



BM
Ecology

Biodiversity Net Gain Assessment

Land off Coventry Road
Hinckley



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EXECUTIVE SUMMARY

The BNG Assessment has been produced to support the Outline Planning Application for the change of land use from the redundant Cadent Gas administrative Site to alternative commercial usage, which includes the demolition of buildings, construction of new premises and landscaping.

This report has been produced to demonstrate the results and to provide an overview of the biodiversity assessment, with use of the Statutory Biodiversity Metric Calculation Tool.

Habitats which fall under the 'habitat' and 'hedgerow' categories are only present within the Site. No habitats which fall under the 'watercourse' category are present within the Site, and subsequently, an assessment of these features was not considered to be necessary within this assessment.

As this is for an Outline Planning Application, detailed landscape plans have not been developed for the Site. Subsequently, this assessment is based on the outline Illustrative Masterplan only and is likely to vary slightly once the plans have been finalised and the landscape plans have been produced. Given that the statutory framework for biodiversity net gain has been designed as a post-permission matter, it is considered that this report provides sufficient information to support the Outline Planning Application, with further information provided once planning permission has been granted (Department for Levelling Up, Housing and Communities, 2024).

The baseline habitats within the Site are dominated by hardstanding, with occasional buildings, areas of amenity grassland and treelines along some of the Site boundaries, scattered trees, ruderal, a small area of scrub, and introduced shrubs.

The proposed plans for the Site include the removal of the majority of the baseline habitats within the Site, with the retention and enhancement of an area of modified grassland (MG4) to other neutral grassland, the retention of 14 no. trees, and the retention of the majority of the treelines. The proposed development is anticipated to include the creation of developed land; sealed surface, buildings, other neutral grassland (wildflower mix), sustainable drainage systems and the planting of 239 trees.

Habitats

The Site habitat baseline provides a total of 8.79 habitat units, with a total area of 6.05ha (excluding trees and green walls). The assessment of the post-development habitats resulted in a score of 12.69 habitat units.

The proposals demonstrate that the post-development habitats would result in a net gain of +3.90 habitat units and an overall net change of +44.38%.

Based on the current proposals, the results of the Statutory Biodiversity Metric Calculation Tool demonstrate that the trading rules have not been satisfied for 'habitats'. Due to the loss of bramble and mixed scrub, both medium distinctiveness habitats, further habitat creation would be required within these habitat types to meet the trading rules. It has been calculated that changing the landscape design to include 0.035 ha of moderate condition mixed scrub in lieu of 0.035 ha of other neutral grassland will satisfy the trading rules, whilst also meeting the requirements for 10 % net gain.

Hedgerows

The Site habitat baseline provides a total of 2.84 hedgerow units, with a total length of 0.71 km. The assessment of the post-development habitats resulted in a score of 2.49 hedgerow units.

The proposals demonstrate that the post-development habitats would result in a net loss of -0.35 hedgerow units and an overall net change of -12.33%.

Based on the current proposals, the results of the Statutory Biodiversity Metric Calculation Tool demonstrate that the trading rules have not been satisfied for 'hedgerows'.

It has been calculated that a further 0.19 km of moderate condition native hedgerow would require including within the development to meet a 10% BNG for hedgerow units at the Site (providing a net gain of +10.02%) and also satisfying the trading rules.

Conclusion

In conclusion, the biodiversity net gain assessment finds that the proposed development will exceed the Statutory and Local Planning Authority requirements of meeting a 10% biodiversity net gain in habitat units and does not meet the net gain requirements in hedgerow units. The trading rules for neither habitat nor hedgerow units have been satisfied.

It is considered that sufficient information has been provided to allow the Local Planning Authority to make an assessment on the BNG implications of the Site at this stage of the proposals. An updated BNG Assessment would subsequently be required following planning permission being granted and once the detailed landscape plans for the Site are known.

It is considered that with relatively minor amendments and inclusions within the detailed masterplan and landscape plans, a 10% BNG for habitats and hedgerows could be achieved on-Site, with all trading rules satisfied.

Habitat Management and Monitoring

To meet legal requirements, a 30-year management plan should be produced for the Site with the created, retained and enhanced habitats and hedgerows. Monitoring will also be required in order to achieve the given target condition and to ensure its success.

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	INSTRUCTION	1
1.2	SITE DESCRIPTION	1
1.3	OBJECTIVES.....	2
1.4	SCOPE OF WORKS	2
1.5	LEGISLATION AND PLANNING POLICY.....	2
1.5.1	THE ENVIRONMENT ACT (2021)	2
1.5.2	NATIONAL PLANNING POLICY FRAMEWORK	2
1.5.3	LOCAL PLANNING POLICY	3
2	METHODOLOGY	4
2.1	HABITAT CONDITIONS ASSESSMENT.....	4
2.2	BNG CALCULATIONS.....	4
2.2.1	OVERVIEW	4
2.2.2	CATEGORIES.....	4
2.2.3	MINIMUM MAPPING UNITS	5
2.2.4	INDIVIDUAL TREES.....	5
2.3	BIODIVERSITY METRIC RULES.....	5
2.4	STRATEGIC SIGNIFICANCE	5
2.5	MINIMUM MAPPING UNITS	7
2.6	SURVEY COMMENTS	7
3	BASELINE RESULTS.....	8
3.1	DESK STUDY.....	8
3.1.1	STATUTORY DESIGNATED SITES	8
3.1.2	LOCALLY DESIGNATED SITES.....	8
3.1.3	STRATEGIC SIGNIFICANCE/LOCAL POLICY.....	8
3.2	HABITAT ASSESSMENTS	8
3.2.1	U1B DEVELOPED LAND; SEALED SURFACE.....	8
3.2.2	U1B5 BUILDINGS.....	9
3.2.3	G4 MODIFIED GRASSLAND	9
3.2.4	U1 BUILT-UP AREAS AND GARDENS (SECONDARY CODE 847 – INTRODUCED SHRUBS).....	10
3.2.5	U1F SPARSELY VEGETATED URBAN LAND.....	11
3.2.6	H3D DENSE BRAMBLE SCRUB	11
3.2.7	H3H MIXED SCRUB	12
3.2.8	32 SCATTERED TREES	12
3.3	HEDGEROW ASSESSMENTS	21
3.3.1	33 LINE OF TREES	21
3.4	SUMMARY BASELINE HABITATS.....	22
3.5	SUMMARY BASELINE HEDGEROWS.....	23

4 POST DEVELOPMENT RESULTS..... 24

5 ASSESSMENT OF BASELINE TO POST DEVELOPMENT RESULTS..... 26

5.1 HABITAT ASSESSMENT..... 26

5.2 HEDGEROW ASSESSMENT..... 26

6 CONCLUSIONS..... 27

6.1 STATUTORY BIODIVERSITY METRIC – HABITATS 27

6.1.1 TRADING SUMMARY..... 27

6.2 STATUTORY BIODIVERSITY METRIC – HEDGEROWS 27

6.2.1 TRADING SUMMARY..... 28

6.3 CONCLUSION 28

6.4 HABITAT MANAGEMENT AND MONITORING 28

7 REFERENCES..... 29

8 APPENDICIES 31

Appendix 1 UKHab Baseline Habitat Map..... 32

Appendix 2 Post Development Habitat Map..... 34

Appendix 3 Illustrative Masterplan 36

1 INTRODUCTION

For ease of reference, throughout this report the red outlined area in Figure 1 will be referred to as the 'Site'.

