



Gladman Developments

Land off York Close, Market Bosworth

ECOLOGICAL APPRAISAL

August 2024

This report may contain sensitive ecological information, it is the responsibility of the Local Authority to determine if this should be made publicly available

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NON-TECHNICAL SUMMARY

- FPCR Environment and Design Ltd. were commissioned by Gladman Developments Ltd. to complete an ecological assessment on Land off York Close, Market Bosworth. The site predominantly comprised other neutral grassland. Other habitats included modified grassland, buildings, hedgerows, broadleaved trees, scattered scrub, fence lines and wall.
- The River Mease SAC is located c.9.7km north-west of the site. It is considered that development is unlikely to create adverse impacts to the nature conservation status of the SAC. 11 non-statutory designated sites are located within 1km of the site. Market Bosworth, Shenton Lane hedge is a potential Local Wildlife Site (pLWS) that forms hedgerow H2. This hedgerow is to be fully retained and buffered from development. As such, no impacts are anticipated. Market Bosworth, Hedge 1 pLWS was located c.70m west of the site. Mitigation to reduce the likelihood of adverse recreational impacts on the nature conservation status of the designation has been recommended. By following recommended pollution prevention guidelines and with the implementation of a SuDS, no other impacts are anticipated on this pLWS. No impacts to nature conservation are anticipated upon the remaining sites as a result of the proposed development.
- A majority of the site was a relatively species poor other neutral grassland of limited biodiversity value. All hedgerows and mature broadleaved trees were classified as a Habitat of Principal Importance and are habitats in the local Biodiversity Action Plan . Hedgerow H2 was assessed as meeting the criteria to qualify as important under the wildlife and landscape criteria of the Hedgerows Regulations 1997. This hedgerow is to be fully retained and buffered from development. The vast majority of the sites hedgerow resource is to be retained and any loss will be mitigated through new species rich hedgerow planting
- No active or inactive badger setts were identified within or within a 30m radius of the site. Badgers have not been identified as a statutory constraint to development.
- The breeding bird assemblage recorded in the site comprised seven notable species but was typical of the habitats present and all species recorded in small number. The hedgerows were of most value to breeding birds which are to be largely retained and thus it is anticipated the disturbance during construction will have a negligible impact.
- Three ponds are located within a 250m radius of the site. A GCN eDNA survey on all three ponds did not identify the presence of GCN. As such, GCN have not been identified as a statutory constraint to development.
- Reptiles are not considered likely to be present in the site and have not been identified as a statutory constraint to development.

1.0 INTRODUCTION

- 1.1 The following report has been prepared by FPCR Environment and Design Ltd. on behalf of Gladman Developments and details the results of an Ecological Appraisal of an area of Land off York Close, Market Bosworth, Leicestershire (OS Grid Ref SK 402 026) (hereafter referred to as the 'site').
- 1.2 The aim of the appraisal is to identify the habitats and protected species present and any other features of value within the site, identify and describe potential ecological constraints and impacts of the proposed development, and set out appropriate avoidance, mitigation, compensation and enhancement measures which could be implemented.
- 1.3 The assessment of the site has been informed by an ecological desk study, UKHab and preliminary protected species scoping survey and further protected faunal species surveys.

Site Location and Context

- 1.4 The site comprised two other neutral grassland field compartments bounded and delineated by hedgerows, fence lines and walls. Other habitat present either within or bounding the site included modified grassland, broadleaved tree lines and standard trees, scattered scrub and buildings/built structures.
- 1.5 Habitat to the north of the site comprised existing residential development, Shenton Lane and allotments abutted the eastern boundary, habitat to the south was grassland pasture fields whilst habitat to the west was arable fields.

Development Proposals

- 1.6 Development proposals are for the outline planning application for up to 100 dwellings including landscaping, open space and associated infrastructure, with access via the demolition of 35 York Close to the north (hereafter referred to as 'the proposals'). Development proposals can be viewed as 10352-FPCR-L-03-I DEVELOPMENT FRAMEWORK.

2.0 METHODOLOGY

Desk Study

- 2.1 An ecological desk study was undertaken to collate existing baseline information held by statutory and non-statutory consultees. The following baseline data was collated;
- Records of statutory designated sites of European nature conservation importance (such as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), national/regional nature conservation importance (such as Sites of Special Scientific Importance (SSSIs) and National Nature Reserves (NNR) and local nature conservation importance (Local Nature Reserves (LNR)) within 10, 2 and 1km of the site, respectively;
 - Non-statutory designated sites for nature conservation within 1km of the site, these included the following:
 - Local Wildlife Sites (LWS) which are designated on the basis of the habitat(s) they support or the known presence of rare, local and/or declining species;
 - Candidate Local Wildlife Sites (cLWS) which are defined as sites that meet local wildlife site criteria but have not been formally designated as a LWS;
 - Potential Local Wildlife Sites (pLWS) which are defined as sites that have not been through the formal notification process as a LWS, but are likely to meet the LWS criteria, although further survey is required to confirm this.
 - Records of legally protected species and notable species, including Species of Principal Importance under the Natural Environment & Rural Communities (NERC) Act 2006 for within 1km of the site.
- 2.2 Information was requested from the Leicestershire and Rutland Environmental Records Centre (LRERC).
- 2.3 Online resources, including data available through the Multi-Agency Geographic Information for the Countryside¹ and Bing maps² websites were used to supplement information obtained from consultees and reviewed in order to obtain an overview of statutory designations and identify any features of potential importance for nature conservation in the wider landscape.

Field Survey

UKHab and Preliminary Protected Species Scoping Survey

- 2.4 The UKHab and Preliminary Protected Species Scoping Survey was undertaken by Mark Gardiner on 28th May 2024. Mark is an Ecologist with over eight years of experience in Ecological Consultancy who is experienced in botanical survey, having achieved a level 3 on the Botanical Society of Britain and Ireland's (BSBI) Field Identification Skills Competency (FISC).

¹ Magic [online] <https://magic.defra.gov.uk/MagicMap.aspx>

² Bing Maps <https://www.bing.com/maps>.

- 2.5 Survey methods followed UKHab methodology³ and comprised a systematic walk over the Site to classify the broad habitat types and identify any Habitats of Principal Importance (HPI) for the conservation of biodiversity as listed within Section 41 (S41) of the NERC Act (2006) and identify a representative species list for each habitat. Habitats were mapped in the field, along with additional notes regarding the current ‘condition’⁴ of the habitat, completed in accordance with the Natural England’s Technical Supplement⁵.
- 2.6 Any habitats suitable for, or features with the potential to support, protected or notable species were also assessed and recorded with the surveys.
- 2.7 Consideration was given as to the presence of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (WCA 1981)⁶ and the presence of any notable weeds including those covered under the Weed Act 1959⁷ (where population is significant enough to be considered injurious).
- 2.8 Where feasible, target notes and species lists were compiled for individual areas and assessments of abundance were made using the DAFOR scale. Vascular plant nomenclature follows Stace (2019)⁸. Whilst the species lists collected should not be regarded as exhaustive, sufficient information was gained during the survey to enable classification and assessment of broad habitat types and identify features likely to be of interest.

