWS         | Acid grassland                | 215m      |
| Ulverscroft Wood                   | LWS         | Ancient semi-natural woodland | 225m      |
| Coalbourn Wood                     | LWS         | Ancient semi-natural woodland | 300m      |
| Land Adjacent to Raunsccliffe 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      |

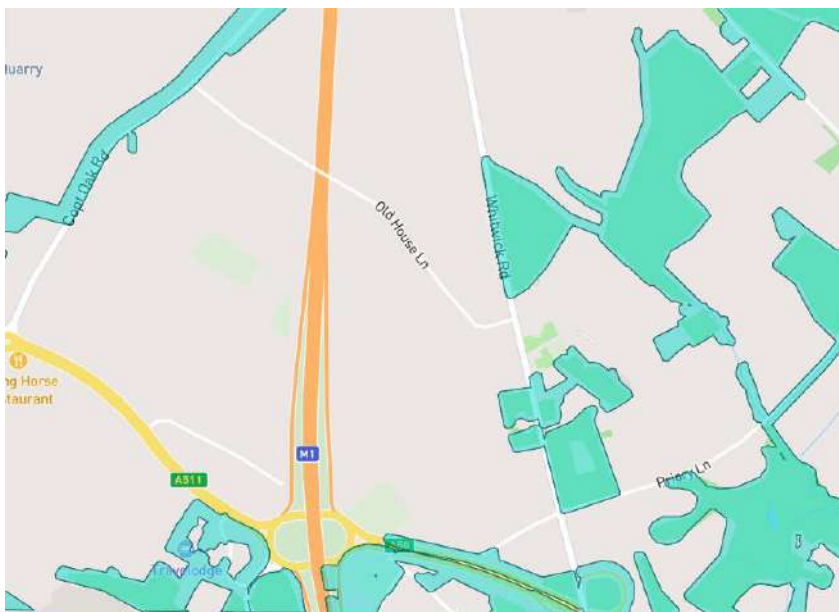
- 4.4 In addition to the above, a variety of Historical Sites were noted. One of these overlaps with the southeastern extent of the site and was noted as scrub habitat in the 1980s/90s. No further information on historic sites is known.
- 4.5 The Site lies within the administrate authority of Hinckley & Bosworth Borough Council (HBBC). Leicestershire County Council, has been appointed the responsible authority for delivery of the Local Nature Recovery Strategy. 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 baseline and proposed 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 - Map 2a. Areas that Could Become of particular importance for biodiversity and wider environmental benefits (ACB).**

- 4.9 This resource also identifies Areas that Could Become (ACB) for Urban Nature Network / Urban Green and Blue Corridors (Map 2 below). Several of these lie directly adjacent to the Site. It is therefore considered that where baseline or proposed green and blue corridors of at least moderate condition exist / are proposed that connect to these corridors, that these are 'Ecologically desirable' and thus have been allocated medium strategic significance. Such habitats located directly connecting to the core areas identified on the map as being high strategic significance, would improve habitat and faunal connectivity and expand on the identified network. Again, the scheme provides ecological enhancements adjacent to these corridors following the aspirations of the LNRS.



**Map 2: Image extract from Making Space for Nature in Leicestershire, Leicester and Rutland, LNRS Local Habitat Map - Map 3. Nature Networks - Areas that Could Become of particular Importance (ACB) in the Urban Environment**

#### UKHab and Condition Assessment Survey

- 4.10 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.
- 4.11 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.                                                                                                                                                                                                                                                                                                                                           |