1.1 Instruction

This Biodiversity Net Gain (BNG) Assessment was instructed by Fisher German, on behalf of Cadent Gas, in respect to the Site at Land off Coventry Road, Hinckley.

The BNG Assessment has been produced to support the Outline Planning Application for the change of land use from the redundant Cadent Gas administrative Site to alternative commercial usage, which includes the demolition of buildings, construction of new premises and landscaping. This report has been produced to demonstrate the results and to provide an overview of the biodiversity assessment, with use of the Statutory Biodiversity Metric Calculation Tool.

1.2 Site Description

The Site is located Land off Coventry Road, Hinckley and Bosworth, Leicestershire, LE10 0BX within the built-up town of Hinckley. The Site consists of a gasworks with associated infrastructure and car parks.

The Site is centred on grid reference SP 42071 93826, is flat in nature and situated approximately 109 metres (m) above ordnance datum. The location of the Site is shown within Figure 1 below.

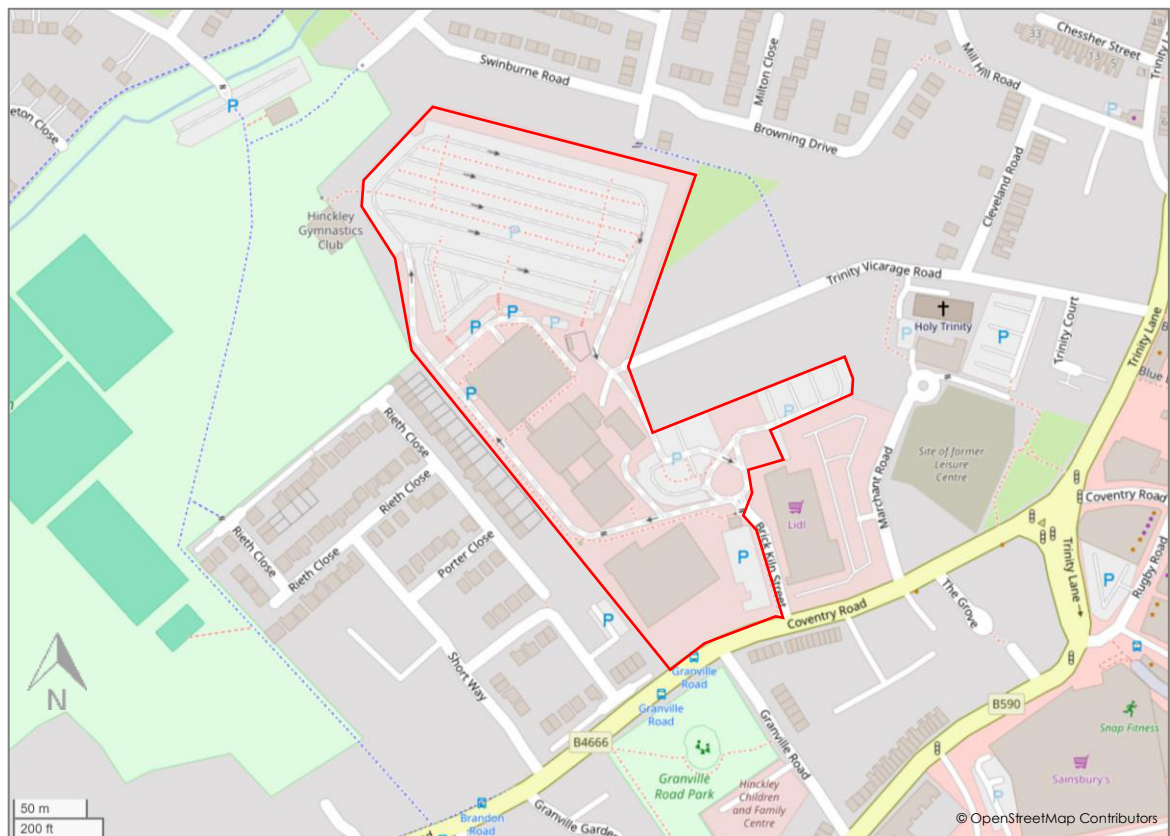


Figure 1. Approximate Site boundary (outlined red)

1.3 Objectives

The objective of the Biodiversity Net Gain Assessment is to provide a comparison of the baseline habitats within the Site (including all habitat types), to the post-development proposals for the Site.

1.4 Scope of Works

This report will provide an overview of the baseline and post-development habitat types, and then with use of the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023a), will assign a value to these habitat types and compare the overall change in biodiversity units for the development.

As this is for an Outline Planning Application, detailed landscape plans have not been developed for the Site. Subsequently, this assessment is based on the outline Illustrative Masterplan only and is likely to vary slightly once the plans have been finalised and the landscape plans have been produced. Given that the statutory framework for biodiversity net gain has been designed as a post-permission matter, it is considered that this report provides sufficient information to support the Outline Planning Application, with further information provided once planning permission has been granted (Department for Levelling Up, Housing and Communities, 2024).

1.5 Legislation and Planning Policy

1.5.1 *The Environment Act (2021)*

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Unless exempt, developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

1.5.2 *National Planning Policy Framework*

The National Planning Policy Framework (NPPF) (2021) guides Local Planning Authorities (LPAs) when developing their planning policies and considering planning applications affecting protected habitats, sites and species.

Planning Policy Statement 15: Conserving and enhancing the natural environment of the NPPF recognises that, planning policies and decisions should contribute to and enhance the natural and local environment. Section D of Paragraph 174 states:

“Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; In respect of the natural environment.”

Section B of Paragraph 179 states:

“Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

Section D of Paragraph 180 also states:

“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”.

