



Biodiversity Net Gain Assessment

For

**Leon Mcdonag
Finneys Hill
Heath Road
Bagworth
LE67 1DG**

Reference: Q19665

Date of survey: 12th March 2026

Baseline area units: 0.37

Baseline watercourse units: 0.13

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Disclaimers

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This assessment is based on conditions observed at the time of the site visit and on data available at the time of preparation. Biodiversity values and habitat conditions may change over time due to natural processes, management practices, or development activities. As such, the findings and calculations presented represent a snapshot of the site's condition at the date of assessment only.

The results of this BNG Assessment rely on the accuracy of baseline data, habitat mapping, and measurements used in the Defra Biodiversity Metric (or other applicable metric). Any subsequent changes to the metric, survey data, or development proposals may alter the calculated Biodiversity Net Gain outcome.

This report should be read in full and not in part, as sections may be misinterpreted when taken out of context. Recommendations provided are based on current best practice and guidance available at the time of writing.

This report has been produced in accordance with the standards and principles set out in the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. In line with current guidance, this report is considered valid for a period of 12 months from the date of the site visit, after which the baseline conditions may no longer reflect the true state of the site.

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1. Introduction

ProHort Limited have been commissioned by Leon Mcdonag to conduct a Biodiversity Net Gain Assessment for Finneys Hill, Heath Road, Bagworth, LE67 1DG. A site survey was undertaken on the 12th March 2026 a desktop study was undertaken in March 2026.

The Local Planning Authority has requested that a Biodiversity Net Gain (BNG) Assessment is completed to support the planning application. The development includes the erection of 4 mobile homes with associated landscaping and infrastructure.

Hinckley and Bosworth Borough Council requires developments in the area to achieve a net gain in biodiversity, with a minimum of a 10% gain compared to the pre-development value of the site. A quantitative measure of the base value of a Site for biodiversity, and the value of a Site post-development, is arrived at by using a recognised Biodiversity metric. Biodiversity metrics measure the value of a Site in terms of Biodiversity Units. Biodiversity Units are a proxy measure of biodiversity, arrived at by assessing the type, area and condition of semi-natural habitats on site. A limitation of the use of metrics is that they only measure habitat areas, and do not consider species-specific measures which may nevertheless make meaningful contributions to gains in local biodiversity.

2. Site and Surroundings

The area surveyed is a vacant plot at Finneys Hill, Heath Road, Bagworth, LE67 1DG (grid reference: SK4547207015), (Figure 1), hereafter referred to as the 'Site'. The Site is located within the village of Bagworth, c. 1.1km south of the village centre. The surrounding area is dominated by arable fields, woodland and small numbers of residential properties. Site access is off Heath Road.

The woodland to the south and west of the site is designated as priority habitat deciduous woodland and there are a number of priority deciduous woodland blocks and good quality semi-improved grassland within the surrounding area. There are no designated sites within proximity to the Site. The closest watercourse is Bagworth Heath Woods located c. 40m southeast.



Figure 1 - Red and blue line boundary of the Site and the surrounding area.

Taken from Bing Maps (© 2025 Microsoft Corporation, © 2025 Maxar, ©CNES (2025) Distribution Airbus DS)

3. Methodology

The pre-development (baseline) and post development (proposed) value of the habitats have been calculated using the DEFRA/Natural England's Statutory Biodiversity Metric calculator. The methodology for determining habitat distinctiveness and condition values, follows the guidelines set out in the User Guide and Technical Supplement for Biodiversity Metric.

The current assessment utilised the principles outlines in the 'Mitigation Hierarchy' denoting the steps involved in reaching the conclusions outstated in this report and preserving natural features and resources of importance. The 'Mitigation Hierarchy' states:

- Avoid: The easiest, cheapest and most desirable method of reducing potential impacts of the proposed development.
- Minimise: Where avoidance is not possible, measures can be taken to minimise the impacts of the proposed development.
- Mitigate: Where minimisation is not possible, measures can be taken to enhance/ create on Site habitats to compensate for potential losses caused by the proposed development.
- Offset: Where mitigation is not possible, on-site habitat loss must be compensated off site. This should be utilised as a last resort for compensating losses as it is the most risk involved, expensive and complex solution.

