FPCR | environment & design




# Biodiversity Net Gain Report

Client

**Bloor Homes East Midlands**

Project

**Land South of Sacheverell Way,**

**Groby**

Date

**December 2025**

## CONTENTS



## FIGURES



| Rev | Issue Status | Prepared/Date | Approved/Date |
|---|---|---|---|
| - | | EAS / 08.08.25 | KG / 14.08.25 |
| Rev B | Final | EAS / 04.12.25 | AJR/ 08.12.25 |
| Rev B | Final | EAS / 11.12.25 | |

# 1.0 INTRODUCTION

1.1 FPCR Environment and Design Ltd. (FPCR) were commissioned by Bloor Homes East Midlands to complete a biodiversity net gain (BNG) assessment for the proposed development on land South of Sacheverell Way, Groby (central OS grid reference: SK 52632 06314) (hereafter referred to as the Site).

1.2 This assessment has been produced to support an Outline Planning Application (OPA) for up to 180 residential dwellings and associated highways works, public open space, landscaping and SuDS pond.

1.3 The post development net gain assessment has been produced using the Illustrative Masterplan produced to support the OPA (Drawing No.:DE.393.SW01 RevK). Given the illustrative nature of these proposals, the post development biodiversity net gain assessment will have to be repeated following the granting of outline planning permission (OPP).

1.4 This report summarises the calculations and provides details regarding any assumptions made to inform the assessment.

**Background**

1.5 The Site is located south of Groby, Leicester. It is bordered by the A46 to the east, a dismantled railway to the west, meadows to the south, and a residential area to the north. Ratby Flood Meadow Candidate Local Wildlife Site (cLWS) is located to the west of the Site and encompasses part of the Site along the Western boundary.

**The Environment Act 2021**

1.6 In England, biodiversity net gain is required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, the majority of planning permission grants will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all on-site habitats.

1.7 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.

1.8 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals can be compliant with the requirements of the Environment Act.

**Biodiversity Net Gain Hierarchy**

1.9 The statutory framework allows for the 10% biodiversity gain to be delivered through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:

a) First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.

b) Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.

c) Then, for all on-site habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:

- Prioritising the enhancement of existing habitats; then
- Creation of on-site habitats;
- Allocation of registered off-site unit gains; then
- Purchase of biodiversity credits

1.10 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation.

**National Planning Policy Framework**

1.11 The National Planning Policy Framework (NPPF) 2024 seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

*"187. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*

*193. d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."*

**Mandatory Biodiversity Net Gain Minimum Reporting Requirements**

1.12 The Government's BNG Planning Practice Guidance (PPG)[1] sets out the minimum requirements of any planning application subject to mandatory BNG to present as part of any submission in order to validate the application. For ease of reference, the minimum information required has been set out in Table 1 below.

1.13 Additional detail and information appropriate to the application is provided within this report in order to assist Hinckley & Bosworth Borough Council in their decision-making process and to provide confidence that the scheme will be able to demonstrate a mandatory BNG through the provision of a Biodiversity Gain Plan following receipt of planning permission, in accordance with the PPG.

[1] Gov.uk (2024), Biodiversity Net Gain. Available at: Biodiversity net gain - GOV.UK

**Table 1: Checklist of Minimum BNG Reporting Requirements for Planning Application Validation**

| Minimum Requirements in BNG PPG | Statement of Relevance to Site |
|---|---|
| *Confirmation that the Site is believed to be subject to the mandatory BNG condition.* | The Site does not meet any of the exemption criteria and so it is understood that the Site will be subject to the mandatory BNG condition. |
| *The pre-development biodiversity value of the Site, either on the data of application or an earlier proposed date (as appropriate).* | The accompanying Statutory Metric completed for the scheme provides the pre-development biodiversity value of the Site. The values are also presented within this report. |
| *Where an earlier date is proposed, provide the reasons for proposing that date.* | The 'relevant date' is proposed to be the latest date that a Site survey was completed during which observations were made to check if any significant changes in habitats had occurred. For the Site, this will be 15 May 2024 with an updated walkover survey completed in June 2025. This is considered to be an appropriate date as it is within the date that ecological data is considered valid (two years, as recommended by CIEEM). |
| *The completed metric calculation showing the calculations of the pre-development biodiversity value of the on-site habitat on the data of application (or proposed earlier date) including the publication date of the biodiversity metric used.* | The Statutory Biodiversity Metric, published in July 2025, was used to calculate the pre-development value of the Site. The completed metric has been provided alongside this BNG report. |
| *A statement whether activities have been carried out prior to the date of application (or proposed date), that result in loss of on-site biodiversity value (degradation).* | This statement confirms that FPCR and Bloor Homes not aware of any habitat degradation on-site. |
| *A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity gain Requirements (Irreplaceable Habitat) Regulations 2024) on the Site, that exists on the date of application (or an earlier proposed date)* | This statement confirms that no irreplaceable habitat has been identified on-site. |
| *Plan(s), drawn to an identified scale and showing the direction of North, showing on-site habitat existing on the date of application (or earlier proposed date) including any irreplaceable habitat (if applicable).* | Figure 1 shows the baseline habitats present on-site on the proposed relevant date (15 May 2024 updated in June 2025). This includes the minimum requirement to show an identified scale and north arrow. |