Hedgerows

- 2.9 All hedgerows within the site were assessed in accordance with the Wildlife and Landscape criteria contained within Statutory Instrument No: 1160 – The Hedgerow Regulations 1997 to determine whether they qualified as ‘Important Hedgerows’ under the Regulations. This was achieved using a methodology in accordance with both the Regulations and DEFRA guidance⁹. An assessment of archaeological importance as defined under the Act is outside the scope of the current assessment.

Fauna

Badger

- 2.10 All suitable habitats within the site and accessible land within 30m were searched for evidence of badger *Meles meles* activity. The methodology employed followed that outlined by Harris, Creswell and Jefferies¹⁰.
- 2.11 Evidence of badger occupation and activity sought included:
- Setts: including earth mounds, evidence of bedding and runways between setts;

³ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. 2023. *UK Habitat Classification Version 2.0* at <http://www.ukhab.org>

⁴ ‘Condition’ is one of the measures of the quality of a habitat used within the DEFRA biodiversity metric. It takes into account key physical characteristics and typical species of a particular habitat type.

⁵ DEFRA. The Statutory Biodiversity Metric User Guide (draft) Date: November 2023.

⁶ Act of Parliament, 1981. The Wildlife and Countryside Act 1981 (as amended), London: HMSO.

⁷ Act of Parliament. 1959. The Weed Act 1959. London: HMSO.

⁸ Stace, C. 2019. *New Flora of the British Isles*. 4th edn. C&M Floristics.

⁹ Clements, D.K., & Tofts, R.J. (1992). Hedgerow Evaluation and Grading System (HEGS): A methodology for the ecological survey, evaluation and grading of hedgerows. Countryside Planning and Management.

¹⁰ Harris, S., Creswell, P. & Jefferies, D. 1989. Surveying for badgers. Occasional Publication of the Mammal Society No. 9. Mammal Society, Bristol.

- Latrines: often located close to setts, at territory boundaries or adjacent to favoured feeding areas;
- Prints and paths or trackways;
- Hairs caught on rough wood or fencing; and
- Other evidence: including snuffle holes, feeding and playing areas and scratching posts.

Birds

Breeding Bird Survey

- 2.12 A scoping breeding bird survey on the site was undertaken on 25th April 2024 by an experienced ornithologist from FPCR. The objectives of the survey were to:
- Identify the presence, species, and distribution of breeding birds within the site;
 - Evaluate the conservation importance of breeding bird populations present;
 - Evaluate the importance of breeding bird populations and the anticipated residual impacts of the development; and
 - To identify areas of ornithological interest and make recommendations to minimise the potential impact of the scheme.
- 2.13 The survey methodology employed was in accordance with the protocol specified in the best practice guidelines – Bird Survey Guidelines for Assessing Ecological Impacts¹¹. All birds encountered (seen or heard) were recorded on a field survey plan using standard BTO species codes and symbols for bird activities and to denote activity, sex, and age where appropriate. Breeding status was inferred for each species based on the sixteen categories implemented by the European Ornithological Atlas Committee (EOAC)¹² and their corresponding definitions, in addition to four additional codes to classify non-breeding species as birds recorded away from suitable breeding habitat, summering non-breeders, or passage migrants (descriptions of these criteria are provided in Appendix C). Birds were considered to be holding a territory and therefore likely to be utilising the site for breeding activities if they were displaying breeding behaviours, such as: singing, nest building, food carrying or territorial defence. If birds did not display such behaviours, e.g. they were recorded in unsuitable habitat, they were considered non-breeders.
- 2.14 The survey visit was undertaken between sunrise and 11.00am. A route was mapped-out prior to the survey being undertaken, with particular attention paid to linear features, such as hedgerows and watercourses. The survey was not undertaken in unfavourable conditions such as heavy rain or strong wind, which may negatively affect the results. The conditions during the survey visits are summarised in Table 1 below.

¹¹ Bird Survey & Assessment Steering Group. (2023). Bird Survey Guidelines for assessing ecological impacts, v.1.1.1.1. <https://birdsurveyguidelines.org>

¹² Sharrock, J.T.R (1973) Ornithological Atlases. *Auspicium* 5:13-15.

Table 1: sBBS Survey Dates and Conditions

Date	Cloud Cover (%)	Rain	Wind (Beaufort)	Visibility
25.04.2024	80	None	0 - Calm	Very Good

- 2.15 The methodology employed was broadly based on territory mapping¹³ used for the British Trust for Ornithology (BTO) Common Bird Census (CBC). Standard BTO species codes and symbols for bird activities were used to identify birds and denote activity, sex and age where appropriate.

Great Crested Newt (GCN)

- 2.16 As part of the habitat survey a habitat suitability index (HSI) assessment was completed on accessible ponds within 250m of the site where suitable habitat connectivity was identified using OS mapping and aerial photographs. The HSI assessment provides a measure of the likely suitability that a waterbody has for supporting great crested newts. Whilst not a direct indication of whether or not a pond will support the species, generally, those with a higher score are more likely to support GCN than those with a lower score, and there is a positive correlation between HSI scores and ponds in which GCN are recorded. Ten separate attributes are assessed for each pond to calculate the suitability of the ponds to support GCN:

- Location (Area A, B or C within the UK);
- Pond area (size in m²);
- Permanence (how many times it likely dries out in a decade);
- Water quality (invertebrate diversity);
- Shade (percentage of a water body's perimeter shaded);
- Fowl (impact of waterfowl if present);
- Fish (impact of fish if present);
- Terrestrial habitat (quality of surrounding habitat);
- Pond count (density of ponds within 1km);
- Macrophytes (percentage of surface area occupied).

