



THREE SHIRES LTD
ECOLOGY, FENCING, ARBORICULTURE, INVASIVE WEEDS

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Eastwell Road
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Technical Note:

Biodiversity Net Gain (BNG)

11 Sapcote Road Burbage

MARCH 2025

Report for

HSSP Architects

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systems, which have been certified to ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018.

1.0 BNG Summary

Three Shires Ltd, on behalf of HSSP Architects, have produced a Statutory BNG Metric for the assessment of biodiversity impact resulting from part of a development. A 10% BNG increase is required by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

The BNG values have been calculated using the whole site area (**Appendix A**). The habitats identified on-site consisted of:

- Developed land, sealed surface, the bungalow and sheds;
- Bare ground, consisting of the driveway and an area in the north of the Site;
- Vegetated garden, to the west of the bungalow;
- Bramble scrub, dominates the site;
- Urban trees, no. 10; and
- Non-native and ornamental hedgerow, 73m.

The baseline BNG unit value for the Site is:

- **1.23 area habitat units**
- **0.07 hedgerow units**

The proposal involves the complete re-development of the Site with only one tree being retained (**Appendix B & C**).

The resulting loss as a result of the proposals is:

- 1.10 area units, with 0.02 units retained.
- 0.07 hedgerow units.

The resulting gain as a result of the proposal is:

- 0.28 area units.
- 0.06 hedgerow units.

The net change of this proposal is:

- **-0.95 area units.**
- **-0.02 hedgerow units.**

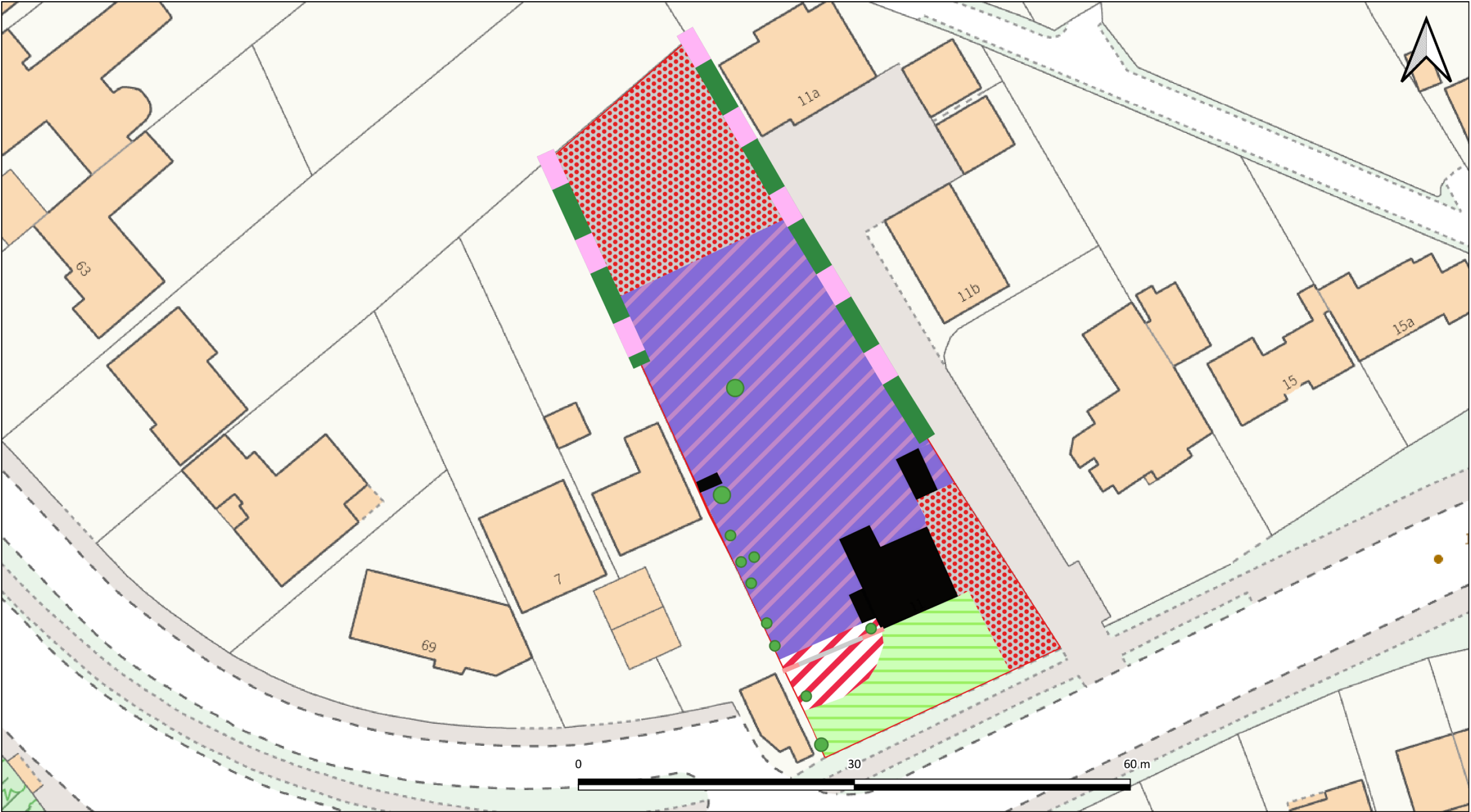
The Site lies within 2km of two statutory protected Sites (one SSSI, one LNR). Neither is likely to be affected by this proposal. There are no priority habitats within 50m of the Site.

It is not possible to achieve 10% BNG within the currently proposed Site boundary.

Habitat units will need to be purchased off-site to deliver a net gain. A total of 1.07 area units and 0.02 hedgerow units are required to achieve a 10% gain.

Overall, it is considered that the proposal will have a negative effect and BNG can only be attained with off-site credits.

Appendix A Pre-Development Map



Pre-Development Habitat Map

Sapcote Road, Burbage

- Small tree
- Medium tree
- Large tree
- Non-native and ornamental hedgerow
- Fence
- Other neutral grassland [1]
- h3d - Bramble scrub [2]
- Built-up areas and gardens [1]
- Buildings [3]
- Sparsely vegetated urban land [2]
- Site Boundary




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Date:	12/03/2025
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Appendix B Post-Development Map



Post-Development Habitat Map		Sapcote Road, Burbage											
<div><div><div></div><div>Site Boundary</div></div><div><div></div><div>Small tree</div></div><div><div></div><div>Medium tree</div></div><div><div></div><div>h2b - Non-native and ornamental hedgerow</div></div><div><div></div><div>u1 - Built-up areas and gardens</div></div><div><div></div><div>u1b - Developed land. sealed surface</div></div><div><div></div><div>u1b5 - Buildings</div></div></div>		<div><p>THREE SHIRES LTD ECOLOGICAL, FENCING, ARBORICULTURE, INVASIVE WEEDS</p><p>Copyright in all documents and drawings prepared by Three Shires Ltd and in any works executed from those documents.</p><table><tr><td>Surveyor:</td><td>TD LS</td></tr><tr><td>Drafted by:</td><td>MC</td></tr><tr><td>Date:</td><td>21/03/2025</td></tr><tr><td>Scale:</td><td>1:400</td></tr><tr><td>Doc Control:</td><td>V1</td></tr></table></div>		Surveyor:	TD LS	Drafted by:	MC	Date:	21/03/2025	Scale:	1:400	Doc Control:	V1
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Appendix C Proposed Post-Development Site Layout