## 2.0 METHODOLOGY

### Baseline Habitat Assessment

2.1 A baseline habitat survey was completed broadly following the UK Habitat Classification System and the Statutory Biodiversity Metric Condition Assessment Criteria. This involved a systematic walkover of the Site to map all habitats present for the purposes of completing the Statutory Biodiversity metric Calculation Tool and their current condition.

2.2 A habitat survey was conducted on 15th May 2024 with a walkover survey completed in June 2025. Survey methods broadly followed the UK Habitat Classification System[2] (UKHab) to map habitats present onsite. This involved a systematic walk over of the Site to classify the broad habitat types which were broadly mapped in the field using a detailed topography map produced for the scheme.

2.3 Habitat condition assessment surveys were completed on 15th May 2024 in accordance with the Statutory Biodiversity Metric Habitat Condition Assessments. The summary results of the habitat condition assessment survey results are presented in this report.

**Biodiversity Net Gain Calculation**

2.4 Defra's Statutory Biodiversity Metric calculation tool was used to inform this BNG Report. It is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development Site before and after development. It treats the area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance set by a Natural England-led team of experts.

2.5 The development Site was surveyed and mapped, as described above. The survey results were digitised using QGIS, with the existing habitats identified and areas automatically generated.

2.6 On-Site post-development habitats were determined from the latest Masterplan (DE.393.SW01 RevK) with proposed habitats mapped and digitised using QGIS to generate areas for each of the habitats proposed for enhancement.

2.7 These pre- and post-enhancement habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. The metric automatically assigns habitat distinctiveness score for each of the baseline and proposed habitats.

2.8 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:

- difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance
- temporal risk: this is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
- spatial risk: this score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any off-site offsetting solutions.

2.9 The strategic significance multiplier within the metric has been informed by a desk study review. Full details of the desktop study undertaken are provide in the accompanying Ecological Appraisal[3].

2.10 Full details of the calculation methodology are provided in The Statutory Biodiversity Metric User Guide.

[2] Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.). The UK Habitats Classification System V2. UKHab. Available at: https://ukhab.org/

[3] FPCR, 2025. Ecological Appraisal.

# 3.0 RESULTS

### Strategic Significance

3.1 The Site lies within the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy (LNRS). This illustrates that there are no notified Local Wildlife Sites on or adjacent to the Site boundary. A candidate Local Wildlife Site, Ratby Flood Meadow, is located on the western part of the Site. It is classified based on the mesotrophic grassland species rich vegetation along the disused railway. These areas are offsite and the only onsite habitats included in the candidate LWS comprise arable fields and a ditch. As such, all baseline habitats within the site have been assigned a low strategic significance.

3.2 The Site has been identified as 'areas that could become of particular importance' for urban opportunities within the LNRS. The proposed native trees, other neutral grassland, scrub and the SuDS within h green infrastructure are considered to target a number of the LNRS measures, including UB003, UB005, UB006, UB008 and UB009[4], and as such have been assigned high strategic significance within the metric.

3.3 Other habitats, such as the amenity grassland have been assigned low strategic significance.

# 4.0 BASELINE CONDITIONS

### Baseline Habitats

4.1 The Site comprised predominantly of arable land (Photograph 1), with an area of bramble scrub in the northwestern corner.

**Photograph 1: Cereal crop field with H2 in the background.**

4.2 Baseline habitats are provided within Table 2 below and are depicted on Figure 1. The metric valued the onsite baseline habitats at 21.35 habitat units.