Presence / Absence eDNA Survey

- 2.17 Accessible ponds within 250m of the site and sharing connectivity to it were sampled on the 2nd and 8th May 2024 by a GCN licenced ecologist (2018-38299-CLS-CLS) using the Environmental DNA (eDNA) technique, which determines the presence/absence of GCN DNA within pond water samples. Methods employed were in accordance with the guidance set out in *Analytical and Methodological Development for Improved Surveillance of the Great Crested Newt, WC1067, Appendix 5. Technical advice note for field and laboratory sampling of GCN environmental DNA*. This methodology has been approved by Natural England for the determination of GCN presence/ absence.
- 2.18 These methods state that sampling is to be undertaken by appropriately licenced ecologists who collect a sample of water from each pond. This comprises taking samples of agitated water from 20 locations around each pond and mixing thoroughly. 15 ml of this water is then placed into each of the 6 sterile sample tubes containing preservative, precipitates and a DNA sequence that is used for degradation control. All samples are stored in accordance with the protocols provided by the laboratory. The samples are then transported under suitable conditions to the laboratory for analysis. Following analysis, results provided by the laboratory could have one of three outcomes which are described in Table 2.

¹³ Bibby, C.J., N.D. Burgess & D.A. Hill, 2000: Bird Census Techniques: 2nd Edition. London: Academic Press

Table 2: Description of Possible Results of eDNA Analysis

Result	Description
Positive	A positive result means that eDNA from GCN was detected and they have been present within the water in the 20 days preceding sampling. An eDNA score would be provided indicating the number of positive replicates from a series of twelve.
Negative	DNA from GCN was not detected; in the case of negative samples the DNA extract is further tested for PCR inhibitors and degradation of the sample.
Inconclusive	Controls indicate degradation or inhibition of the sample, therefore the lack of detection of GCN DNA is not conclusive evidence for determining the absence of the species in the sample provided. Degradation can occur through poor storage of the samples or kits and inhibition can occur through unexpected chemicals in the sample.

Reptiles

- 2.19 Habitats present within the site were considered for their potential suitability to support reptile populations, including the presence of features which provide opportunities for reptiles to bask, forage and/or hibernate, and areas of varied vegetation structure in sheltered locations with sunny aspects and connectivity to other suitable reptile habitats. This assessment was based on the methodology detailed in the Herpetofauna Workers Manual¹⁴ and the Froglife Advice Sheet¹⁵.

¹⁴ Gent, A.H. & Gibson, S.D., eds., 1998. Herpetofauna workers' manual. Peterborough, Joint Nature Conservation Committee.

¹⁵ Froglife, 1999. *Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation. Froglife Advice Sheet 10*. Froglife, Halesworth.

3.0 RESULTS

Desk Study (Figure 1)

Statutory Designations

- 3.1 The site is not covered by or does not lie adjacent to any statutory designated site of nature conservation.
- 3.2 The River Mease Special Area of Conservation (SAC) is located c.9.7km north-west of the site. Primary and qualifying reasons for designation as an SAC include water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation, Spined loach *Cobitis taenia*, Bullhead *Cottus gobio*, White-clawed (or Atlantic stream) crayfish *Austropotamobius pallipes* and otter *Lutra lutra*.
- 3.3 No nationally or regionally important sites of nature conservation were present within a 2km radius of the site.

Non-Statutory Designations

- 3.4 There are seven non-statutory sites located within 1km of the site, none of which are fully designated with five sites holding candidate Local Wildlife Sites (cLWS) and two potential Local Wildlife Sites (pLWS). A summary of the reasons for nature conservation are provided in Table 3 below.
- 3.5 A single non-statutory designation provides boundary to the site.

Table 3: Protected and Notable Species Records within 1km of the Site.

Site Name	Designation	Approximate distance to site	Nature Conservation Reason
Market Bosworth, Shenton Lane hedge	pLWS	H2 of the site	Species-rich hedge, meeting HRegs 'important' criteria, plus several near veteran oaks
Market Bosworth, Hedge 1	pLWS	70m W	Species rich hedgerow
Market Bosworth, Hedge 2	pLWS	500m W	Species rich hedgerow
Silk Hill Mature Trees	cLWS	590m N	Mature trees
Market Bosworth, Station Road Veteran Ash	cLWS	600m NW	Veteran ash on 1810mm diameter; dead wood in crown, good condition
Market Bosworth, Swan House Horse Chestnuts	cLWS	700m NE	3 large horse chestnut trees in mixed plantation/parkland, all of girth 3.8m+
Market Bosworth, Kyngs Golf Course Ponds and Tree	cLWS	700m NW	5 ponds all containing Potamogeton. 1 Oak Tree with girth estimated at >3.7m
Sedgemere, Market Bosworth	pLWS	840m W	Wet grassland
Ashby Canal, Market Bosworth	cLWS	880m W	Canal
Sutton Lane Oak	cLWS	960m SE	Oak with girth >3.77m, dead wood and fungal fruiting bodies

Site Name	Designation	Approximate distance to site	Nature Conservation Reason
Market Bosworth Country Park Grassland & Pond	LWS & Country Park	970m NE	Mesotrophic grassland with 10 indicator species, pond with Potamogeton sp.

Species Records

- 3.6 Records provided by LRERC pertaining to protected or otherwise notable taxa for the 2km search area are summarised in Table 4.

Table 4: Protected and Notable Species Records within 1km of the Site.

Species	Closet Record to site	Notes
Badger <i>Meles meles</i>	Records located within 2km of the site	Activity records and sett records located within 2km of the site area.
Brown long-eared bat <i>Plecotus auritus</i>	Within site	Records dated 2008-2022. Roost and activity records. Predominantly associated with Market Bosworth village
Common pipistrelle <i>Pipistrellus pipistrellus</i>	Within site	Number of records dated 2003-2022. Roost and activity records. Activity records predominately associated with hedge-lined minor roads and country park.
Daubenton's Bat <i>Myotis daubentonii</i>	720m E	Records dated 2018 and associated with country park
<i>Myotis</i> species	Within site	Records dated 2010-2022 and associated with country park and canal
Noctule <i>Nyctalus noctule</i>	Within site	Records dated 2009-2022 and associated with Market Bosworth village and country park
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	Within site	Number of records dated 2009-2022 and predominantly associated with country park
Whiskered/brant's bat	425m NE	Single record associated with building in Market Bosworth village dated 2023.
Great Crested Newt (GCN) <i>Triturus cristatus</i>	445m NE	12 records, majority of records associated with land north of Wellsborough Road.
Smooth newt <i>Lissotriton vulgaris</i>	770m NW	Records dated 2013-2020 associated with ponds.
Common frog <i>Rana temporaria</i>	190m NW	Records dated 2013-2019 and associated with Market Bosworth village and country park
Common toad <i>Bufo bufo</i>	1.5km W	Records associated with ponds.
Grass snake <i>Natrix helvetica</i>	310m NE	Records dated 2001-2005 and associated with village and school
Hedgehog	525m NW	Records associated to NW of the site.
Brown hare	1.75km SW	Records associated with arable land to the south.

