

BIODIVERSITY NET GAIN (BNG) ASSESSMENT

Mallory Park, Church Road, Kirkby Mallory, LE9 7QE



Report produced by:		Produced for:	
Eco-Check Consultancy Ltd, White House Cottage Knapton Green North Walsham Norfolk, NR28 0RU		Titan Properties Ltd	
Tel/ 01263 722199 -07914 130493		Richard Hilliar	
ecocheckconsultancy@gmail.com			
Author:	Date:	Reviewed by:	Date:
James Hodson	04/05/2026	Steve Holland	05/05/2026

May 2026-Rev B

Biodiversity Net Gain Assessment- Mallory Park, Church Road, Kirkby Mallory, LE9 7QE

1. Introduction

1.1 Eco-Check were commissioned by Titan Properties Ltd to undertake an ecological survey in support of a planning application 25/00760/FUL for a building extension at Mallory Park Industrial Estate. An ecological survey was conducted on the 11th of October 2025 to assess the ecological value of the site and the likely presence/absence of any protected or priority species or habitats and provide recommendations for mitigation and/or further surveys where necessary. A planning application is submitted to Hinckley and Bosworth Borough Council for an extension to the existing industrial unit across an area of managed modified grassland. The proposed building will cover an area of 178m² and is therefore not exempt from statutory BNG as more than 25m² of qualifying habitat will be impacted.

1.2 Biodiversity Net Gain- Paragraph 170 of the National Planning Policy Framework (NPPF-2024) states that 'Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.' Furthermore, Hinckley & Bosworth Borough Councils Core Strategy requires developments to demonstrate that a biodiversity net gain can be achieved.

1.3 In order to demonstrate measurable biodiversity net gain, the statutory Defra Small Sites Metric (SSM) Calculation Tool V.1.2.3 has been used to calculate the biodiversity value of the Site for the pre-development or baseline value and the post development value. The statutory Biodiversity Defra Metric is considered to be the emerging national standard and therefore appropriate to apply for this proposed development. The small sites metric is applicable to sites under 1ha, for 1-9 dwellings or less than 1,000m² for commercial buildings. There is also no existing locally derived metric that can be applied.

1.4 Prior to survey a strip of modified grassland had been removed as part of facilitative clearance for the proposed building extension. The area of grassland where the proposed building will be located was stripped back to bare soil on the 12th of January 2025. The BNG guidance states that where habitat degradation of note has taken place prior to the application and survey a baseline of January 2020 must be used for establishing the baseline habitat areas and values. Historical imagery and photos have confirmed that the area that has been stripped to bare soil was entirely managed modified grassland habitat and so this has been used as the baseline habitat within the metric.

2. Site Description

2.1 The application site is situated within the Mallory Park industrial estate where there are a number of other industrial and commercial premises. There is a roadway serving all the building which runs between Stapleton Lane to the north and Church Road to the south.

2.2 The application site as shown as the red line boundary in Figure 2 and Appendix 1 comprises an area of asphalt and concrete sealed surfaces and an area of short managed amenity grassland. The site extends to approximately 6,265m² or 0.62ha. The proposed building extends to approximately 178m².

2.3 An ecological walkover survey was carried out on the 11th of October 2025 by James Hodson of Eco-Check Ltd, an experienced ecological consultant with a BSc (Hons) in Environmental Sciences and MSc in Environmental Impact Assessment and licensed to undertake bat surveys and to disturb bats under Natural England Level 2 Bat Survey License 2017-30927-CLS-CLS and great crested newts 2018-36283-CLS-CLS. The site was surveyed to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present. The weather was overcast, south-westerly 5mph and approximately 8°C during the survey.

2.4 A desk study was undertaken which confirmed no statutory designated wildlife sites within 500m of the site and no protected species have been recorded on site. There is an area of deciduous woodland 45m to the south-east of the site.

3. Baseline Conditions

3.1 A UK Habitats site survey was undertaken in order to complete the pre-development net gain calculation to establish the biodiversity value of the Site, quantified by the number of biodiversity units.