| Habitat                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                                            |                 |       |                                                                                                                                                                                                                       |        |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------|-----------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 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           | <p>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.</p> <p>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:</p> <p><b>Recording baseline trees within hedgerows and lines of trees</b></p> <p>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.</p> <p>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.</p> |                  |                                            |                 |       |                                                                                                                                                                                                                       |        |
| 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                    | <p>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.</p> <p>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:</p> <table><tr><th>Watercourse type</th><th>Biodiversity metric watercourse definition</th><th>Distinctiveness</th></tr><tr><td>Ditch</td><td>Artificially created linear water-conveyancing features which are:<ul style="list-style-type: none"><li>less than 5 metres wide; and</li><li>are likely to retain water for more than 4 months of the year</li></ul></td><td>Medium</td></tr></table>                                                                                                                                                                    | Watercourse type | Biodiversity metric watercourse definition | Distinctiveness | Ditch | Artificially created linear water-conveyancing features which are: <ul style="list-style-type: none"><li>less than 5 metres wide; and</li><li>are likely to retain water for more than 4 months of the year</li></ul> | Medium |
| Watercourse type           | Biodiversity metric watercourse definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Distinctiveness  |                                            |                 |       |                                                                                                                                                                                                                       |        |
| Ditch                      | Artificially created linear water-conveyancing features which are: <ul style="list-style-type: none"><li>less than 5 metres wide; and</li><li>are likely to retain water for more than 4 months of the year</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Medium           |                                            |                 |       |                                                                                                                                                                                                                       |        |

## 5.0 PROPOSED DESIGN

- 5.1 The Landscape Strategy (DRG: 12507-FPCR-XX-XX-DR-L-0001, Rev P17) 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 An area of grassland at the perimeter of the fields east of Cottage Lane will be retained.
- 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 P17) 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 516 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. Where green and blue corridors of at least moderate condition are proposed that connect to the Urban Green and Blue Corridors identified in Map 2, these have been assigned medium strategic significance while low strategic significance will be applied to other created habitats.

**Table 3: Summary of Proposed Habitat Management**

| Proposed Vegetation  | Habitat (UKHab Type)    | Targets for Creation/Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Target Condition |
|----------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Flowering Meadow Mix | Other neutral grassland | <p>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.</p> <p>The following management measures will be employed over a 30 year period:</p> <ul style="list-style-type: none"> <li>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 m<sup>2</sup>); follow supplier's instructions for initial establishment.</li> <li>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.</li> <li>During the summer period, mown pathways should be created through the sward, creating variation in sward height, and promoting interest for Site users.</li> <li>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.</li> <li>Reseed any areas of failed establishment; and</li> <li>Remove undesirable species including INNS, thistles and docks before seeding; and</li> <li>Limit scrub encroachment to edge habitats where it can form a valuable ecotone.</li> </ul> | Moderate / Good  |
| Amenity Grassland    | Modified grassland      | <p>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 m<sup>2</sup> and target moderate condition.</p> <p>Management will be conducted sensitively biodiversity incorporating the following management measures over a 30 year period:</p> <ul style="list-style-type: none"> <li>Using an appropriate native species rich seed mix equivalent grassland mix to achieve a more diverse sward to achieve 6-8 species per m<sup>2</sup> (e.g. Emorsgate EM1); reseeding any areas of failed establishment / damage.</li> <li>Regular removal of any bracken, scrub and invasive species.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Poor / Moderate  |

| Proposed Vegetation | Habitat (UKHab Type)         | Targets for Creation/Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Target Condition |
|---------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                     |                              | <ul style="list-style-type: none"> <li>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.</li> <li>Reseeding any areas of failed establishment/damage.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| Woodland            | Other Woodland - Broadleaved | <p>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.</p> <p>Management will target the following over a 30 year period:</p> <ul style="list-style-type: none"> <li>Planting mix to use a diverse range of native species, with no one species compromising more than 50% of the mix.</li> <li>Replace any failed woody specimens.</li> <li>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).</li> <li>Allow a graduated edge to form with scattered scrub and tall grassland along the periphery.</li> <li>Rotational clearance/coppicing of selected areas to allow opportunities for natural regeneration, aiming for 10-20% of temporary open space within the woodland.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Moderate         |
| Scrub               | Mixed scrub                  | <p>Mixed scrub will be used to form woodland edge habitats and in more open areas where it will form a mosaic with grassland.</p> <p>Management will target the following over a 30 year period:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul> | Moderate         |