Species	Closet Record to site	Notes
Otter <i>Lutra lutra</i>	890m NW	Records dated 2019 and associated with canal
Wolverine	1.17km NW	Records associated with Ashby Canal
Invertebrate species	190m NW	Several species and records, predominantly associated with Market Bosworth village
Bird species	Adjacent to site	Several species and records, predominantly associated with Market Bosworth village. Single brambling adjacent to northern site boundary.

Field Survey – Habitats

Overview

- 3.7 The habitats described below correspond to those mapped on Figure 2: Baseline Habitats. Plant species lists for each habitat is provided in Appendix A.
- 3.8 The site comprised two other neutral grassland field compartments. Other habitats included modified grassland, buildings/built structures, scattered scrub and broadleaved trees.
- 3.9 Site boundaries and field compartment boundaries were formed by hedgerows, ditches, broadleaved trees, walls and fence lines.

Other Neutral Grassland

- 3.10 Two species poor other neutral grassland field compartments (F1 and F2) formed the dominant area of habitat within the site. Both field compartments exhibited a 'ridge and furrow' structure in a north-west/south-east orientation.
- 3.11 F1 exhibited a long lush sward (c. 50-60cm in height) at the time of survey and is considered to be under a silage or hay meadow management regime. Species composition included frequently occurring meadow foxtail *Alopecurus pratensis* and rough meadow grass *Poa trivialis* and occasionally occurring sweet vernal grass *Anthoxanthum odoratum* and Yorkshire-fog *Holcus lanatus*.
- 3.12 F2 at the time of survey was under a current light grazing management regime by a small number of cattle. The current sward height was c. 5cm to 40cm exhibiting a lush structure. Species composition included occasionally occurring creeping buttercup *Ranunculus repens*, crested dogs tail *Cynosurus cristatus*, meadow foxtail, rough meadow grass and Yorkshire-fog. A small area (TN1) exhibited a damper and waterlogged substrate and species composition. This area was present between two existing man-hole covers facilitating an existing sub-surface water drainage pipe. This area was dominated by hard rush *Juncus inflexus* and soft-rush *Juncus effusus* with rarely occurring in abundance marsh thistle *Cirsium palustre*, tufted hair-grass *Deschampsia cespitosa* and Yorkshire-fog *Holcus lanatus*.

Modified Grassland

- 3.13 A heavily managed short sward lawn was present at the front and rear of 35 York Close.

Scattered Scrub

- 3.14 Lines of scattered scrub were present along the north-eastern and north-western site boundaries. These were dominated by immature to semi-mature bramble *Rubus fruticosus* agg. with rarely occurring hawthorn *Crataegus monogyna*.

Broad-Leaved Trees

- 3.15 A line of broadleaved trees (TL1) formed the field boundary to the adjacent allotments. All trees were semi-mature in structure, comprising a canopy height of c.15m. Species included abundant sycamore *Acer pseudoplatanus*, frequent hawthorn and occasional ash *Fraxinus excelsior* and elder *Sambucus nigra*.
- 3.16 Two broadleaved trees were located within the front garden of 35 York Close. A number of semi-mature broadleaved trees were associated within hedgerows, with species including ash and sycamore.

Buildings

- 3.17 Two buildings were located within the site. Building B1 was a residential dwelling (35 York Close) and building B2 was a former stable building.
- 3.18 Further details about the buildings can be found in the separate Bat Report¹⁶.

Fence Lines and Walls

- 3.19 Domestic fence lines and walls formed the sites north-eastern and north-western boundaries.

Hedgerows

- 3.20 A total of seven hedgerows were present either bounding the site or separating field compartments. Table 5 provides a summary and their ecological value.
- 3.21 At the time of survey, hedgerow H3 and H7 were the only hedgerows exhibiting recent and frequent management. Hedgerows H1, H2, H4, H5 and H6 were tall and leggy in structure and included broadleaved trees. Hedgerows H2, H3, H4 and H5 were classified as 'species-rich' due to an average of >5 native woody species per 30m length.
- 3.22 Hedgerows H1 to H6 consisted of 80% or more native woody species therefore are classified as Habitats of Principal Importance. Hedgerow H2 qualifies as important under the wildlife and landscape criteria of the Hedgerows Regulations 1997.
- 3.23 Hedgerow H7 was identified as an ornamental rear garden hedgerow dominated by Box *Buxus* species.

Table 5: Summary of the Extent of the Hedgerows and their Ecological Value

Ref.	Canopy Sp.	Height / Width (m)	Length (m)	Sp. per Av. 30m	Associated Features	Import. HR*
H1	<i>Cm, Rc, Sn, Fe</i>	>4 / 2-3	85	4	>4 connections	No

¹⁶ Land off York Close, Market Bosworth: Bat Report. FPCR, 2024.

Ref.	Canopy Sp.	Height / Width (m)	Length (m)	Sp. per Av. 30m	Associated Features	Import. HR*
H2	<i>Fe, Cm, Ap, Ps, Ac, Ug, Ms, Sn, Rc</i>	>4 / >3	125	7.5	>1 std/50m, <10% gaps, ditch >50%, >4 connections, parallel hedge within 15m, Adj. PRoW	Yes
H3	<i>Sn, Cm, Fe, Rc, Ps, Ms</i>	2-4 / 2-3	138	4.5	>1 std/50m, <10% gaps, >4 connections	No
H4	<i>Fe, Cm, Ap, Rc, Sn, Ps, Ms</i>	>4 / >3	73	6	>1 std/50m, <10% gaps	No
H5	<i>Fe, Cm, Sn, Ps, Rc, Ia, Sf, Ac, Ms, Up</i>	>4 / >3	251	6	>1 std/50m, <10% gaps	No
H6	<i>Cm, Sn, Rc, Fe, Ms, Ps</i>	>4 / >3	122	4	<10% gaps, ditch >50%, >4 connections	No

Key: *Ac* *Acer campestre* Field maple, *Ap* *Acer pseudoplatanus* Sycamore, *Cm* *Crataegus monogyna* Common Hawthorn, *Fe* *Fraxinus excelsior* European Ash, *Ia* *Ilex aquifolium* Common holly, *Ms* *Malus sylvestris* Crab apple, *Ps* *Prunus spinosa* Blackthorn, *Rc* *Rosa canina* Dog-rose, *Sf* *Salix fragilis* Crack willow, *Sn* *Sambucus nigra* Elder, *Ug* *Ulmus glabra* Wych elm, *Up* *Ulmus procera* English elm.

Fauna

Badgers

- 3.24 Suitable badger commuting and foraging habitat within the site comprised other neutral grassland, scattered scrub and hedgerows.
- 3.25 No active or inactive badger setts were identified within or within a 30m radius of the site (where accessible). However, badgers are a highly mobile species are likely to be in the area. The site could potentially form a small part of a foraging territory.