1.5.3 Local Planning Policy

The Site falls into Hinckley and Bosworth Borough Council which has their own planning policy regarding BNG within the Hinckley and Bosworth Local Plan 2020-2039 (Hinckley and Bosworth Borough Council, 2022). Policy NAT08 requires developments to make a measurable 10% net gain in biodiversity:

NAT08 Enhancing Biodiversity and Habitat Connectivity

“Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management and how the scheme is pollinator friendly. All development should provide a measurable 10% net gain in biodiversity on site in the first instance, through biodiversity enhancement off-site, or through off setting where appropriate. All proposals should be supported by evidence to demonstrate a biodiversity net gain using the recognised biodiversity accounting metric and provide details of the long-term maintenance and management of the net gain. Major developments in particular must include measures to deliver biodiversity gains through opportunities to:

- a) Restore and enhance existing features on site;*
- b) Create additional habitats and ecological networks; and*
- c) The linking of existing habitats to create links between ecological networks and where possible, with adjoining features.*

Biodiversity net gain should be additional to any habitat creation required to mitigate or compensate for impacts on protected local/national BAP priority species. Net Gain can be delivered where there are no losses through development. Proposals where the primary objective is to conserve or enhance biodiversity or geological interest will be permitted where they comply with other relevant policies in the Plan. The retention and enhancement of linear features which enables strong connectivity of biodiversity as part of an integrated habitat network will be supported; this includes networks of hedgerows and ditches; enhanced habitats along the River Sence and Ashby Canal; roadside verges; and (cumulatively) private gardens, disused railway lines or other linear landscape features. On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of the hierarchy of international, national and locally designated sites identified in Policy NAT07 is secured. If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.”

2 METHODOLOGY

2.1 Habitat Conditions Assessment

A field survey was completed on 11th October 2023 by Ben McLean BSc (Hons) MCIEEM. Ben is the Principal Ecologist at BM Ecology Ltd and has over 12 years' experience working in the ecological consultancy sector and is suitably experienced to undertake habitat surveys and condition assessments.

During the survey, the surveyor mapped all habitat types within the Site using UK Habitat Classification survey techniques (UKHab Ltd, 2023), and undertook a condition assessment of the habitats where appropriate. The condition assessment was undertaken with use of the 4.0 Biodiversity Metric Condition Assessment and has subsequently been transferred to the Statutory Biodiversity Metric Condition Assessment (DEFRA 2023b) which superseded the earlier condition assessment. The updated condition assessment is near identical to V4.0, and it was considered that this could be complete without additional surveys at the Site.

2.2 BNG Calculations

2.2.1 Overview

The latest version of the DEFRA Statutory Biodiversity Metric (DEFRA, 2023a) has been used to calculate the baseline value of the Site (before development) and the post-development value in order to calculate the Total Net Unit Change.

The baseline habitat was assessed in line with Section 2.1. Following this, the post-development habitats for the Site were calculated with use of the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023a). The report then assess the baseline scores value for the Site against that of the post-development scores, with the two scores compared to provide the overall change in biodiversity units for the development.

2.2.2 Categories

The Statutory Biodiversity Metric assesses the pre-and post-development of three habitat types, and these habitat types are assessed separately. Habitat types will only be assessed where they are either present as the baseline or post-development stage of the development. The three outputs of the Statutory Biodiversity Metric are:

- Habitat Biodiversity Units - Habitat area such as grassland, scrub woodland or other areas of habitats which are measured in hectares (ha);
- Hedgerow Biodiversity Units - Linear features such as hedgerows or lines of trees which are measured in kilometres (km); and,
- River Biodiversity Units – Features containing water such as rivers, streams and ditches which are measured in kilometres.

2.2.3 Minimum Mapping Units

The minimum mappable area used is equal to or above 25 m², the minimum mappable length of a linear feature is equal to or above 5 m.

2.2.4 Individual trees

The broad habitat type 'Individual trees' has been used where a tree (or a group of trees) over 7 cm in diameter at breast height (DBH) does not meet or contribute towards the definition of another broad habitat type. The tree sizes and areas have been assessed using the guidelines as shown below in Table 2.1 (DEFRA, 2024).

Table 2.1: Tree size classes and area equivalents (DEFRA, 2024)

Size class	Diameter at breast height (cm)	Biodiversity metric area equivalent (ha)
Small	greater than 7.5cm and less than or equal to 30cm	0.0041
Medium	greater than 30cm and less than or equal to 60cm	0.0163
Large	greater than 60cm and less than or equal to 90cm	0.0366
Very large	greater than 90cm	0.0764

2.3 Biodiversity Metric Rules

As detailed within the Statutory Biodiversity Metric User Guide, the following Rules detailed within Table 2.2 must apply in order to claim a biodiversity net gain.

Table 2.2: Biodiversity metric rules (DEFRA, 2023b)

Rules	Rule detail
Rule 1	The trading rules of this biodiversity metric must be followed.
Rule 2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
Rule 3	To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
Rule 4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

2.4 Strategic Significance

The Statutory Biodiversity Metric takes into consideration the Strategic Significance of the habitats on a Site. Strategic Significance is the local significance of the habitat based on its location and habitat type. The Strategic Significance of a habitat type is calculated with use of the biodiversity metric strategic significance categories as defined in Table 2.3 (DEFRA 2023b).

The following data sources and resources were searched to gather information on the strategic significance of the Site and its habitats:

- Multi-Agency Geographic Information for the Countryside (MAGIC);
- Local Nature Recovery Strategy – Hinckley and Bosworth Borough Council;
- Relevant published Local Nature Recovery Strategy (LNRS) where available.

The biodiversity metric strategic significance categories will follow that provided in Table 2.3 (DEFRA, 2024).

Table 2.3: Biodiversity metric strategic significance categories (DEFRA, 2023b)

Strategic significance category	Score applied in the metric	Description
High	1.15	Where there is a published LNRS, • the location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • the intervention is consistent with the potential measure proposed for that location or Where there is no published LNRS and the habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority. If your project delivers the mapped measure set out in the LNRS or alternative strategy (where the LNRS is not yet available) you should: • record strategic significance as low in the baseline • record strategic significance as high in postintervention sheets • record which plan you have used in the user comments
Medium	1.10	This category cannot be applied where the LNRS is published, or where the habitat and location is included within other strategic documents specified by the relevant planning authority. Users should: • explain how the habitat type is ecologically important within a specific location • demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations • use professional judgement
Low	1.0	Where the definitions for high and medium strategic significance are not met. Even if your project is within a plan area, if it does not deliver the specific actions outlined in these plans you should: • record strategic significance as low in the baseline • record strategic significance as low in postintervention sheets

2.5 Minimum Mapping Units

The minimum mappable area used is equal to or above 25 m², the minimum mappable length of a linear feature is equal to or above 5 m; or

The minimum mappable width of an area feature is equal to or above 1 m and is below 1 metre for linear features.