| Proposed Vegetation | Habitat (UKHab Type) | Targets for Creation/Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Target Condition |
|---------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                     |                      | <ul style="list-style-type: none"> <li>Any INNS which appear are to be treated and removed as required, with management established to prevent it from spreading.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |
| Attenuation Ponds   | Non Priority Pond    | <p>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</p> <p>It is proposed pondsare designed with the following in mind over a 30 year period:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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>).</li> <li>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.</li> <li>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.</li> <li>Any cutting of marginal planting or mowing should be avoided from February to August to avoid amphibian and breeding bird season.</li> <li>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.</li> <li>Litter or evidence of any pollutants should be monitored and remedial action taken to rectify as required.</li> </ul> | Moderate         |
| Proposed trees      | Individual trees     | <p>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.</p> <p>Each individual tree will receive the same management prescription as below over a 30 year period:</p> <ul style="list-style-type: none"> <li>All trees should be native species;</li> <li>If planted in groups, the distance between centres should be set such that the expected canopies should be less than 5m apart;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Moderate         |

| Proposed Vegetation           | Habitat (UKHab Type)          | Targets for Creation/Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Target Condition |
|-------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                               |                               | <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• 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</li> <li>• Replacement of failed specimens on a like-for-like basis.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Species Rich Native hedgerows | Species Rich Native hedgerows | <p>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:</p> <ul style="list-style-type: none"> <li>• Hedgerow planting will use only native species and include at least 5 species every 30m.</li> <li>• Failed specimens will be replaced during establishment on a like-for-like basis;</li> <li>• Hedgerows will be managed to encourage tall, wide, and bushy features with only one side of hedgerows cut each year.</li> <li>• Fertiliser use will be prohibited within grasslands that are adjacent to hedgerows to reduce nutrient enrichment.</li> <li>• Relaxed management of grassland within 1m of the hedgerow base for &gt;90% of its length to allow a natural edge habitat to form.</li> <li>• Any invasive non-native species are to be removed if present.</li> </ul> | Moderate         |
| Native Hedgerows              | Native Hedgerows              | <p>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:</p> <ul style="list-style-type: none"> <li>• Failed specimens will be replaced during establishment on a like-for-like basis;</li> <li>• Hedgerows will be managed to encourage tall, wide, and bushy features with only one side of hedgerows cut each year.</li> <li>• Fertiliser use will be prohibited within grasslands that are adjacent to hedgerows to reduce nutrient enrichment.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 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      |
|------------------------------------|---------------|----------------|
| <b>On Site</b>                     |               |                |
| <b>Baseline Units</b>              | 104.86        | 31.98          |
| <b>Post-Intervention Units</b>     | 113.44        | 41.27          |
| <b>Total Net Unit Change</b>       | <b>+8.58</b>  | <b>+9.29</b>   |
| <b>Total Net Percentage Change</b> | <b>+8.18%</b> | <b>+29.04%</b> |

- 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 29.04 gain.
- 6.4 The assessment indicates that the scheme is capable of delivering +8.58 habitat unit gain (8.18% 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, but it is important to note none of the trees removed are irreplaceable habitats and are therefore easily replaceable. 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 10.37 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 Development<sup>16</sup>. Table 5 lists all of the principles, with a description of how the principles have been applied to this assessment.

<sup>16</sup> CIEEM. Biodiversity net gain. Good practice principles for development. CIRIA C776a, London 2019

**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.                                                        |
| 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                                           | <p>Proposals are appropriate to the Site and its context. This document will inform future management provision for the Site.</p> <p>Management provision should be secured in the long-term to ensure that the target conditions can be achieved.</p>           |
| 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 8.18% 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 516 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 104.86 habitat units, approximately 114 habitat units would need to be delivered post development. The assessment demonstrated 8.58 unit gain falling short of 10% by 1.9 units but in order to satisfy 10% net gain AND fix trading rules, 10.37 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.

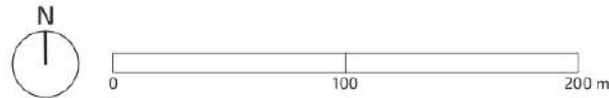
The onsite habitat and hedgerow unit delivery shall be secured through a Biodiversity Gain Plan with 30 year management of habitats as described within the Landscape Enhancement and Management Plan (LEMP).