Birds

- 3.26 A total of 19 bird species were recorded within the site boundary (for complete list see Appendix C) which includes seven species that meet the criteria of at least one of the following pieces of legislation: Schedule 1 of WCA, Section 41 of the NERC Act 2006, and/or the BoCC Red or Amber Lists. These species are referred to as 'notable' species and are listed in Table 6. The distribution of these notable species are illustrated in Figure 3.
- 3.27 Of the 19 species recorded none were confirmed breeding and only one, a BoCC green listed species, was considered a probable breeder. The remaining 18 were considered possible breeders due to the lack of breeding behaviours observed.
- 3.28 The species assemblage recorded are typical of the habitats present, being characteristic of other neutral grassland, scrub, standard trees and hedgerows. The hedgerows were of most value to the breeding bird assemblage and supported all species recorded on site. Notable species included stock dove *Columba oenas*, woodpigeon *Columba palumbus*, wren *Troglodytes*

trogodytes, song thrush *Turdus philomelos*, dunnock *Prunella modularis*, greenfinch *Chloris chloris* and linnet *Linaria cannabina*.

Table 6 - Notable Breeding Bird Species Recorded in 2024 and their Recent Status in Leicestershire

Species	Legal/ Conservation Status	Number Recorded	Breeding status	Recent population status in Leicestershire ¹⁷
Stock dove <i>Columba oenas</i>	Amber list	2	Possible	Fairly common to common resident breeder
Woodpigeon <i>Columba palumbus</i>	Amber list	11	Possible	Abundant resident breeder
Wren <i>Troglodytes troglodytes</i>	Amber list	4	Possible	Abundant resident breeder
Song Thrush	<i>Turdus philomelos</i>	1	Possible	Common resident breeder, recent decline
Dunnock <i>Prunella modularis</i>	Amber list NERC S.41	2	Possible	Abundant resident breeder
Greenfinch <i>Chloris chloris</i>	Red list	1	Possible	Common resident breeder
Linnet <i>Linaria cannabina</i>	Red list NERC S.41	2	Possible	Common resident breeder

- 3.29 No breeding behaviours were recorded within the field interiors and only one crow was recorded foraging. The hedgerows were of most value for breeding and foraging opportunities to the small number of species recorded on site including linnet a farmland specialist. Therefore, due to the lack of birds recorded and the abundance of suitable habitat within the immediate surroundings it is considered the other neutral grassland is of **site** level importance and the hedgerows of **Local** for its breeding bird assemblage.

Great Crested Newt

- 3.30 Suitable GCN terrestrial commuting, foraging and sheltering habitat within and/or bounding the site area included other neutral grassland, hedgerows and scattered scrub.
- 3.31 Three ponds were located within a 250m radius of the site.
- 3.32 Pond P1 was a small well supplied by a spring located adjacent to the eastern site boundary in the adjacent allotment holding area.
- 3.33 Pond P2 was a small wet hollow located within the end of a hedgerow located c.110m south of the site.
- 3.34 Pond P3 was a small pond located in a corner of a grassland field. This pond is located c.210m south of the site.
- 3.35 The eDNA survey undertaken on these ponds did not identify the presence of GCN. They are not considered likely to be in the site and are not considered further in this appraisal.

Reptiles

- 3.36 Records of grass snake were returned during the desk study.

¹⁷ Leicestershire and Rutland Ornithological Society 2017. The Leicestershire & Rutland Annual Bird Report 2020.

- 3.37 The site was considered not provide a mosaic of habitats suitable to support a viable reptile population. They are not considered likely to be present in the site and are not considered further in this appraisal.

Other Notable Mammals

- 3.38 Small numbers of hedgehog and hare are likely to be present at the hedgerow boundaries and the grassland could be occasionally used as part of a wider hare territory.

4.0 DISCUSSION, RECOMMENDATIONS AND CONCLUSIONS

Statutory Designations

- 4.1 The River Mease SAC is located c.9.7km north-west of the site. The site is not located within the River Mease Nutrient Neutrality Catchment. Due to the intervening distance and road network, no direct impacts on the SAC are anticipated from the proposed development. Furthermore given its distance from the SAC and the availability of areas with greater amenity value closer to the application site, no significant indirect impacts such as increased footfall resulting in recreation impacts are considered likely to affect the nature conservation value of the SAC.

Non Statutory Designations

- 4.2 Market Bosworth, Shenton Lane hedge pLWS forms hedgerow H2 on the site boundary. This hedgerow is to be retained as part of the development. Whilst a new footpath connection is proposed to Shenton Lane, the connection will make use of an existing field gateway and as such, no hedgerow will require removal. Furthermore, this hedgerow will be buffered from the built development footprint by extensive GI, (as shown in the Development Framework Plan). The hedgerow will be buffered by retained and enhanced grassland and broadleaved trees. As such, no impacts to the nature conservation status of the hedgerow are anticipated as a result of development.
- 4.3 Market Bosworth, Hedge 1 pLWS was located c.70m west of the site. There is an existing PRoW which runs past the pLWS and as such, the current recreational baseline which facilitates recreation from the adjacent north residential developments is high. The proposed new site access connects proximate to the PRoW which facilitates access along this hedgerow. As such, there is likely going to be increased recreation along this PRoW and along this hedgerow. As shown in the Development Framework Plan, the proposals will however provide alternative areas of recreation which will reduce the recreational pressure along this pLWS, which includes a LEAP located in the west, a pathway and GI area located within field F1 and a new footpath connection to Shenton Lane. Further mitigation in the form of waste bins and footpath entrances could be provided on the entrance and exit. As such, the proposals will provide alternative areas for recreation and recreational mitigation in order to reduce the likelihood of adverse impacts on the nature conservation status of the designation through recreation.
- 4.4 Without the implementation of appropriate surface water run-off control measures during construction and operational phases of development, there is potential for negative impacts from surface silt and pollution to arise to an offsite ditch located to the north of the north-western site boundary and other downstream receptors, which includes the Market Bosworth, Hedge 1 pLWS. In order to ensure the health and status of the down-stream receptors during the operational phase of development, SuDs features have been proposed within the north of the proposals (in order to control surface water runoff and drainage. To ensure the health of the downstream receptors throughout construction, the following best practice documents should be adhered to from the relevant Pollution Prevention Guidelines (PPG) and Guidance for Pollution Prevention (GPP) listed below:
- PPG1: Understanding your environmental responsibilities - good environmental practices;
 - PPG 3: Use and design of oil separators in surface water drainage systems;

- PPG 6: Working at construction and demolition sites;
- GPP 2: Above ground oil storage tanks;
- GPP 8: Safe storage and disposal of used oils;
- GPP 21: Pollution incident response planning; and
- GPP 22: Dealing with spills.