**Table 2: Summary of Existing Baseline Habitat Value**

| Habitat type | Area (ha) | Distinctiveness | Condition | Strategic Significance | Biodiversity units |
|---|---|---|---|---|---|
| Cereal Crops | 10.3285 | Low | Condition Assessment N/A | Area/compensation not in local strategy/ no local strategy | 20.66 |

[4] Leicestershire, Leicester and Rutland, 2025. Local Nature Recovery Strategy.

| | | | | | |
|---|---|---|---|---|---|
| Bramble Scrub | 0.1728 | Medium | Condition Assessment N/A | Area/compensation not in local strategy/ no local strategy | 0.69 |
| **Total** | **10.50** | | | | **21.35** |

4.3 Five hedgerows were identified on Site, comprising one species-rich native hedgerow with trees (H2), three species-rich native hedgerows associated with a bank (H1, H4 & H5) and one native hedgerow (H3). The majority of the hedgerows were located along the north, east and south Site boundaries, with H1 running through the east of the Site.

4.4 Baseline hedgerows are provided within Table 3 below and are depicted on Figure 1. The metric valued the baseline hedgerows at 14.32 linear habitat units.

**Table 3: Summary of Baseline Hedgerows**

| Habitat (UKHab Type) | Length (km) | Condition | Distinctiveness | Biodiversity Units |
|---|---|---|---|---|
| Native hedgerow | 0.154 | Moderate | Low | 0.62 |
| Species-rich native hedgerow - associated with bank or ditch | 0.626 | Moderate | High | 7.51 |
| Species-rich native hedgerow with trees | 0.516 | Moderate | High | 6.19 |
| **Total** | **1.30** | | | **14.32** |

4.5 A ditch runs north to south along the western boundary (Photograph 2). Arable land is located on the left bank and is therefore classified as major encroachment. The dismantled railway runs along the right bank and is classified as minor encroachment. There was no watercourse encroachment.

4.6 The ditch was dry at the time of survey, and it is unclear if it is dry for more than eight months of the year. Therefore, the ditch has been included in the BNG as a precautionary measure.

**Photograph 2: Ditch.**

4.7 Baseline watercourses are provided within Table 4 below and are depicted on Figure 1. The metric valued the baseline watercourses at 1.56 linear habitat units.

**Table 4: Summary of Baseline Watercourses**

| Habitat (UKHab Type) | Length (km) | Condition | Distinctiveness | Watercourse encroachment | Riparian encroachment | Biodiversity Units |
|---|---|---|---|---|---|---|
| Ditches | 0.465 | Poor | Medium | No encroachment | Major/Minor | 1.56 |
| **Total** | **0.47** | | | | | **1.56** |

## 5.0 PROPOSALS

**Retained and Enhanced Habitats**

5.1 Habitat retention and enhancement is illustrated in Figure 2. The majority of the bramble scrub is to be retained and enhanced to mixed scrub in moderate condition, with a section lost to create a footpath. All of the arable land is to be lost in the proposals.

5.2 The majority of the hedgerows and ditch are to be retained in the proposals, with small sections of H2, H4 and the ditch lost to allow for access.

**Habitat Creation**

5.3 The proposed habitat creation is shown in Figure 3 and the proposed conditions in Figure 4. The residential area is proposed in the centre of the Site and is surrounded by green infrastructure, comprising mixed scrub, modified grassland, other neutral grassland, a SuDs pond and urban trees.

5.4 The biodiversity units calculated for each habitat on the Site are presented in Table 5, along with a description of the management recommendations which will be employed to achieve the target conditions for each habitat type.

**Table 5: Summary of Proposed Habitat Creation and Enhancement**

| Habitat (UKHab Type) | Targets for Creation / Management | Area (ha) | Target Condition | Distinctiveness | Biodiversity Units |
|---|---|---|---|---|---|
| Urban: Residential area and Developed land | The residential area comprises 70% developed land and 30% vegetated garden. The developed land comprises roads and footpaths. There is no condition assessment for these habitat types and no management required. | 4.381 (Developed land) | N/A | V. Low | 0 |
| | | 0.866 (Vegetated garden) | N/A | Low | 1.67 |
| Grassland: Other neutral grassland | The majority of the proposed other neutral grassland has been classified as poor condition due to the water mains and water main easement in these areas, and the need to retain potential access to them. However, the below management is still recommended to enhance the biological value. Therefore, the actual net gain to biodiversity is likely to be greater than that detailed within this report.<br><br>Management will focus on maximizing their biodiversity to create a diverse sward by employing the following management measures:<br>• Overseeding with a Species-rich Meadow Seed Mix to include introduction of yellow rattle to reduce vigour of grasses and allow less competitive species to spread;<br>• Creation of colonization gaps through raking or chain harrowing to break up the sward and expose some bare ground without substantial disturbance of soils to allow new seed to germinate;<br>• Management will be reduced to create a varied sward height, taking a late hay cut to allow plants to set seed;<br>• The seed mix will contain a sufficient number of species to encourage the establishment of grassland with a minimum of 10 species per $m^2$; and<br>• Removal of any bracken, bramble, or scrub clumps. | 1.681 | Poor | Medium | 8.08 |
| | | 1.05 | Moderate | Medium | 7.20 |