3.2 The site comprises predominantly previously developed land and sealed surfaces and modified grassland.

3.3 Modified Grassland (*UK Habitat Classification – Primary Habitat- g4*): The area of land cleared and bordering the proposed building consists of species poor modified grassland. The grassland is well maintained, and the sward height was consistent short at approximately 5cm and had a high proportion (approximately 80% or more) of Perennial Ryegrass (*Lolium perenne*), with infrequent couch grass (*Elymus repens*). Forbs were recorded to be similarly scattered and rarely occurring and included ground ivy (*Glechoma hederacea*), white clover (*Trifolium repens*), yarrow (*Achillea millefolium*), daisy (*Bellis perennis*), creeping thistle (*Cirsium arvense*), nettle (*Urtica dioica*), ribwort plantain (*Plantago lanceolata*), docks (*Rumex spp*) and doves foot cranesbill (*Geranium molle*).

3.4. *Developed land/sealed surface- (UK Classification u1b)*- The site is served by an asphalt roadway and with concrete aprons to the fronts and sides of other buildings within the site.

4. BNG Assessment

4.1 Baseline habitat survey information and the proposed site layout plan have been used to calculate the post-development scenario calculation. The calculator requires that habitat distinctiveness and condition are determined together with the area of habitat that will be affected (or the length of habitat when considering linear features such as hedgerows). A condition assessment sheet for modified grassland is included in Appendix 2 showing the modified grassland in 'poor' condition. For the purpose of the assessment a baseline of January 2020 has been used due to the clearance works that had been undertaken prior to survey and which took place on the 12th of January 2025.

4.2 Relevant policies and policy maps, particularly those concerning green infrastructure provision and habitat connectivity / wildlife corridors, that might affect the positioning and type of habitat created were also reviewed. Taken together, the above calculations will identify the net gain/loss in 'biodiversity unit' (BU) terms. Following the initial calculation, the proposed development is reviewed to help achieve further BU through habitat retention, creation and enhancement, both within and off-site (if appropriate). The outcome of the above process then determines whether the proposed development is likely to result in an overall BU loss or gain.

4.3 Drawings showing the existing site and proposed layout for the development are included at Appendix 1 and submitted as separate drawings and showing the existing and proposed habitats along with habitat maps by area and calculation using the statutory Biodiversity Defra Metric (supporting Excel worksheet provided).

5. Baseline -On-Site- Application Site Area- 6,265m²

- 6,063m² of developed land/sealed surfaces- u1b
- 202m² of modified grassland- g4

6. Habitat Creation/Enhancement-On Site

- 178m²- developed land/sealed surface (new building)-u1b
- 24m² of retained modified grassland- g4
- 7 small trees- <300mm DNH- 285m²

7. Habitat Creation/Enhancement

7.1 Tree Planting:

7 small trees will be planted along the edge of the access on the red line boundary and to the east of the proposed new building. These trees will mirror those on the north side of the roadway. It is proposed that the trees will be native and from a local nursery and to match those in the immediate area.

8. BNG Result

8.1 Metric inputs and outputs are shown on the following pages, and the full spreadsheet is submitted alongside the planning application in addition to the BNG baseline and post-development habitat maps.