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- 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

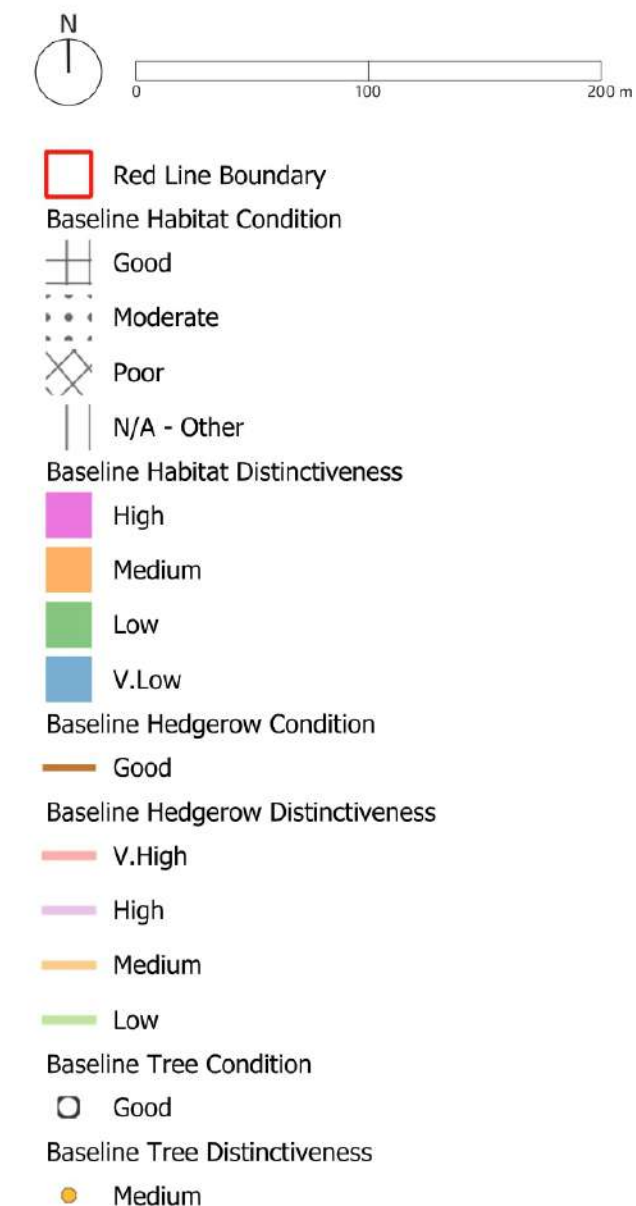
date 04/09/25  
drawn/chid LG / LFR

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  
**A**

**FPCR** | environment & design



date 04/09/25

drawn/chid LG / LFR

client **Caddick Developments Limited**

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

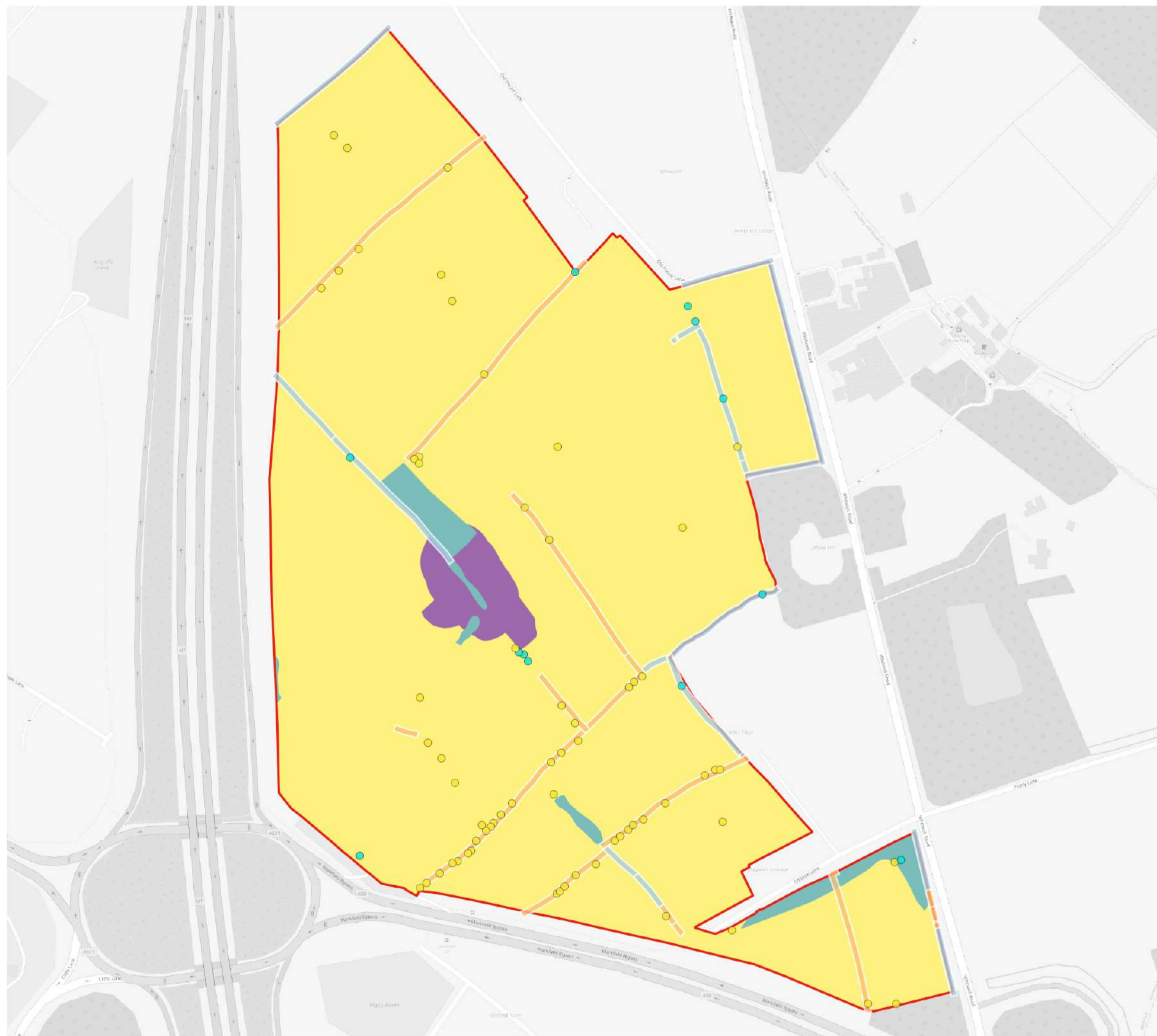
title **BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN**

scale 1:3,250 @ A3

number **FIGURE 2**

rev **A**

**FPCR** | environment & design



- Red Line Boundary
- Habitat Retention**
- Habitat Enhanced
- Habitat Retained
- Habitat Lost
- Hedgerow Retention**
- Hedgerow Retained
- Hedgerow Lost
- Tree Retention**
- Tree Retained
- Tree Lost

date 04/09/25 drwn/chid  
LG / 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  
**A**

**FPCR** | environment & design



- 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 04/09/25  
drawn/chid  
LG / LFR