| Habitat (UKHab Type) | Targets for Creation / Management | Area (ha) | Target Condition | Distinctiveness | Biodiversity Units |
|---|---|---|---|---|---|
| Grassland: Modified grassland | Areas of mown meadow grassland located adjacent to urban infrastructure and LEAP have been classified as poor condition due to the high levels of footfall.<br><br>The below management prescriptions would focus on achieving moderate condition but are considered relevant. The following prescriptions will be targeted:<br>• Ensuring management encourages a varied sward height, particularly during the spring/summer;<br>• Regular management to prevent scrub/bracken encroachment; and<br>• Reseeding any areas of failed establishment. | 1.602 | Poor | Low | 3.09 |
| Heathland and shrub: Mixed scrub | Two parcels native scrub planting are proposed to the northeast of the Site and will be managed to achieve moderate condition through the following measures:<br>• Planting will ensure a diversity of species with within blocks of scrub with no one species comprising more than 75% cover;<br>• The borders of scrub will be subject to relaxed management extended at least 2m from the scrub edge to encourage a diverse interface between habitats;<br>• Replacement planting of failed specimens during establishment period; and<br>• Additional planting after 10 years where natural regeneration has not been successful. | 0.499 | Moderate | Medium | 3.84 |
| Urban: Sustainable drainage system | The attenuation feature is proposed to be sown with a species-rich wet tolerant grassland mix, such as Emorsgate EM8 'Meadow Mixture for Wetlands' (or similar), and marginal planting to create a varied vegetation structure. The diverse native species mix means it can reach moderate condition. | 0.2556 | Moderate | Low | 0.71 |

| Habitat (UKHab Type) | Targets for Creation / Management | Area (ha) | Target Condition | Distinctiveness | Biodiversity Units |
|---|---|---|---|---|---|
| Individual trees: Urban tree | 45 small urban trees are to be planted within areas of POS. Each individual tree will be targeted to moderate condition via the management prescriptions below:<br>• All trees should be native species or native cultivars;<br>• If planted in groups, the distance between centres should be set such that the expected canopies should be less than 5m apart;<br>• Relaxed management removing only branches that pose a risk to traffic/pedestrians such that trees retain more than 75% of the expected canopy size for the corresponding age; and<br>Planted with verges or green infrastructure such that at least 20% of the ground beneath each tree is vegetated. | 0.448 | Poor | Medium | 1.44 |
| | 88 small urban trees are to be planted within the residential development along road verges. Due to the proximity to the developed land, these have been classified as poor condition. | 0.106 | Moderate | Medium | 0.37 |

### Watercourse Creation

5.5 The proposals include the creation of three ditches within the POS. They have been classified as poor condition as a precautionary approach, with the encroachment based on the proximity to the residential development. These could be increased to moderate condition at full application with a detailed landscape plan.

5.6 The watercourses currently generate a total of 1.38 linear units.

## 6.0 RESULTS AND CONCLUSION

### Biodiversity Net Gain

6.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Defra Statutory Biodiversity Metric. Table 6 provides a summary of the headline results from the BNG assessment for the proposals. The full metric has been provided separately.

**Table 6: Summary Statutory Metric Headline Results**

| | | |
|---|---|---|
| Baseline | Habitat Units | 21.35 |
| | Hedgerow Units | 14.32 |
| | Watercourse Units | 1.56 |
| Post-Intervention | Habitat Units | 27.34 |
| | Hedgerow Units | 13.62 |
| | Watercourse Units | 2.62 |
| Total Net Unit Change | Habitat Units | 5.99 |
| | Hedgerow Units | -0.70 |
| | Watercourse Units | 1.05 |
| Total Net Percentage Change | Habitat Units | 28.07% |
| | Hedgerow Units | -4.86% |
| | Watercourse Units | 67.40% |

6.2 The approach to habitat creation has aimed to maximise biodiversity value within the space made available within the proposals for green infrastructure. Biodiversity Net Gain has then been used to inform the habitat creation and enhancement proposals for the scheme and to guide decisions around additional habitat provision.

6.3 Based on proposing habitats that are readily achievable and common place in residential development of this type, the assessment has demonstrated proposals will lead to a net gain of 5.99 habitat units (28.07%) and 1.05 watercourse units (67.40%) and a net loss of -0.70 hedgerow units (-4.86%). The net loss in hedgerow units can be resolved at the detailed design stage through the provision of additional hedgerows in the open space and it is expected that this provision with satisfy the minimum requirements for biodiversity net gain.