2.6 Survey Comments

Full access was available throughout the Site.

The survey was undertaken within the optimal period for UK Habitat Classification surveys (April to October); and it is considered that sufficient botanical information was collected to categorise the habitats and identify potential features of value.

In line with standard guidance (CIEEM, 2019), the results and recommendations within this report are valid for up to 18 months from the date of the last field survey (i.e., until April 2025), assuming there are no significant changes to the Site or its immediate surroundings. Updated survey work would be required to support any future applications outside of this period and an update assessment will be required when the detailed plans and landscape plans are known.

3 BASELINE RESULTS

3.1 Desk Study

3.1.1 Statutory Designated Sites

With use of MAGIC, there are no statutory designated sites within the Site or immediately adjacent to the Site.

3.1.2 Locally Designated Sites

No locally designated sites were recorded within the Site.

3.1.3 Strategic Significance/Local Policy

Based on an assessment of the Site, the Site does not appear to fall into any formally identified areas of biodiversity value or local strategies and therefore is classed as "Area/compensation not in local strategy/ no local strategy".

3.2 Habitat Assessments

The habitats recorded on Site are described in detail below with the appropriate condition assessment results. The baseline UKHab Habitat Map can be seen within Appendix 1.

Habitats which fall under the 'habitat' and 'hedgerow' category are present within the Site. No habitats which fall under the 'watercourse' category are present within the Site, and subsequently, consideration of these features was not considered to be necessary within this assessment.

The Site is dominated by hardstanding, with occasional buildings, areas of amenity grassland and treelines along some of the Site boundaries, scattered trees, ruderal, a small area of scrub, and introduced shrubs.

The details and a Condition Assessment for each of the habitats are provided below:

3.2.1 *u1b Developed land; sealed surface*

The Site is dominated by hardstanding, with the majority of the Site previously being used for parking associated with the Cadent Gas offices. The area of hardstanding has increased within the Site since the 2020 survey due to the buildings being removed and left as hard standing – illustrated by TN3.

Ruderal species were recorded at low levels (Rare) growing through cracks or on the hardstanding.

Species recorded include Canadian fleabane *Erigeron canadensis*, bristly ox-tongue *Helminthotheca echioides*, dandelion *Taraxacum officinale* agg, perennial ryegrass *Lolium perenne*, creeping thistle *Cirsium arvense*, bramble *Rubus fruticosus*, rosebay willowherb *Chamaenerion angustifolium*, annual meadow grass *Poa annua* and poplar *Populus* sp. saplings.

Developed land; sealed surface does not require a condition assessment, as this habitat scores automatically as low distinctiveness and is filled out in the Biodiversity Metric as **N/A – Developed land; sealed surface**.

3.2.2 *u1b5 Buildings*

There are three buildings that are still present within the Site, as well as a mast and a prefabricated office that was not present in 2021.

Buildings do not require a condition assessment, as this habitat scores automatically as low distinctiveness and is filled out in the Biodiversity Metric as **N/A – Developed land; sealed surface**.

3.2.3 *g4 Modified grassland*

There are multiple areas of modified grassland throughout the Site.

For ease of reference, the modified grassland has been separated into four areas; see numbering in the UKHab Habitat Map in Appendix 1.

Modified Grassland 1 (M1) is located to the south of the Site below scattered trees and is actively managed/mown. The species recorded throughout the area and their relative abundance are as follows, perennial ryegrass (D), cock's-foot *Dactylis glomerata* (D), creeping bent *Agrostis stolonifera* (O), creeping buttercup *Ranunculus repens* (A), red fescue *Festuca rubra* (O), Canadian fleabane (O), creeping cinquefoil *Potentilla reptans* (O), greater willowherb *Epilobium hirsutum* (R), common nettle *Urtica dioica* (R), smooth sow thistle *Sonchus oleraceus* (R), common ragwort *Senecio jacobaea* (R), bramble *Rubus fruticosus* (R), and selfheal *Prunella vulgaris* (R).

M2 includes two small areas of grassland to the west of the Site, which are not currently subject to management. The species recorded throughout the areas include perennial ryegrass (D), cock's foot (O), selfheal (O), broad leaved dock *Rumex obtusifolius* (O), Canadian fleabane (F), creeping thistle (F) and bristly oxtongue (F).

M3 is a small area located towards the north-west of the Site and has not recently received management. The species recorded throughout the area includes perennial ryegrass (D), cock's foot (A), creeping bent (A), ribwort plantain *Plantago lanceolata* (F), false oat grass *Arrhenatherum elatius* (F) and spear thistle *Cirsium vulgare* (O).

M4 is an area of boundary grassland along the north and north-east of the Site and below Treelines 4 and 5. The species recorded throughout the area includes perennial ryegrass (D), cock's foot (A), creeping bent (O), false oat grass (O), white clover *Trifolium repens* (O), Canadian fleabane (F), yarrow *Achillea millefolium* (F), daisy *Bellis perennis* (O), spear thistle (F), creeping buttercup (O), creeping thistle (F), dandelion (O), ground ivy *Glechoma hederacea* (O), ribwort plantain (O), black medic *Medicago lupulina* (O) and wood avens *Geum urbanum* (O).

The condition assessment used the Grassland Habitat Type – Low Distinctiveness condition sheet which included the following categories as shown in Table 3.1

below with the results of the condition assessment for each parcel of modified grassland.

Table 3.1: Condition Assessment Sheets (Grassland Habitat Type – Low Distinctiveness).

Criteria		Pass / Fail			
		M1	M2	M3	M4
A	There must be 6-8 species per m2. Note - if a grassland has 9 or more species per m2 it should be classified as a moderate distinctiveness grassland habitat type. NB - this criterion is non-negotiable for achieving good condition.	Fail	Fail	Fail	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.	Fail	Pass	Pass	Pass
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	Pass	Pass	Pass	Pass
D	Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	Fail	Fail	Fail	Fail
E	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Fail	Fail	Fail	Fail
F	Cover of bracken less than 20%.	Pass	Pass	Pass	Pass
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species make up less than 5% of ground cover.	Pass	Pass	Pass	Pass
Condition Assessment Result					
M1 to M3 all fail essential criteria A, M4 passes 4 criteria (including essential criteria A)		Poor	Poor	Poor	Mod
Passes 6 or 7 criteria including passing essential criterion A - Good Passes 4 or 5 criteria including passing essential criterion A - Moderate Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A) - Poor					

3.2.4 u1 Built-up areas and gardens (Secondary code 847 – Introduced shrubs)

There are large areas of introduced ornamental shrubs throughout the Site, which are predominately cotoneaster species *Cotoneaster* sp., as well as cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos albus*, bamboo *Bambusoideae* sp., and other ornamental species.