3.1. Site Boundary

The following data sources have been used to define the boundary for the BNG calculation and determine the relevant attributes for BNG (e.g. size, condition and habitat type) for the pre and post-development habitats.

The boundary used for the BNG assessment is the red line application boundary for the project (See Figure 2 for a detailed red line boundary).



Figure 2 – Red and blue line boundary of the Site

Taken from Bing Maps (© 2025 Microsoft Corporation, © 2025 Maxar, ©CNES (2025) Distribution Airbus DS)

3.2. Baseline Habitats:

In order to generate the site baseline habitat data (e.g. habitat type, condition), a phase 1 habitat survey was undertaken, where the site was systematically walked over and the dominant habitat type in each area recorded. Dominant plant species were noted, as were any that are legally protected (Schedule 8 of the Wildlife and Countryside Act 1981), invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981. Additionally, 5 (1 meter-squared) quadrats were used to determine species richness on any grassland habitats and the other grassland conditions were estimated from a visual inspection of the site.

The information collected during the site visit was used to baseline any applicable habitats and satellite mapping was used to calculate habitat areas. The areas and conditions of any onsite habitats were inputted into DEFRA/Natural England's Statutory Biodiversity Metric calculator. The metric includes 3 broad categories of habitats and biodiversity units for which scores are calculated differently:

- Area habitats, such as grasslands, woodlands and ponds
- Linear hedgerows and lines of trees
- Linear rivers and ditches

4. Habitat Baseline

4.1. Habitat descriptions

All on-site and off-site habitats within the Site are outlined below:

- Developed Land; Sealed Surface; and
- Vacant/Derelict Ground
- Other neutral grassland
- Mixed scrub

One linear feature was identified within the blueline boundary of the Site:

- Line of trees

One water feature was identified within 5m of the redline boundary of the Site:

- Ditch

The location of all baseline habitats can be seen in Appendix 1 and habitat descriptions are outlined in Table 1.

Table 1 – baseline habitat descriptions

Habitat Type	Habitat Description	Flora Species
Vacant/Derelict Ground	This habitat is located within the site boundary on previously disturbed ground and consists of unmanaged, ruderal vegetation typical of vacant or derelict land. Vegetation structure is generally short and species-poor, reflecting periodic disturbance and the absence of active management.	Frequent
		- Perennial Ryegrass (<i>Lolium perenne</i>) - Moss (<i>Bryophyta</i> spp.)
		Occasional
		- Dock Leaf (<i>Rumex obtusifolius</i>) - Narrow-leaf Plantain (<i>Plantago lanceolata</i>)
		Rare
		- Dandelion (<i>Taraxacum officinale</i>) - Nettle (<i>Urtica dioica</i>) - Cleavers (<i>Galium aparine</i>) - Yarrow (<i>Achillea millefolium</i>) - Chickweed (<i>Stellaria media</i>)

- Daffodil
(*Narcissus* spp.)

Ditch	A drainage ditch is located within 5 m of the north-east boundary. It runs parallel to the site edge and appears to function as a small watercourse, providing surface water conveyance and contributing to local drainage.	-
Mixed scrub	A band of mixed scrub is present off-site along the southern boundary. It comprises dense, unmanaged vegetation providing structural cover and forming a natural buffer between the site and the adjoining land.	Abundant - Bramble (<i>Rubus fruticosus</i> agg.) Frequent - Willow (<i>Salix</i> sp.) Occasional - Dog rose (<i>Rosa canina</i>) Rare - Ash (<i>Fraxinus excelsior</i>) - Western gorse (<i>Ulex gallii</i>) - Teasel (<i>Dipsacus fullonum</i>) - Broad-leaved dock (<i>Rumex obtusifolius</i>)
Other neutral grassland	Areas of other neutral grassland are present offsite, comprising unmanaged patches of both short and longer sward. These sections show natural variation in height and structure, providing a mix of open and tussocky grassland typical of lightly managed or unmanaged field margins.	Frequent - Perennial ryegrass (<i>Lolium perenne</i>) - Moss (<i>Bryophytes</i> sp.) Occasional - Teasel (<i>Dipsacus fullonum</i>) - Narrow-leaf plantain (<i>Plantago lanceolata</i>)