### Habitat Trading

6.4 The proposed habitats satisfy the trading rules. There are no high or very high distinctiveness habitats were present on Site. Bramble scrub is a medium distinctiveness habitat and the loss of it is compensated for by habitats of the same distinctiveness, such as other neutral grassland and mixed scrub.

6.5 The proposed hedgerows do not meet the trading rules. This is due to the loss of species-rich native hedgerows with trees and species-rich native hedgerows associated with a bank or

ditch, which are both high distinctiveness habitats. The loss will need to be compensated for by planting like-for-like hedgerows or those with a higher distinctiveness.

6.6 The proposed watercourses satisfy the trading rules. Ditches are classified as a medium distinctiveness habitat and the loss is compensated for by the proposed creation of the same habitat type.

**Securing BNG**

6.7 The approach to habitat creation has aimed to maximise biodiversity value within the space made available within the proposals for green infrastructure. A Biodiversity Net Gain assessment has been used to inform the habitat creation proposals for the scheme and to guide decisions around additional habitat provision.

6.8 The Site has the ability to deliver a 10% gain in habitat and watercourse units and satisfies these trading rules following the current proposals. Planting of 0.02km of species-rich native hedgerow associated with a bank or ditch and 0.2km of species-rich native hedgerow with trees is required to reach a 10% gain in hedgerow units and satisfy the trading rules.

## APPENDIX A: BASELINE HABITAT CONDITION ASSESSMENTS

**Cereal crops**

There is no condition assessment for this habitat type.

**Bramble Scrub**

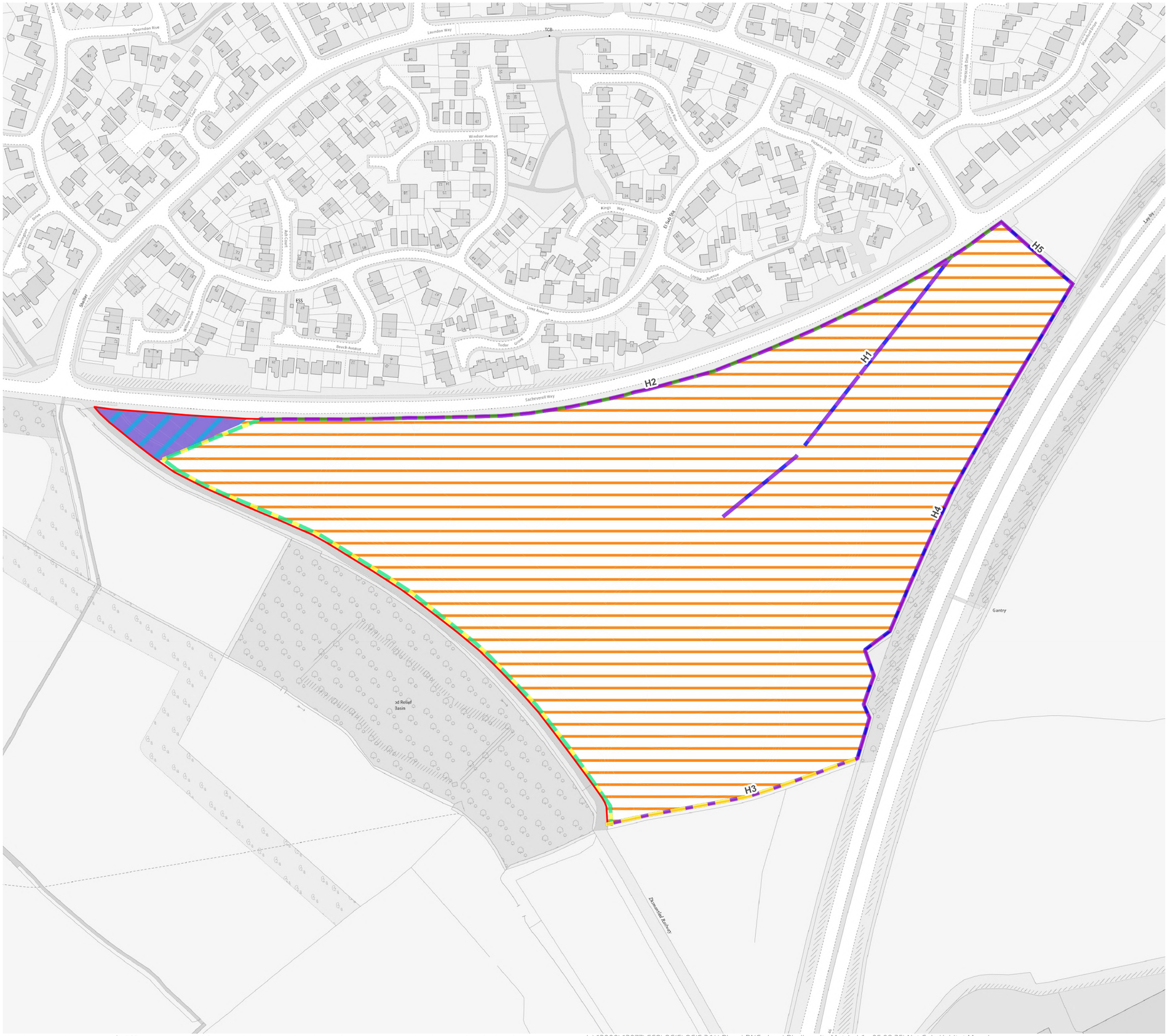
There is no condition assessment for this habitat type.