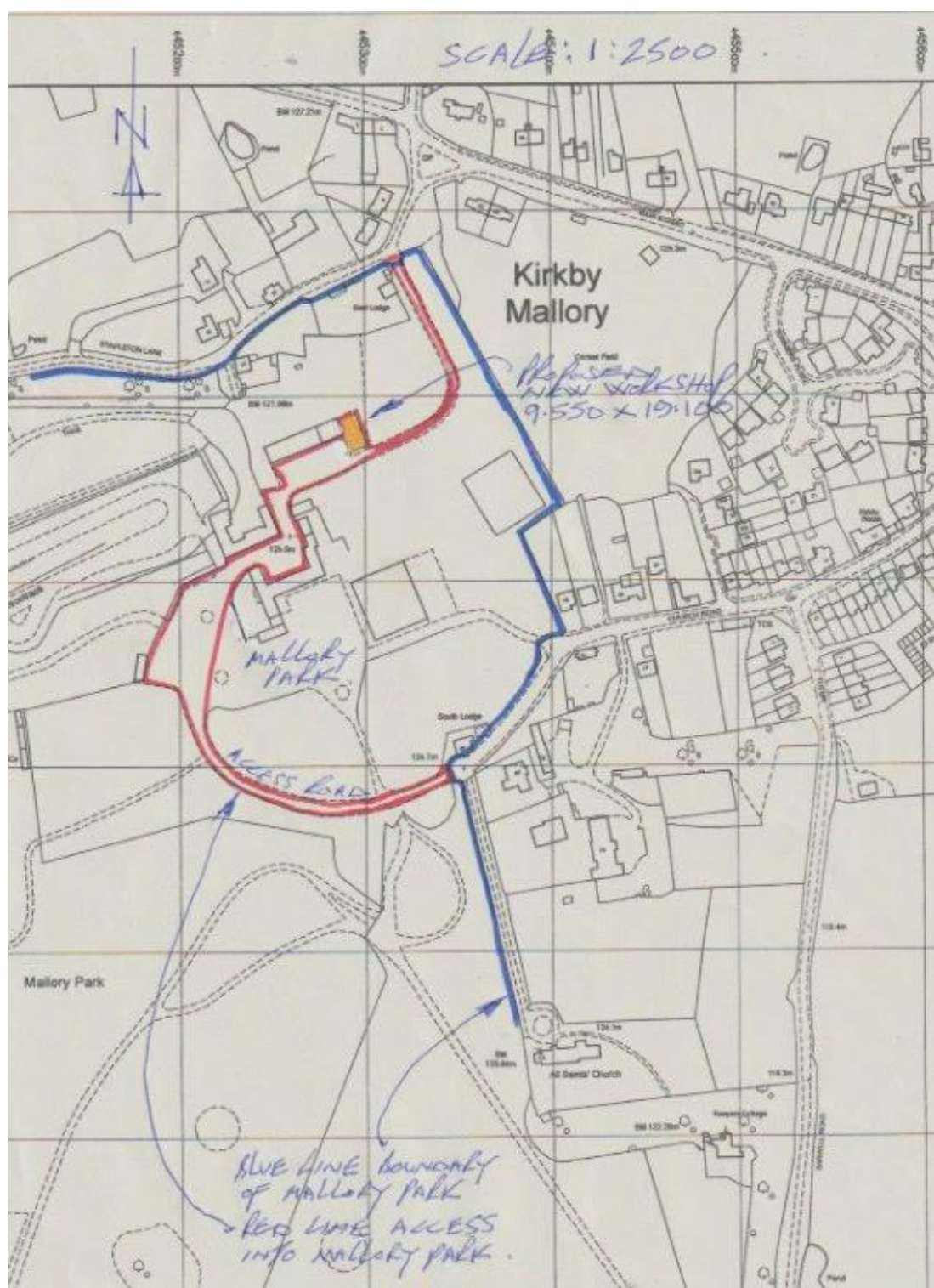
8.2 According to the Calculation Tool, a net gain will be achieved for habitat units as detailed below in Table 1.

Baseline Units	Post-Development Units	Change in Units	Habitat Units Gain %
Habitats- 0.04	0.09	+0.05	+127%