Introduced shrubs does not require a condition assessment, as this habitat scores automatically as very low distinctiveness and is automatically filled out in the Biodiversity Metric as **N/A – Other**.

3.2.5 *u1f Sparsely vegetated urban land*

An area of sparsely vegetated urban land with occasional grasses, ephemeral species and tall forbs are located within previously used permeable pebble car parks along the north and north-west of the Site. Species within this area include Canadian fleabane (F), bristly ox-tongue (F), rosebay willowherb, (O), buddleia *Buddleia spp.* (O), creeping bent (O), dandelion (O), greater willowherb *Epilobium hirsutum* (O), sweet vernal grass *Anthoxanthum odoratum* (O), false oat grass (O) and perforate St John's-wort *Hypericum perforatum* (O).

The condition assessment used the Urban condition sheet which included the following categories as shown in Table 3.2 below with the results of the condition assessment for each parcel.

Table 3.2: Condition Assessment Sheets (Urban Habitat Type).

Condition Assessment Criteria		Criterion passed (Yes or No)
Core Criteria - must be assessed for all urban habitat types :		
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes
Condition Assessment Score		
Passes all three criteria.		Good
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C - Good Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C - Moderate Passes 0 or 1 of 3 core criteria - Poor		

3.2.6 *h3d Dense bramble scrub*

There is a small area of bramble scrub to the west of the Site, with nettle and buddleia.

Bramble scrub does not require a condition assessment, as this habitat scores automatically as very low distinctiveness and is automatically filled out in the Biodiversity Metric as **N/A – Other**.

3.2.7 h3h Mixed scrub

There is a small area of mixed scrub to the east of the Site with hawthorn *Crataegus monogyna*, dogwood *Cornus sanguinea* and holly vagrant *Ilex* sp..

The condition assessment used the Scrub Habitat type condition sheet which included the following categories as shown in Table 3.3 below with the results of the condition assessment.

Table 3.3: Condition Assessment Sheets (Scrub Habitat Type).

Criteria	Criterion passed (Yes or No)
The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). -At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	No
Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	No
There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.	No
The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes
There are clearings, glades or rides present within the scrub, providing sheltered edges.	No
Condition Assessment Score	
Passes one criteria	Poor
Passes 5 criteria - Good Passes 3 or 4 criteria - Moderate Passes 2 or fewer criteria - Poor	

3.2.8 32 Scattered trees

A description of the scattered trees within the Site can be seen within Table 3.4 below (those not within an obvious treeline), with corresponding tree numbers within the UK HAB map in Appendix 1.

The condition assessment used the Individual Tree Habitat type condition sheet which included the following categories as shown in Table 3.5 to 3.7 below with the results of the condition assessment for each tree.

Table 3.4: Baseline tree details

Tree no.	Common Name	Latin	Diameter at Breast Height (DBH)
T1	Hornbeam	<i>Carpinus betulus</i>	43 cm
T2	Hornbeam	<i>Carpinus betulus</i>	40 cm
T3	Hornbeam	<i>Carpinus betulus</i>	25 cm
T4	Tree of heaven	<i>Ailanthus altissima</i>	12 cm
T5	Crab apple	<i>Malus sylvestris</i>	25 cm
T6	Crab apple	<i>Malus sylvestris</i>	30 cm
T7	Swedish whitebeam	<i>Scandosorbus intermedia</i>	27 cm
T8	Cherry	<i>Prunus sp.</i>	25 cm
T9	Silver birch	<i>Betula pendula</i>	26 cm
T10	Cherry	<i>Prunus sp.</i>	33 cm
T11	Rowen	<i>Sorbus aucuparia</i>	<30 cm
T12	Silver birch	<i>Betula pendula</i>	32 cm
T13	Rowen	<i>Sorbus aucuparia</i>	<30 cm
T14	Lawsons cypress	<i>Chamaecyparis lawsoniana</i>	30-60 cm
T15	Rowen	<i>Sorbus aucuparia</i>	<30 cm
T16	Lawsons cypress	<i>Chamaecyparis lawsoniana</i>	30-60 cm
T17	Lawsons cypress	<i>Chamaecyparis lawsoniana</i>	30-60 cm
T18	Lawsons cypress	<i>Chamaecyparis lawsoniana</i>	30-60 cm
T19	Lawsons cypress	<i>Chamaecyparis lawsoniana</i>	30-60 cm
T20	Sycamore	<i>Acer pseudoplatanus</i>	37 cm
T21	Norway maple	<i>Acer platanooides</i>	35 cm
T22	Rowen	<i>Sorbus aucuparia</i>	<30 cm
T23	Sycamore	<i>Acer pseudoplatanus</i>	32 cm
T24	Scot's pine	<i>Pinus sylvestris</i>	38 m
T25	Apple species	<i>Malus sp.</i>	15 cm
T26	Silver birch	<i>Betula pendula</i>	30-60 cm
T27	Sycamore	<i>Acer pseudoplatanus</i>	30-60 cm
T28	Silver birch	<i>Betula pendula</i>	30-60 cm

Tree no.	Common Name	Latin	Diameter at Breast Height (DBH)
T29	Norway maple	<i>Acer platanoides</i>	36 cm
T30	Walnut	<i>Juglans regia</i>	32 cm
T31	Silver birch	<i>Betula pendula</i>	26 cm
T32	Silver birch	<i>Betula pendula</i>	15 cm
T33	Silver birch	<i>Betula pendula</i>	22 cm
T34	Hornbeam	<i>Carpinus betulus</i>	39 cm
T35	Tree of heaven	<i>Ailanthus altissima</i>	22 cm
T36	Tree of heaven	<i>Ailanthus altissima</i>	48 cm
T37	Deodar cedar	<i>Cedrus deodara</i>	>90 cm
T38	Norway maple	<i>Acer platanoides</i>	12 cm
T39	Cherry	<i>Prunus sp.</i>	16 cm
T40	Silver birch	<i>Betula pendula</i>	28 cm
T41	Norway maple	<i>Acer platanoides</i>	25 cm
T42	Snake bark maple	<i>Acer davidii</i>	23 cm
T43	Sycamore	<i>Acer pseudoplatanus</i>	34 cm
T44	Whitebeam	<i>Sorbus aria</i>	41 cm

Table 3.5: Condition Assessment Sheets T1-T22 (Individual Tree).