**Hedgerows**

| Condition Assessment Criteria | H1 | H2 | H3 | H4 | H5 |
|---|---|---|---|---|---|
| **A1. Height**<br>>1.5 m average along length | Pass | Pass | Pass | Pass | Pass |
| **A2. Width**<br>>1.5 m average along length | Pass | Pass | Pass | Pass | Pass |
| **B1. Gap**<br>Hedge base gap between ground and base of canopy 90% of length (unless 'line of trees') | Pass | Pass | Pass | Pass | Pass |
| **B2. Gap –**<br>Hedge canopy continuity. Gaps make up <5 m | Pass | Pass | Pass | Pass | Pass |
| **C1. Undisturbed ground and perennial vegetation**<br>>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least) | Fail | Fail | Fail | Fail | Fail |
| **C2. Undesirable perennial vegetation**<br>Plant species indicative of nutrient enrichment of soils dominate | Fail | Fail | Fail | Fail | Fail |
| **D1. Invasive and neophyte species**<br>>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species | Pass | Pass | Pass | Pass | Pass |
| **D2. Current damage**<br>>90% of the hedgerow or undisturbed ground is free of damage caused by human activities | Fail | Fail | Fail | Fail | Fail |
| **E1. Tree Age**<br>At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species. | N/A | Fail | N/A | N/A | N/A |
| **E2. Tree Health**<br>At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). 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. | N/A | Pass | N/A | N/A | N/A |
| **Condition** | **Mod.** | **Mod.** | **Mod.** | **Mod.** | **Mod.** |
| Good - No more than 2 failures in total; AND No more than 1 in any functional group.<br>Moderate - No more than 4 (or 5 if criteria E1 and E2 apply) failures in total; AND Does not fail both attributes in more than one functional group<br>Poor - Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group | | | | | |

**Ditches**

| Criteria | | |
|---|---|---|
| A | The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. | Fail |
| B | A range of emergent, submerged and floating leaved plants are present. As a guide >10 species of emergent, floating or submerged plants in a 20 m ditch length. | Fail |
| C | There is less than 10% cover of filamentous algae and/or duckweed (these are signs of eutrophication). | Pass |
| D | A fringe of marginal vegetation is present along more than 75% of the ditch. | Pass |
| E | Physical damage evident along less than 5% of the ditch, such as excessive poaching, damage from machinery use or storage, or any other damaging management activities. | Pass |
| F | Sufficient water levels are maintained: as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains. | Fail |
| G | Less than 10% of the ditch is heavily shaded. | Pass |
| H | There is an absence of non-native plant and animal species. | Pass |
| **Condition** | | **Poor** |
| Passes 8 criteria<br>Passes 6 or 7 criteria<br>Passes 5 or fewer criteria | | Good<br>Moderate<br>Poor |




# Key

- Site Boundary

Baseline Habitats

- Bramble scrub
- Cereal crops

Baseline Hedgerow

- Native hedgerow
- Species-rich native hedgerow - associated with bank or ditch
- Species-rich native hedgerow with trees