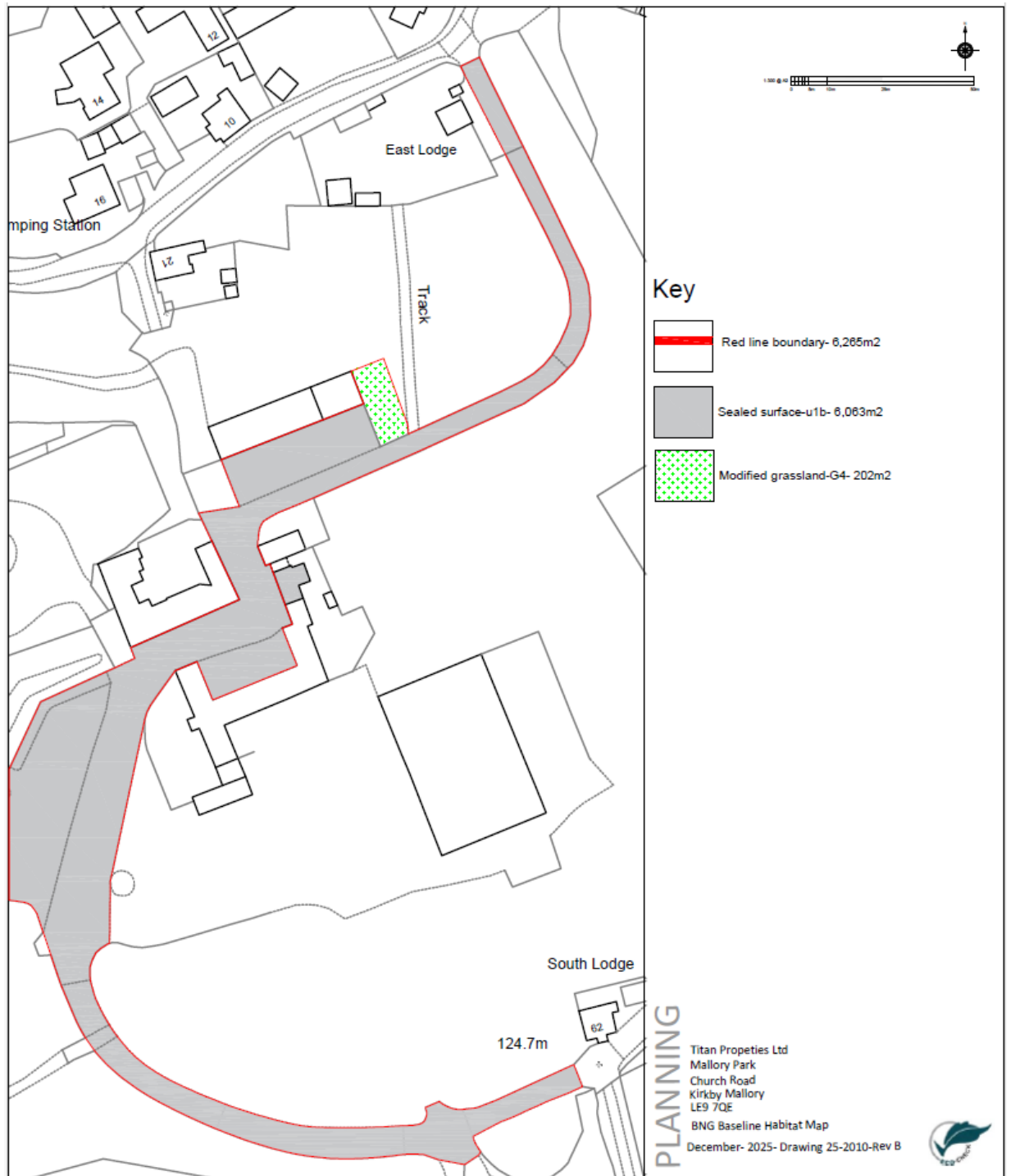
Table 1- Summary headline results of BNG calculations