Condition Assessment Criteria		Criterion passed (Y-Yes / N-No)																					
		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17	T18	T19	T20	T21	T22
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	N	Y	Y	N	N	Y	N	Y	Y	Y	N	Y	N	N	N	N	N	N	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	N	N	N	Y	N	N	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y	N	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y

	current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.																							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y
Condition Assessment Score																								
No. criteria passed		5	5	4	3	4	6	2	2	4	3	3	4	3	4	3	4	4	4	4	4	3	3	4
Condition		G	G	M	M	M	G	P	P	G	M	M	M	M	M	M	M	M	M	M	M	M	M	M
Passes 5 or 6 criteria – Good (G) Passes 3 or 4 criteria – Moderate (M) Passes 2 or fewer criteria – Poor (P)																								

Table 3.6: Condition Assessment Sheets T23-T44 (Individual Tree).

Condition Assessment Criteria		Criterion passed (Y-Yes / N-No)																					
		T23	T24	T25	T26	T27	T28	T29	T30	T31	T32	T33	T34	T35	T36	T37	T38	T39	T40	T41	T42	T43	T44
A	The tree is a native species (or at least 70% within the block are native species).	N	Y	N	Y	N	Y	N	Y	Y	Y	Y	Y	N	N	N	N	N	Y	N	N	N	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	N	Y	Y	Y	Y	Y	N	N	N	Y	N	Y	Y	N	N	N	N	N	Y	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y

	detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.																						
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Condition Assessment Score																							
No. criteria passed		4	5	3	5	4	5	4	5	4	4	4	5	2	4	5	3	4	4	3	3	4	5
Condition		M	G	M	G	M	G	M	G	M	M	M	G	P	M	G	M	M	M	M	M	M	M
Passes 5 or 6 criteria – Good (G) Passes 3 or 4 criteria – Moderate (M) Passes 2 or fewer criteria – Poor (P)																							

Table 3.7: Scattered Trees – Condition Assessment and Tree Size Results

Tree no.	Common Name	BNG Tree Size	Condition Assessment Result
T1	Hornbeam	Medium	Good
T2	Hornbeam	Medium	Good
T3	Hornbeam	Small	Moderate
T4	Tree of heaven	Small	Moderate
T5	Crab apple	Small	Moderate
T6	Crab apple	Medium	Good
T7	Swedish whitebeam	Small	Poor
T8	Cherry	Small	Poor
T9	Silver birch	Small	Good
T10	Cherry	Medium	Moderate
T11	Rowen	Small	Moderate
T12	Silver birch	Medium	Moderate
T13	Rowen	Small	Moderate
T14	Lawsons cypress	Medium	Moderate
T15	Rowen	Small	Moderate
T16	Lawsons cypress	Medium	Moderate
T17	Lawsons cypress	Medium	Moderate
T18	Lawsons cypress	Medium	Moderate
T19	Lawsons cypress	Medium	Moderate
T20	Sycamore	Medium	Moderate
T21	Norway maple	Medium	Moderate
T22	Rowen	Small	Moderate
T23	Sycamore	Medium	Moderate
T24	Scot's pine	Medium	Good
T25	Apple species	Small	Moderate
T26	Silver birch	Medium	Good
T27	Sycamore	Medium	Moderate
T28	Silver birch	Medium	Good

Tree no.	Common Name	BNG Tree Size	Condition Assessment Result
T29	Norway maple	Medium	Moderate
T30	Walnut	Medium	Good
T31	Silver birch	Small	Moderate
T32	Silver birch	Small	Moderate
T33	Silver birch	Small	Moderate
T34	Hornbeam	Medium	Good
T35	Tree of heaven	Small	Poor
T36	Tree of heaven	Medium	Moderate
T37	Deodar cedar	Very large	Good
T38	Norway maple	Small	Moderate
T39	Cherry	Small	Moderate
T40	Silver birch	Small	Moderate
T41	Norway maple	Small	Moderate
T42	Snake bark maple	Small	Moderate
T43	Sycamore	Medium	Moderate
T44	Whitebeam	Medium	Moderate
Individual Tree Condition Assessment Tally			
Small – Poor – 3 no. Small – Moderate – 16 no. Small – Good – 1 no.		Medium – Poor – 0 no. Medium – Moderate – 15 no. Medium – Good – 8 no.	
Large – Poor – 0 no. Large – Moderate – 0 no. Large – Good – 0 no.		Very Large – Poor – 0 no. Very – Moderate – 0 no. Very large – Good – 1 no.	

3.3 Hedgerow Assessments

3.3.1 33 Line of trees

Lines of planted trees are located along areas of the Site boundaries as screening.

For ease of reference, the treelines have been categorised into five groups; see numbering in the UKHab Habitat Map in Appendix 1.

Treeline 1 (TL1) is located along the southern boundary of the Site and includes a row of nine copper beech *Fagus sylvatica purpurea*.

TL2 includes a row of trees along the western boundary of the Site and includes lime *Tilia sp.*, Norway maple *Acer platanoides*, sycamore *Acer pseudoplatanus*, beech *Fagus sylvatica*, Swedish whitebeam *Sorbus intermedia* and hybrid black poplar *Populus × canadensis*.

TL3 is a small row of trees to the north-west of the Site and includes horse chestnut *Aesculus hippocastanum*, ash *Fraxinus excelsior*, lime, Swedish whitebeam and hybrid black poplar.

TL4 is a row of predominately early mature trees to the north of the Site, including sycamore, crab apple *Malus sylvestris*, whitebeam *Sorbus aria*, Norway maple, silver birch *Betula pendula*, lime, Swedish whitebeam, hybrid black poplar, ash, cherry *Prunus avium*, beech and sweet chestnut *Castanea sativa*.

TL5 is a row of predominately early mature trees to the north-east of the Site, including hybrid black poplar, sycamore, whitebeam, lime, Norway maple, hornbeam *Carpinus betulus* and oak *Quercus robur*.

The condition assessment used the Line of Trees condition sheet which included the following categories as shown in Table 3.8 below with the results of the condition assessment for each treeline.

Table 3.8: Condition Assessment Sheets (Line of Trees).