Baseline Watercourse

- Ditches

date: 28/08/25

drwn/chkd: EAS / KG

client: **Bloor Homes**

project: **Land South of Sacherverell Way, Groby**

title: **BASELINE HABITAT PLAN**

scale: 1:2,500 @ A3

number: **FIGURE 1**

rev: -

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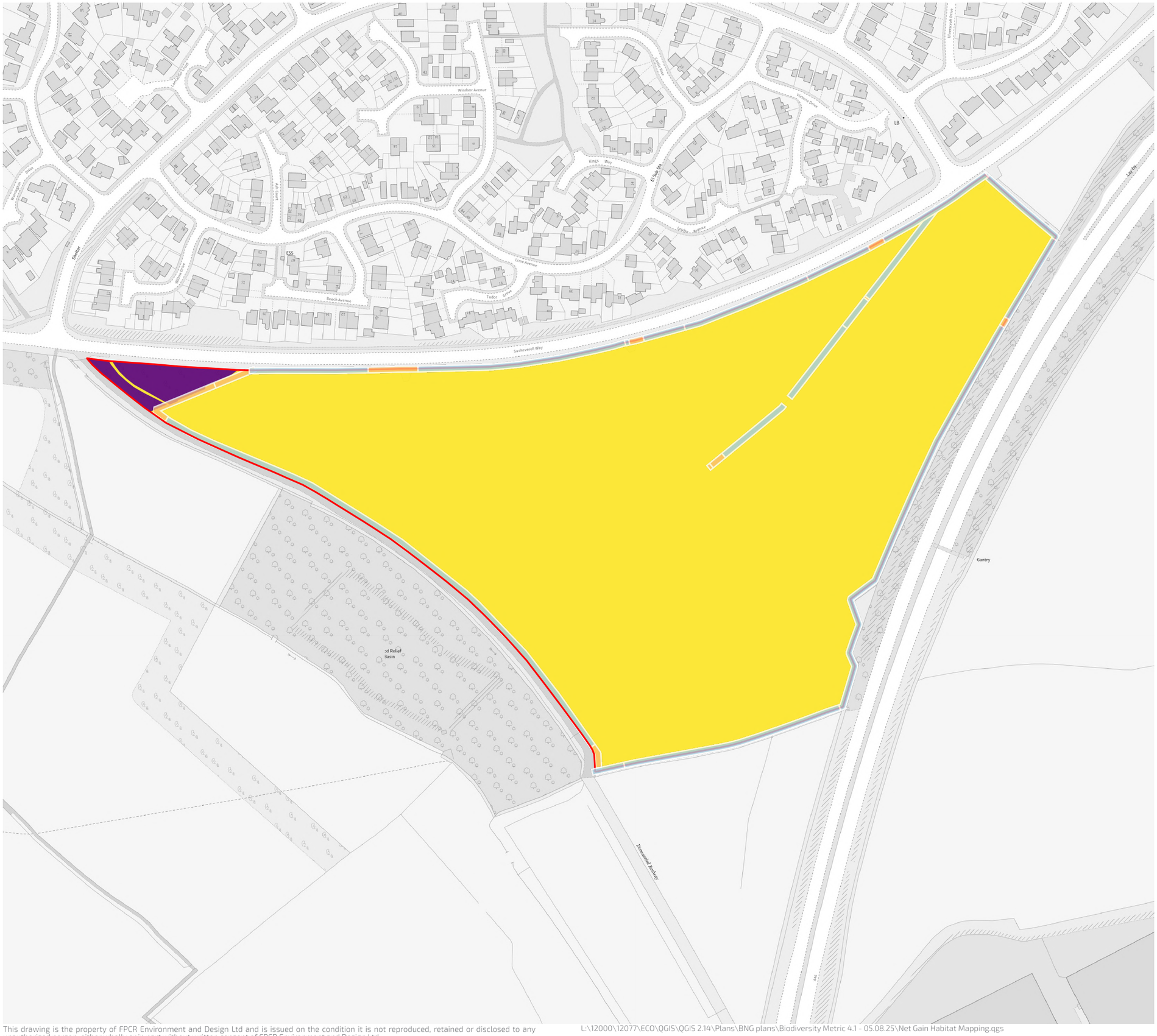


date
28/08/25

drwn/chkd
EAS / KG

client
**Bloor Homes**

project
**Land South of Sacherverell Way, Groby**

title
**HABITAT RETENTION PLAN**

scale
1:2,500 @ A3

number
**FIGURE 2**

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## Key

- Site Boundary

Proposed and Retained Habitats

- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Sustainable drainage system
- Residential

Proposed and Retained Hedgerows

- Native hedgerow
- Species-rich native hedgerow - associated with bank or ditch
- Species-rich native hedgerow with trees