- Ground nettle (*Urtica dioica* subsp. *galeopsifolia*)

Rare

- Broad-leaved dock (*Rumex obtusifolius*)
- Bramble (*Rubus fruticosus* agg.)
- Thistle (*Cirsium* sp.)
- Bristly oxtongue (*Helminthotheca echinoides*)
- Cleavers (*Galium aparine*)

Line of trees

A line of native trees is located offsite along the western boundary. The trees form a linear feature that provides screening, habitat connectivity, and structural diversity to the surrounding landscape.

Frequent

- Elderberry (*Sambucus nigra*)
- Hawthorn (*Crataegus monogyna*)

Occasional

- Oak (*Quercus* sp.)
- Dog rose (*Rosa canina*)
- Bramble (*Rubus fruticosus* agg.)

Rare

- Willow (*Salix* sp.)

4.2. Baseline Metric

The value of the area and linear baseline habitats was calculated using the Statutory Biodiversity Metric and is outlined in Tables 2, 3, 4 and 5 below.

Table 2 – on-site area habitat baseline calculation

Habitat	Notes	Area (ha)	Habitat Units	Area retained	Area enhanced	Units lost
Developed Sealed Surface	Land; N/A	0.0058	0	0	0	0
Vacant/Derelict Land	Poor	0.1838	0.37	0	0	0.37
Totals		0.19	0.37	0	0	0.37

The on-site area habitat baseline of 0.37 units must be enhanced by 10%, resulting in at least a **0.4** unit baseline post intervention. If this cannot be achieved on-Site, off-Site credits will need to be acquired.

Table 3 – on-site watercourse habitat baseline calculation

Habitat	Notes	Length (km)	Habitat Units	Length retained	Length enhanced	Units lost
Ditch	Poor	0.042	0.13	0.042	0	0
Totals		0.04	0.13	0	0	0

The on-site linear habitat baseline of 0.13 units must be enhanced by 10% resulting in at least a **0.14** unit baseline post intervention. If this cannot be achieved on-Site, off-Site credits will need to be acquired.

Table 4 – off-site area habitat baseline calculation

Habitat	Notes		Area (ha)	Habitat Units	Area retained	Area enhanced	Units lost
Other grassland	Neutral	Poor	0.3129	1.25	0.3129	0	0
Mixed scrub		Poor	0.1057	0.42	0.05	0	0.22
Totals			0.42	1.67	0	0	0.22

Table 5 – off-site linear habitat baseline calculation

Habitat	Notes		Length (km)	Habitat Units	Length retained	Length enhanced	Units lost
Line of trees		Moderate	0.057	0.23	0.057	0	0
Totals			0.057	0.23	0.057	0	0

5. Proposed Habitats

All habitats proposed within the Site are outlined below:

- Developed Land; Sealed Surface
- Vegetated Garden.
- Rural trees

The location of these proposed habitats can be seen in Appendix 2.

In accordance with the Statutory Biodiversity Metric Guidelines, no creation or enhancement of habitats within the curtilage of a privately owned or tenanted dwelling is to be recorded. As these gains cannot be legally secured the area habitat will be classified as either 'vegetated garden' or 'unvegetated garden'.