Condition Assessment Criteria (Y-Yes / N-No)						
		TL1	TL2	TL3	TL4	TL5
A	At least 70% of trees are native species.	Y	Y	Y	Y	Y
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y	Y	Y	Y	Y
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N	N	Y	Y	Y
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	N	N	N	N	N

E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	Y	Y	Y	Y
Condition Assessment Result						
Passes 5 criteria – Good (G)		3	3	4	4	4
Passes 3 or 4 criteria – Moderate (M)		M	M	M	M	M
Passes 2 or fewer criteria – Poor (P)						

3.4 Summary Baseline Habitats

The baseline habitats, with their condition assessment, area within the Site and habitat unit score are provided within Table 3.9 below.

Table 3.9: Baseline results, condition assessment, area and habitat unit score.

UK Habitat type	Condition Assessment Result	Area (ha)	Habitat Units (HBU)
u1b Developed land; sealed surface	Condition Assessment N/A	4.73372	0.00
u1b5 Buildings	Condition Assessment N/A	0.09589	0.00
g4 Modified grassland – M1	Poor	0.21222	0.42
g4 Modified grassland – M2	Poor	0.02396	0.05
g4 Modified grassland – M3	Poor	0.02388	0.05
g4 Modified grassland – M4	Moderate	0.27601	1.10
u1 Built-up areas and gardens (Secondary code 847 – Introduced shrubs)	Condition Assessment N/A	0.34441	0.69
u1f Sparsely vegetated urban land	Good	0.27969	1.68
h3d – Bramble scrub	Condition Assessment N/A	0.04789	0.19
h3h Mixed scrub	Poor	0.00781	0.03
Urban Trees (small – 3 no.)	Poor	0.0122	0.05
Urban Trees (Small – 16 no / Medium – 15 no)	Moderate	0.3094	2.48
Urban Trees (Small – 1 no. / Medium – 8 no. / Very Large 1 no.)	Good	0.171	2.05
Total habitat area (to 2 decimal places)		6.54	8.79

UK Habitat type	Condition Assessment Result	Area (ha)	Habitat Units (HBU)
Site Area (Excluding area of Individual trees and Green walls)		6.05	

Table 3.9 shows the baseline for the Site to be a total of 8.79 habitat units, with a total area of 6.05 ha (excluding the area of individual trees and green walls).

3.5 Summary Baseline Hedgerows

The baseline hedgerows, with their condition assessment, length within the Site and habitat unit score are provided within Table 3.10 below.

Table 3.10: Baseline results, condition assessment, area and hedgerow unit score.

UK Hedgerow type	Condition Assessment Result	Length (km)	Hedgerow Units (HEU)
33 Line of trees – TL1	Moderate	0.0611	0.24
33 Line of trees – TL2	Moderate	0.1643	0.66
33 Line of trees – TL3	Moderate	0.0353	0.14
33 Line of trees – TL4	Moderate	0.3231	1.29
33 Line of trees – TL5	Moderate	0.1274	0.51
Total hedgerow length (to 2 decimal places)		0.71	2.84

Table 3.10 shows the baseline for the Site to be a total of 2.84 hedgerow units, with a total length of 0.71 km.

4 POST DEVELOPMENT RESULTS

Based on the high-level illustrative masterplan of the Site only, the proposed post-development habitats on Site are described in detail below with the appropriate proposed target condition assessment results. Also refer to the UK Hab proposed plan in Appendix 2 and the Illustrative Masterplan in Appendix 3.

The proposed plans for the Site include the removal of the majority of the baseline habitats within the Site, with the retention and enhancement of Modified Grassland 4 (MG4) to Other Neutral Grassland, the retention of 14 no. trees, and the retention of the majority of the treelines. The proposed development is anticipated to include the creation of developed land; sealed surface, buildings, other neutral grassland (wildflower mix), sustainable drainage systems and the planting of 239 trees.

The following trees will be retained within the development, with all other trees lost – T1, T2, T3, T6, T7, T8, T11, T13, T15, T22, T26, T37, T38, T43.

The table below provides a summary of the post-development habitat areas and the habitat unit scores. The habitat unit scores have been calculated using the Statutory Biodiversity Metric Calculation Tool, and this report should be read in conjunction with the completed spreadsheet.

All habitats will be created on-site i.e. off-site habitats are not assessed.

The proposed habitats, with their condition assessment, area within the Site and habitat unit score is provided within Table 4.1 below, with the post-development hedgerow assessment provided within Table 4.2.

Table 4.1: Post-development results, area and habitat unit score.

UK Habitat type	Target condition	Area retained (ha)	Area enhanced (ha)	Area created (ha)	Habitat Units (HBU)
Developed land; sealed surface	N/A - Other	-	-	2.29759	0.00
Buildings	N/A - Other	-	-	2.45007	0.00
Modified Grassland (M4) enhance to other neutral grassland (wildflower meadow)	Moderate	-	0.27601	-	1.88
Other neutral grassland (wildflower meadow)	Moderate	-	-	0.77464	5.19
Sustainable drainage system	Moderate	-	-	0.24717	0.60
Retained – Urban Trees (small – 2 no.)	Poor	0.0081	-	-	0.03
Retained – Urban Trees (Small – 6 no / Medium – 1 no)	Moderate	0.0407	-	-	0.33

UK Habitat type	Target condition	Area retained (ha)	Area enhanced (ha)	Area created (ha)	Habitat Units (HBU)
Retained – Urban Trees (Medium – 4 no. / Very Large 1 no.)	Good	0.1416	-	-	1.70
Individual Trees – created (239 no.)	Moderate	-	-	0.9731	2.97
Total habitat area		7.21			12.69
Site Area (Excluding area of Individual trees and Green walls)		6.05			

Table 4.1 illustrates that the total post-development habitat unit score for the Site is 12.69 habitat units.

Table 4.2: Post-development results, area and hedgerow unit score.

UK Habitat type	Target condition	Length retained (ha)	Length enhanced (ha)	Length created (ha)	Hedgerow Units (HEU)
33 Line of trees – TL1	Moderate	0.0611	-	-	0.24
33 Line of trees – TL2	Moderate	0.0766	-	-	0.31
33 Line of trees – TL3	Moderate	0.0353	-	-	0.14
33 Line of trees – TL4	Moderate	0.3231	-	-	1.29
33 Line of trees – TL5	Moderate	0.1274	-	-	0.51
Total hedgerow length (to 2 decimal places)		0.62			2.49

Table 4.2 illustrates that the total post-development hedgerow unit score for the Site is 2.49 habitat units.