Proposed and Retained Watercourse

- Culvert
- Ditches

Proposed Individual Trees

- Proposed small urban tree

date 11/12/25

drwn/chkd EAS / KG

client
**Bloor Homes**

project
**Land South of Sacherverell Way, Groby**

title
**PROPOSED HABITAT PLAN**

scale 1:2,500 @ A3

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**FIGURE 3**

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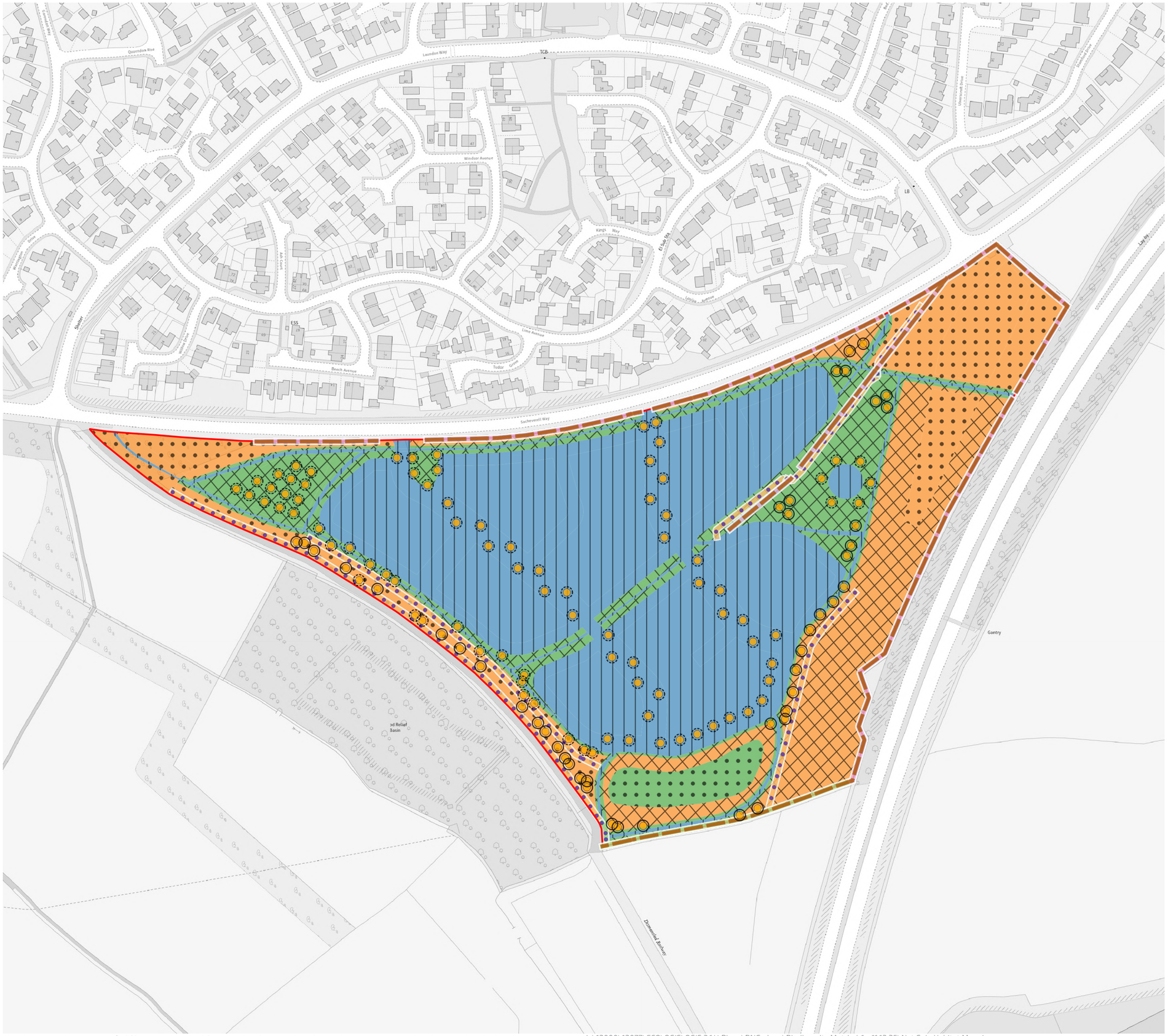


N

0 50 100 m

# Key

Site Boundary

Proposed Habitat Condition

- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A

Proposed Habitat Distinctiveness

- Medium
- Low
- V.Low

Proposed Hedgerow Condition

- Moderate

Proposed Hedgerow Distinctiveness

- High
- Low

Proposed Watercourse Condition

- Poor

Proposed Watercourse Distinctiveness

- Medium
- Low

Proposed Individual Tree Condition

- Poor
- Moderate

Proposed Individual Tree Distinctiveness

- Medium

date 11/12/25

drwn/chkd EAS / KG

client
**Bloor Homes**

project
**Land South of Sacherverell Way, Groby**

title
**PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN**

scale 1:2,500 @ A3

number
**FIGURE 4**

rev
**-**

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