- 4.5 All other pLWS's and cLWS's are located a suitable enough distance away from the proposals and comprise a number of suitable buffers so that no impacts on the nature conservation status of the designations during and from construction activities will occur. No impacts on the nature conservation status of the designations are anticipated post-construction from visitor pressure due to the nature of the sites and distance from the area. Therefore, no impacts on the nature conservation status of all designations from the proposals is anticipated.

Habitats

- 4.6 The degree to which habitats receive consideration within the planning system relies on a number of mechanisms, including:
- Inclusion within a specific policy, for example veteran trees, ancient woodland and linear habitats within the National Planning Policy Framework (NPPF);
 - A non-statutory site designation (e.g. LWS);
 - Habitats considered as Habitats of Principal Importance for the conservation of biodiversity as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006;
 - Habitats identified as being a Priority Habitat within the national and local Biodiversity Action Plan (Leicestershire BAP).
- 4.7 The habitats identified during the survey which fall within the above listed categories are hedgerow H2, the remaining hedgerows and mature trees.
- 4.8 All hedgerows (apart from hedgerow H7) in the proposed development areas comprise over 80% native woody species and are therefore classified as a Habitat of Principal Importance and are local BAP species. It is recommended that these are retained as fully as possible and the Framework Plan demonstrates that they have been incorporated into the design. All hedgerows and trees that are to be retained should be suitably protected during construction activities i.e. working methods should adhere to standard best practice guidance. This would include BS5837 Trees in Relation to Construction – Recommendations: 2012 for trees and hedges.
- 4.9 Hedgerow H2 has been assessed as meeting the criteria to qualify as important under the wildlife and landscape criteria of the Hedgerows Regulations 1997. This hedgerow is to be fully retained and buffered from development via species rich meadow grassland establishment and broadleaved tree planting. The proposed footpath connection to Shenton Lane will utilise an existing field gateway entrance.
- 4.10 Development will require the total loss of hedgerow H7 for access. This hedgerow is an ornamental rear garden hedgerow and as such is of negligible ecological value and should be mitigated via new proposed hedgerow planting. A small amount of hedgerow H3 in two places is required to be removed to facilitate footpath connection. The minor amount of this hedgerow

removal should be mitigated for by new species rich hedgerow planting within the GI of the proposals.

- 4.11 According to the Development Framework Plan, all mature and semi-mature trees (apart from the two trees located within the gardens of 35 York Close) will be retained as part of the development scheme. All trees should be suitably protected during construction activities as per the above guidance. The loss of the two broadleaved trees will be mitigated for by the establishment of new broadleaved tree planting located within the GI of the proposals.
- 4.12 The other neutral grassland, building and scattered are considered to be of ecological importance at a site level. Any loss of these areas of habitat would not result in a significant impact on biodiversity locally. The loss of the other neutral grassland should be mitigated for within the proposals by species rich meadow grassland establishment located within the large areas of greenspace in the north, west and south of the proposals.
- 4.13 In addition to the proposed and recommended habitat mitigation and provision, three SuDS basins will be established in the north of the proposals. These could be planted and managed to provide benefit to wildlife.

Fauna

- 4.14 Principal pieces of legislation protecting wild species are Part 1 of the Wildlife and Countryside Act 1981 (as amended) (WCA) and the Conservation of Habitats and Species Regulations 2017 (as amended). Some species, for example badgers, also have their own protective legislation (Protection of Badger Act 1992). The impact that this legislation has on the Planning system is outlined in ODPM 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.
- 4.15 The presence of protected species is a material consideration in any planning decision, it is essential that the presence or otherwise of protected species, and the extent to which they are affected by proposals is established prior to planning permission being granted. Furthermore, where protected species are present and proposals may result in harm to the species or its habitat, steps should be taken to ensure the long-term protection of the species, such as through attaching appropriate planning conditions.
- 4.16 In addition to protected species, there are those that are otherwise of conservation merit, such as Species of Principal Importance for the purpose of conserving biodiversity under the NERC Act 2006. These are recognised in the NPPF¹⁸, which advises that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying a set of principles including:
- If significant harm to biodiversity resulting from a development cannot be avoided....., adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

¹⁸ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 4.17 The implications for the proposals from the desk study and field survey are outlined below (bats are discussed in a separate report):

Badger

- 4.18 Badgers are a widespread species that are protected from harm and cruelty by the Protection of Badgers Act 1992.
- 4.19 Badgers could potentially use the site as part of a wider foraging territory. Appropriate precautionary measures are recommended to ensure that badgers are not harmed during works (thus maintaining legal compliance). This includes;
- During construction, any pipes greater than 250mm in diameter should be capped if they are left open overnight, thereby preventing badgers from becoming trapped.
 - Any pits or trenches should be similarly covered overnight, or left with a suitable means of escape, e.g. a wooden plank as a ramp.
- 4.20 The site will provide suitable commuting and foraging habitat in the form of species rich meadow grassland. It is recommended that these areas are not illuminated at night and remain dark.
- 4.21 Subject to these recommendations the proposals should have no significant impact on badgers.

Birds

- 4.22 All wild bird species are protected while nesting by the Wildlife and Countryside Act 1981 (as amended). This legislation protects wild birds and their eggs from intentional harm, and makes it illegal to intentionally take, damage, or destroy a wild bird nest while it is in use or being built.
- 4.23 In addition, further protection is afforded to those wild bird species listed on Schedule 1, prohibiting any intentional or reckless disturbance to these species while it is nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.
- 4.24 In addition to statutory protection, some bird species are classified according to their conservation status, such as their inclusion on the Red and Amber lists of Birds of Conservation Concern (BoCC) in the UK.
- 4.25 The proposed land use change will result in a loss of open habitat throughout the site. This habitat did not show evidence of supporting any breeding birds during the scoping survey and thus was assessed to be of very limited ecological value with respect to breeding birds. It is therefore considered that the loss of open habitat will have a **Minor Adverse to Negligible** impact on the breeding bird assemblage. If habitats present in the site, change prior to commencement of development, a walkover survey to assess suitability for ground nesting species within the open grassland areas should be undertaken and ecologist advice sought.
- 4.26 Disturbance is not expected to have a significant effect on the breeding bird species present at the site and no remedial measures are deemed necessary.
- 4.27 The hedgerows are to be largely retained with only small areas removed which will maintain areas of suitable habitat for the small number of notable species recorded on the site.
- 4.28 To avoid disturbance to breeding birds, hedgerow vegetation removal should be undertaken outside the breeding bird season (March to September, inclusive). If vegetation removal cannot take place outside of the breeding bird season, the area will be checked prior to removal of all

suitable vegetation by an experienced ecologist. If active nests are found, vegetation will be left untouched and suitably buffered from works until all birds have fledged. Specific advice will be provided prior to undertaking the clearance. This would be a statutory requirement due to the protection of all nesting birds and their nests under the Wildlife and Countryside Act 1981 (as amended). A suitably qualified ecologist would be required to supervise this.