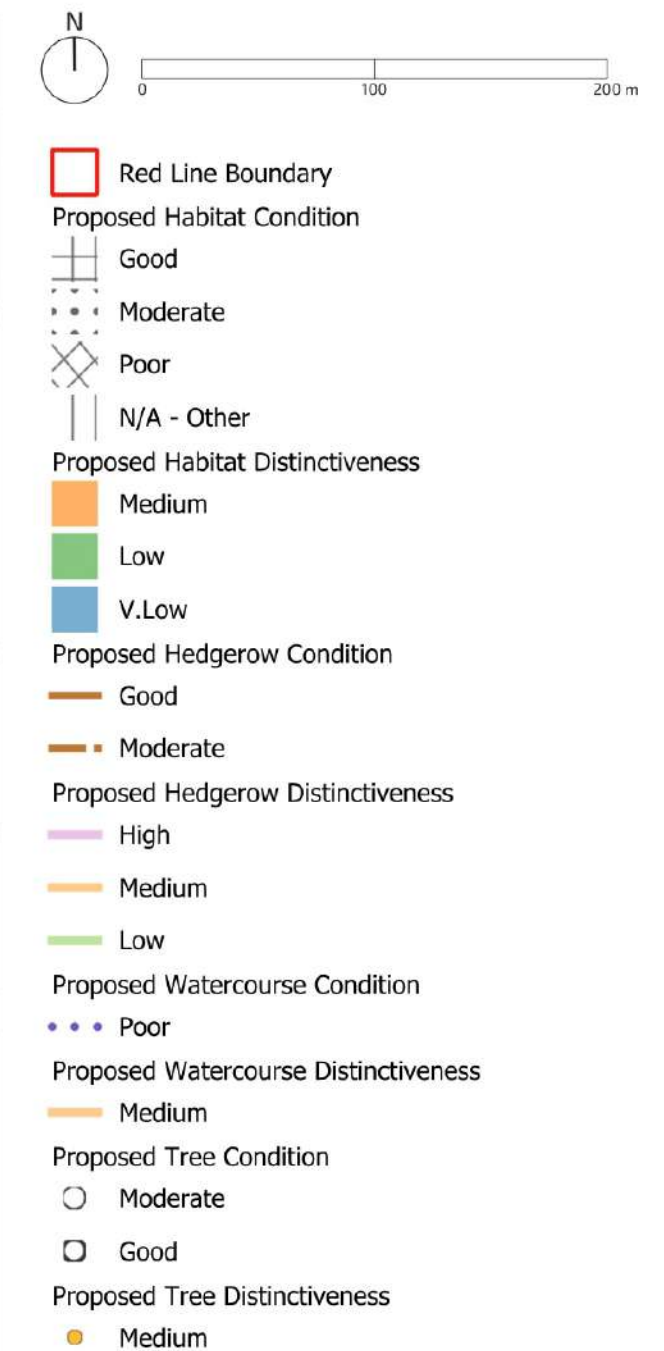
client  
**Caddick Developments Limited**  
project

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

title **PROPOSED HABITAT PLAN** scale 1:3,250 @ A3

number **FIGURE 4** rev **A**

**FPCR** | environment & design



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**

row  
**A**

## 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<br>>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<br>>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<br>Hedge base gap between ground and base of canopy 90% of length<br>(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 –<br>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<br>>1 m width of undisturbed ground with perennial herbaceous vegetation<br>for >90% of length measured from outer edge of hedgerow, and is<br>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<br>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<br>>90% of the hedgerow and undisturbed ground is free of invasive non-<br>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<br>>90% of the hedgerow or undisturbed ground is free of damage caused<br>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-<br>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<br>of impact on tree health by damage from livestock, wild animals, pests,<br>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<br>group.<br>No more than 4 failures in total; AND Does not fail both attributes in<br>more than one functional group<br>Fails a total of more than 4 attributes; OR Fails both attributes in more<br>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 <sup>2</sup> . If a grassland has 9 or more species per m <sup>2</sup> it should be classified as a medium distinctiveness grassland habitat type.<br>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). <sup>1</sup><br><br>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 <sup>2</sup> .                                                                                                                                                                                                                                                                                                   | 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 <sup>2</sup> present including forbs characteristic of the habitat type.<br>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.**

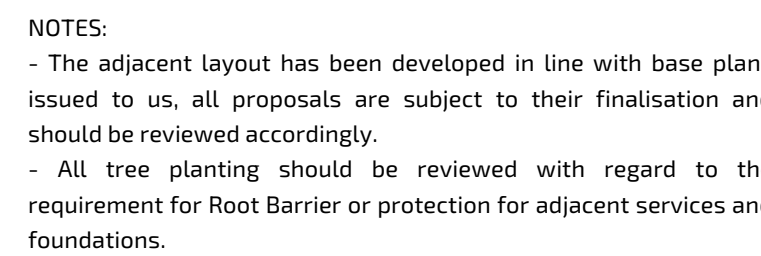
| Condition Assessment Criteria  |                                                                                                                                                                                                                                                              | S3&S4           | 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<br>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 <sup>1</sup> 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 <sup>2</sup>                                             | 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                |                |    |    |    |



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