We outline indicative suggestions on how such habitats may be established and should be treated as general guidelines. Explicit details and tailored plans should be created to establish the habitats in the relevant conditions. A Habitat Management and Monitoring Plan is recommended.

5.1. Developed land; sealed surface

The development includes the erection of 4 mobile homes with associated landscaping and infrastructure.

5.2. Vegetated garden

In order to establish a vegetated garden, any existing vegetation will be cut short. A grass seed mix containing a range of species will be distributed around the area. This will then be rolled in to increase likelihood of establishment. This will contain species that can handle heavy management e.g. red clover (*Trifolium pratense*), white clover (*Trifolium repens*), ribwort plantain (*Plantago lanceolata*), yarrow (*Achillea millefolium*), black medick (*Medicago lupulina*), common sorrel (*Rumex acetosa*) and a mix of grass species.

5.3. Rural trees

14 native trees will be planted off-site to achieve the obligatory 10% uplift in biodiversity of area habitats. To establish the native trees, the site should be well-prepared, with invasive species removed and soil conditions appropriate for the target woodland type. Regular monitoring, weed control, and replacement of failed trees in the first few years help ensure the habitat progresses towards the structural complexity and species composition required for moderate condition under BNG.

5.4. Proposed habitats metric

Table 6 – on-site area habitat proposal calculation

Habitat	Notes	Area (ha/m ²)	Habitat Units Delivered
<i>On-site habitat creation</i>	criteria required to reach targeted condition		
Developed Land; Sealed Surface	N/A	0.1187	0
Vegetated Garden	N/A	0.0709	0.14
Totals		0	0.14

If all on-site area habitats and conditions are met post intervention, then a **62.78%** loss of biodiversity will occur.

Table 7 – off-site area habitat proposal calculation

Habitat	Notes	Area (ha)	Habitat Units Delivered
<i>Off-site habitat creation</i>			
Rural tree	Moderate	0.057	0.17
Vegetated Garden	N/A	0.0557	0.21
Totals		0.11	0.38

If all off-site area habitats and conditions are met post intervention, then a **9.49%** uplift of biodiversity will occur.

6. Conclusion

The development will result in a measurable loss to local biodiversity.

There will be a total decrease of 19.54% biodiversity of area habitats. In order to achieve the obligatory 10% uplift of area habitats, at least 0.11 off site biodiversity units must be acquired; however, to satisfy the trading rules 0.22 units of the broad habitat group 'Heathland and shrub' must be acquired.

There will be no change in biodiversity of watercourse units. However, the minimum 10% uplift hasn't been met on site, at least 0.01 off site biodiversity units must be acquired.

Offsite biodiversity units can be obtained through local landowners, habitat banks and the market which can be found through your LPA, a broker etc. If this is not possible statutory biodiversity credits must be purchased from the UK government as a last resort. The number of statutory credits required is 0.45 A1 units and 0.03 W units. These units are exclusively purchased from the government and the cost of these is inflated to equate 2 credits per 1 off site biodiversity unit.

As mitigating and minimising was not a viable option due to the scale of the project off setting was the only feasible option.

7. Other recommended enhancements

Enhancements for bats and birds are recommended due to the proximity of the Site to a number of priority woodland parcels. It is likely bats and birds will use the site for commuting and foraging. It is proposed that 1 bat box for crevice dwelling species and 1 bird box are installed on the building. This species intervention would enhance local biodiversity.

Appendix 1 Baseline Habitat Maps



Appendix 2 Habitat Proposals



Appendix 3 Additional Photographs



Image 1 – Developed Land; Sealed Surface



Image 2 – Vacant/Derelict Land

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Image 3 – Vacant/Derelict Land

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Image 4 – Vacant/Derelict Land

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Image 5 – Vacant/Derelict Land

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Image 6 – Ditch adjacent to the redline boundary

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Image 7 – Line of trees along the western boundary off-site

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Image 8 – Scrub adjacent to the southern boundary off-site

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Image 9 – Neutral grassland off-site

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