- 4.29 The habitat enhancements discussed above; namely the establishment of additional trees and hedgerows, species rich grassland and SUDs areas will enhance breeding and foraging opportunities for birds in the site.
- 4.30 It is recommended for further enhancement, that a range of bird boxes be provided throughout the proposal on suitable retained trees and/or new dwellings in order to provide enhanced nesting opportunities for local bird species. These should include a mixture of swift/house martin boxes, small hole (26mm and 32mm) designs and open fronted boxes. The provision of such features would be in accordance with NPPF.
- 4.31 Subject to these recommendations, the proposals should have no significant impact on breeding birds.

GCN

- 4.32 Great crested newts are afforded full protection under the Wildlife & Countryside Act 1981 (*as amended*) and the Conservation of Habitats and Species Regulations 2017.
- 4.33 Under Regulation 43 of the Conservation of Habitats and Species Regulations 2017 it is illegal to:
- Deliberately capture, injure or kill any wild animal of a European Protected Species (EPS),
 - Deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) – disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young,
 - Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) – disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate,
 - Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) – disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong,
 - Deliberately disturb wild animals of an EPS (whilst occupying a structure or place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection,
 - Damage or destroy a breeding site or resting place of a wild animal an EPS.
- 4.34 Under the Wildlife and Countryside Act 1981 (*as amended*) it is legal to:
- Recklessly or intentionally kill, injures or take any wild animals included in Schedule 5,
 - Recklessly or intentionally damage or destroy, or obstruct access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection,
 - Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.
- 4.35 GCN have not been identified as a statutory constraint to development.

Reptiles

- 4.36 All British reptiles and common and widespread amphibians are protected from killing and injury under the Wildlife and Countryside Act 1981 (as amended) and are listed as Species of Principal Importance for the conservation of biodiversity under Section 41 of the NERC Act, indicating that public bodies, such as the Local Planning Authority, have a duty to have regard to the conservation of these species.
- 4.37 Reptiles have not been identified as a statutory constraint to development.

Other Notable Mammals

- 4.38 Hedgehogs are protected by law (Schedule 6 of the Wildlife and Countryside Act 1981) and listed as a Species of Principle Importance in England under the Natural Environment and Rural Communities (NERC) Act 2006 Section 41.
- 4.39 It is considered that the potential for habitat creation at the site as discussed above will also provide additional opportunities for hedgehog. Further enhancement such as provision of log piles or hedgehog houses and hedgehog holes in fencing (150mm x 150mm) could easily be incorporated into retained and created habitats and on plot fencing.
- 4.40 This will ensure the site remains permeable to this species as well as other protected mammal species.
- 4.41 Some habitats for brown hare will remain on site but the majority will be lost. This is not considered to be significant to any local population however given to the amount of similar habitat and habitat of higher suitability present within the surrounding area.

5.0 CONCLUSION

- 5.1 The desk and field-based baseline investigations have demonstrated that the habitats present within and around the site do not pose an ‘in principle’ constraint to the proposed development.
- 5.2 The retention of ecologically valuable hedgerow habitats within the proposals and the extensive greenspace where there is scope to enhance the retained grassland and create further wetlands (SUDs) that can be managed sympathetically for wildlife means that the proposals are capable of achieving benefits for biodiversity in addition to providing additional habitat and opportunities for a range of protected and notable species.
- 5.3 On this basis, by virtue of the relatively limited constraint posed by the limited habitats and protected species interest within the site and the scale and scope of the greenspace, the scheme is capable of compliance with relevant planning policy for the conservation of the natural environment at all levels.

Appendix A: Botanical Species List

Abundance is described on the DAFOR scale.

D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare, LD = Locally Dominant, LA = Locally Abundant, LF = Locally Frequent, LO = Locally Occasional, LR = Locally Rare.

Other Neutral Grassland (F1)

Common Name	Scientific Name	DAFOR
Annual meadow-grass	<i>Poa annua</i>	R
Broad-leaved dock	<i>Rumex obtusifolius</i>	R
Bush vetch	<i>Vicia sepium</i>	R
Cleavers	<i>Galium aparine</i>	R
Cock's-foot	<i>Dactylis glomerata</i>	R
Common mouse-ear	<i>Cerastium fontanum</i>	R
Common nettle	<i>Urtica dioica</i>	R
Common sorrel	<i>Rumex acetosa</i>	R
Common vetch	<i>Vicia sativa</i>	R
Cow parsley	<i>Anthriscus sylvestris</i>	R
Creeping buttercup	<i>Ranunculus repens</i>	R
Creeping thistle	<i>Cirsium arvense</i>	R
Crested dogs tail	<i>Cynosurus cristatus</i>	R
Dandelion	<i>Taraxacum officinale</i>	R
False-brome	<i>Brachypodium sylvaticum</i>	R
Field Wood-rush	<i>Luzula campestris</i>	R
Germander speedwell	<i>Veronica chamaedrys</i>	R
Greater plantain	<i>Plantago major</i>	R
Groundsel	<i>Senecio vulgaris</i>	R
Knotgrass	<i>Polygonum aviculare</i>	R
Lesser trefoil	<i>Trifolium dubium</i>	R
Marsh foxtail	<i>Alopecurus geniculatus</i>	R
Meadow Foxtail	<i>Alopecurus pratensis</i>	F
Meadow vetchling	<i>Lathyrus pratensis</i>	R
Perennial ryegrass	<i>Lolium perenne</i>	R
Red clover	<i>Trifolium pratense</i>	R
Red fescue	<i>Festuca rubra</i>	R
Ribwort plantain	<i>Plantago lanceolata</i>	R
Rough meadow grass	<i>Poa trivialis</i>	F
Self-heal	<i>Prunella vulgaris</i>	R
Soft brome	<i>Bromus hordeaceus</i>	R
Spear thistle	<i>Echinops sphaerocephalus</i>	R
Sweet vernal grass	<i>Anthoxanthum odoratum</i>	O
Timothy	<i>Phleum pratense</i>	R
White clover	<i>Trifolium repens</i>	R
Yorkshire-fog	<i>Holcus lanatus</i>	O