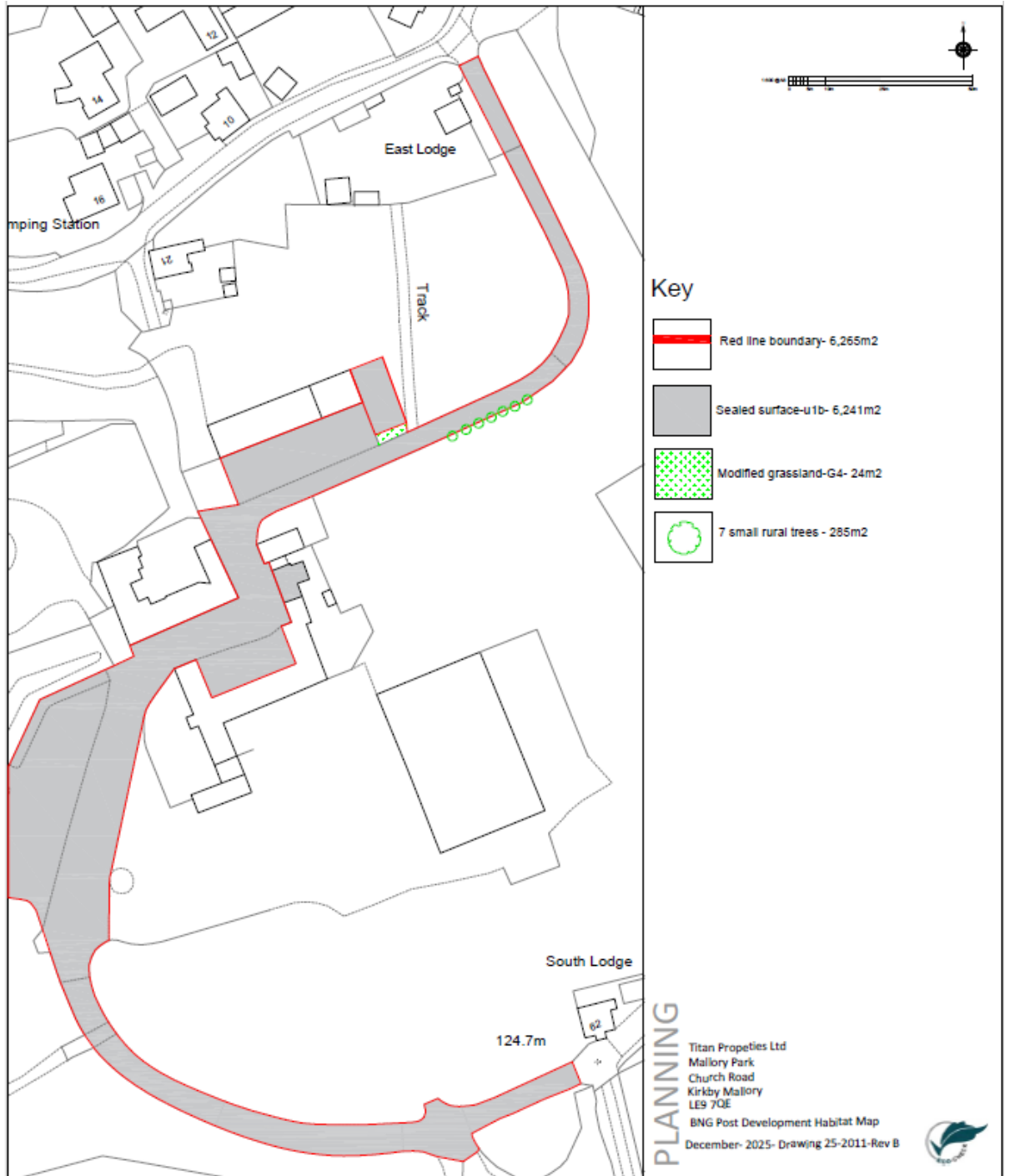
8.3 The scheme is therefore considered to be policy compliant with the BNG net gain target of 10% for habitats. In order to secure the required net gains a Biodiversity Net Gain Plan will be submitted by way of planning condition. None of the proposed habitat creation is considered to be significant and so not requiring a habitat management and monitoring plan.

APPENDIX 1



Site Location Plan and Application Boundary





APPENDIX 2- BNG Small Site Results Summary (See Excel Metric for full details)

On-site baseline	Area habitat units	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.09	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.05	127.55%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.05	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.05	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	127.55%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	<i>Area habitat units</i>	0.05
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00

Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	<i>Area habitat units</i>	127.55%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%

Combined habitat retention and enhancement			
	Area Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	0.63	0.00	0.00
Total on-site and off-site baseline units	0.04	0.00	0.00
Total on-site and off-site baseline area / length retained	0.61	0.00	0.00
Total on-site and off-site baseline units retained	0.00	0.00	0.00
Total on-site and off-site area / length proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline area / length lost	0.02	0.00	0.00
Total on-site and off-site baseline units lost	0.04	0.00	0.00

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-Site- Mallory Park	Survey date and Surveyor name	James Hodson 11 th October 2025
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SK452006	Habitat parcel reference	MG1
Habitat Description			
Area of short mown species poor modified grassland within the industrial parl			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland.	No	3-4 vascular plants/m2

	Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
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 vertebrates and invertebrates to live and breed.	No	Consistent sward height of approximately 5cm
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	No scrub present
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.	Yes	Assuming grassland was the same as adjacent areas then no physical damage considered likely.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	Continuous grassland cover

F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No invasive species noted
Essential criterion achieved (Yes or No)			No
Number of criteria passed			4
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	*	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.			
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			