5 ASSESSMENT OF BASELINE TO POST DEVELOPMENT RESULTS

5.1 Habitat Assessment

Table 5.1 provides the comparison of the proposed baseline habitat unit results to that of the post-development results.

Table 5.1: Post-development results, area and habitat unit score.

UK Habitat type	Units	%
On-site baseline		
Habitat units	8.79	
On-site post-intervention (including habitat retention, creation and enhancement)		
Habitat units	12.69	
On-site net change		
Habitat units	+3.90	+44.38 %

The on-site post-development habitat retention, creation and enhancement will result in an overall unit change of +3.90, which provides an overall percentage net change of +44.38 %.

5.2 Hedgerow Assessment

Table 5.2 provides the comparison of the proposed baseline hedgerow unit results to that of the post-development results.

Table 5.2: Post-development results, area and hedgerow unit score.

UK Habitat type	Units	%
On-site baseline		
Hedgerow units	2.84	
On-site post-intervention (including habitat retention, creation and enhancement)		
Hedgerow units	2.49	
On-site net change		
Hedgerow units	-0.35	-12.33 %

6 Conclusions

Habitats which fall under the 'habitat' and 'hedgerow' category are only present within the Site. No habitats which fall under the 'watercourse' category are present within the Site.

6.1 Statutory Biodiversity Metric – Habitats

The Site measures a total of 6.05 ha (excluding trees and green walls). The baseline Site habitats are dominated by hardstanding, with occasional buildings, areas of amenity grassland and treelines along some of the Site boundaries, scattered trees, ruderal, a small area of scrub, and introduced shrubs.

The results of the biodiversity net gain assessment for the areas of 'habitat', demonstrated that the on-site post-development habitat retention, creation and enhancement will result in an overall unit change of **+3.90**, which provides an overall percentage net change of **+44.38%**.

The metric shows an overall gain in biodiversity units as a result of the development, it is considered that the other neutral grassland and tree creation across the Site provides this increase in habitat units (scoring 5.19 and 2.97 habitat units respectively). This planting will result in more opportunities for species year-round than in comparison to the current cereal crops and will increase the biodiversity value of the area.

6.1.1 Trading Summary

Based on the current proposals, the results of the Statutory Biodiversity Metric Calculation Tool demonstrate that the trading rules have not been satisfied for 'habitats'. Due to the loss of bramble and mixed scrub, both medium distinctiveness habitats, further habitat creation would be required within these habitat types to meet the trading rules. It has been calculated that changing the landscape design to include 0.035 ha of moderate condition mixed scrub in lieu of 0.035 ha of other neutral grassland will satisfy the trading rules, whilst also meeting the requirements for 10 % net gain.

6.2 Statutory Biodiversity Metric – Hedgerows

The hedgerows measure a total of 0.71 km. The baseline Site hedgerows include five boundary treelines. Whilst the majority of the treelines will be retained, 0.0877 km of Treeline 2 (TL2) will be lost to facilitate the requirement for a Sustainable Drainage System.

The results of the biodiversity net gain assessment for the 'hedgerows', demonstrated that the on-site post-development hedgerow retention, creation and enhancement will result in an overall unit change of **-0.35**, which provides an overall percentage net change of **-12.33%**.

The metric shows a loss in biodiversity units as a result of the development.

It would not be possible to enhance the existing treelines within the Site from a moderate condition to a good condition, as all criteria must be achieved to meet

a good condition for treelines, and it would not be possible to create a naturally-vegetated strip of at least 6 m on both sides of the treeline which is required for criteria E.

It has been calculated that a further 0.19 km of moderate condition native hedgerow would require including within the development to meet a 10% BNG for hedgerow units at the Site (providing a net gain of +10.02%).

6.2.1 *Trading Summary*

Based on the current proposals, the results of the Statutory Biodiversity Metric Calculation Tool demonstrate that the trading rules have not been satisfied for 'hedgerows'.

Assuming the above hedgerows can be incorporated within the detailed design stage of the development, the trading rules would then be satisfied.

6.3 Conclusion

In conclusion, the biodiversity net gain assessment finds that the proposed development will exceed the Statutory and Local Planning Authority requirements of meeting a 10% biodiversity net gain in habitat units and does not meet the net gain requirements in hedgerow units. The trading rules for neither habitat nor hedgerow units have been satisfied.

As this is for an Outline Planning Application, at this stage detailed landscape plans have not been developed for the Site. Subsequently, this assessment is based on the outline Illustrative Masterplan only and is likely to vary slightly once the plans have been finalised and the landscape plans have been produced. Given that the statutory framework for biodiversity net gain has been designed as a post-permission matter, it is considered that this report provides sufficient information to support the Outline Planning Permission, with further information provided once planning permission has been granted (Department for Levelling Up, Housing and Communities, 2024). It is considered that sufficient information has been provided to allow the Local Planning Authority to make an assessment on the BNG implications of the Site at this stage of the proposals. An updated BNG Assessment would subsequently be required following planning permission being granted and once the detailed landscape plans for the Site are known.

It is considered that with relatively minor amendments and inclusions within the detailed masterplan and landscape plans, a 10% BNG for habitats and hedgerows could be achieved on-Site, with all trading rules satisfied.

6.4 Habitat Management and Monitoring

To meet legal requirements, a 30-year management plan should be produced for the Site with the created, retained and enhanced habitats and hedgerows. Monitoring will also be required in order to achieve the given target condition and to ensure its success. This monitoring is recommended to be undertaken by a suitability qualified ecologist or landscape professional who will be able to provide details on the species present and suggest remedial measures to improve the habitats or hedgerow condition where necessary.

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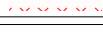
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APPENDICIES

Appendix 1 UKHab Baseline Habitat Map



Survey Information	
	Site boundary (60,454.8m ²)
UKHab Habitat Survey	
	g4 - Modified grassland
	h3d - Bramble scrub
	h3h - Mixed scrub
	u1 - Built-up areas and gardens
	u1b - Developed land; sealed surface
	u1b5 - Buildings
	u1f - Sparsely vegetated urban land
	33 - Line of trees
	32 - Scattered trees
	Target note

Secondary Codes:

847 - Introduced shrub

Source:
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PROJECT TITLE

LAND OFF BRICK KILN STREET, HINCKLEY

DRAWING TITLE

Figure 1. UKHab Habitat Survey Plan

VER	DATE	REMARKS	Drawn	Checked
1.1	09/11/23	UKHab	MP	BM

DRAWING NUMBER:

BMECOLOGY/LandoffBrickKilnStreetHinckley/UKHab

SCALE	1:1,400	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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