Other Neutral Grassland (F2)

Common Name	Scientific Name	DAFOR
Annual meadow-grass	<i>Poa annua</i>	R
Broad-leaved dock	<i>Rumex obtusifolius</i>	R
Bush vetch	<i>Vicia sepium</i>	R
Cleavers	<i>Galium aparine</i>	R

Cock's-foot	<i>Dactylis glomerata</i>	R
Common daisy	<i>Bellis perennis</i>	R
Common mouse-ear	<i>Cerastium fontanum</i>	R
Common nettle	<i>Urtica dioica</i>	R
Common sorrel	<i>Rumex acetosa</i>	R
Common vetch	<i>Vicia sativa</i>	R
Cow parsley	<i>Anthriscus sylvestris</i>	R
Creeping buttercup	<i>Ranunculus repens</i>	O
Creeping thistle	<i>Cirsium arvense</i>	R
Crested dogs tail	<i>Cynosurus cristatus</i>	O
Dandelion	<i>Taraxacum officinale</i>	R
False-brome	<i>Brachypodium sylvaticum</i>	R
Field Wood-rush	<i>Luzula campestris</i>	R
Germander speedwell	<i>Veronica chamaedrys</i>	R
Greater plantain	<i>Plantago major</i>	R
Groundsel	<i>Senecio vulgaris</i>	R
Hard rush	<i>Juncus inflexus</i>	R
Knotgrass	<i>Polygonum aviculare</i>	R
Lesser trefoil	<i>Trifolium dubium</i>	R
Meadow Foxtail	<i>Alopecurus pratensis</i>	O
Meadow vetchling	<i>Lathyrus pratensis</i>	R
Perennial ryegrass	<i>Lolium perenne</i>	R
Red clover	<i>Trifolium pratense</i>	R
Red fescue	<i>Festuca rubra</i>	R
Ribwort plantain	<i>Plantago lanceolata</i>	R
Rough meadow grass	<i>Poa trivialis</i>	O
Soft brome	<i>Bromus hordeaceus</i>	R
Soft rush	<i>Juncus effusus</i>	R
Spear thistle	<i>Echinops sphaerocephalus</i>	R
Sweet vernal grass	<i>Anthoxanthum odoratum</i>	R
Timothy	<i>Phleum pratense</i>	R
White clover	<i>Trifolium repens</i>	R
Yorkshire-fog	<i>Holcus lanatus</i>	O

Appendix B: Biodiversity Net Gain (BNG) Assessment & Report



Gladman Developments

Land off York Close, Market Bosworth

**APPENDIX B: BIODIVERSITY NET GAIN (BNG) ASSESSMENT
& REPORT**

August 2024

FPCR Environment and Design Ltd

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- Figure 2 – Habitats Proposed
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1.0 INTRODUCTION

- 1.1 FPCR Environment and Design Ltd. (FPCR) were commissioned by Gladman Developments to complete a Biodiversity Net Gain (BNG) assessment for residential development for the site known as Land off York Close, Market Bosworth.
- 1.2 Proposals include the development of up to 100 residential units with POS and GI, a LEAP, SuDS basins and access via the demolition of 35 York Close.

2.0 METHODOLOGY

- 2.1 The BNG calculations completed on the scheme have been calculated in accordance The Statutory Biodiversity Metric Calculation Tool.
- 2.2 The site boundary, results of the UKHab survey undertaken in 2024, and 10352-FPCR-L-03-I DEVELOPMENT FRAMEWORK were used for this assessment.
- 2.3 The development site was mapped and divided into existing habitat criteria. Habitats were defined using the UK Habitat Classification, with further information providing habitat area, distinctiveness and condition, which are used to calculate the value of each habitat.
- 2.4 The condition assessments were undertaken using the relevant Condition Assessment Criteria within the Statutory biodiversity metric condition assessments.

3.0 RESULTS

Existing Baseline Habitats

- 3.1 The biodiversity units for each habitat within the red line on the site have been calculated and are presented in Table 1.

Table 1: Biodiversity Units: Existing On-Site Habitats and Conditions

BIA Baseline Habitat Type	Area (ha)	Condition	Biodiversity Units	Biodiversity Units Retained	Biodiversity Units Enhanced	Biodiversity Units Lost
Modified grassland	0.016	Poor	0.03	0	0	0.03
Other neutral grassland	4.9969	Poor	19.99	0	0	19.99
Other neutral grassland	0.5963	Poor	2.39	0	2.39	0
Developed land; sealed surface	0.0242	N/A - Other	0.00	0.00	0	0.00
Rural tree	0.0366	Good	0.44	0.44	0	0.00
Rural tree	0.0163	Good	0.20	0.20	0	0.00
Rural tree	0.0041	Good	0.05	0.05	0	0.00
Rural tree	0.0326	Poor	0.13	0.00	0	0.13
Totals (incl. rural trees):	5.72	-	23.22	0.68	2.39	20.15

Please note there may be minor discrepancies (rounding errors) between the columns and the totals, however, the numbers duplicate those presented within the matrix calculator.

- 3.2 The hedgerow biodiversity units for each hedgerow within the red line on the site have been calculated and are presented in Table 2.

Table 2: Hedgerow Biodiversity Units: Existing On-Site Habitats and Conditions

BIA Baseline Habitat Type	Length (km)	Condition	Biodiversity Units	Biodiversity Units Retained	Biodiversity Units Enhanced	Biodiversity Units Lost
Native hedgerow with trees	0.085	Moderate	0.68	0.68	0.00	0.00
Species rich native hedgerow with trees	0.074	Good	1.33	1.33	0.00	0.00
Species rich native hedgerow with trees	0.053	Good	0.95	0.95	0.00	0.00
Species rich native hedgerow	0.014	Good	0.17	0.00	0.00	0.17
Species rich native hedgerow with trees	0.073	Moderate	0.88	0.88	0.00	0.00
Species rich native hedgerow with trees	0.251	Good	4.52	4.52	0.00	0.00
Native hedgerow with trees – associated with bank or ditch	0.122	Good	2.20	2.20	0.00	0.00
Line of trees	0.034	Poor	0.07	0.07	0.00	0.00
Non-native ornamental hedgerow	0.013	Poor	0.01	0.00	0.00	0.01
Species rich native hedgerow	0.108	Good	1.30	1.30	0.00	0.00
Species rich native hedgerow	0.005	Good	0.06	0.00	0.00	0.06
Species rich native hedgerow	0.011	Good	0.13	0.13	0.00	0.00
Totals:	0.84	-	12.29	12.05	0	0.24

Please note there may be minor discrepancies (rounding errors) between the columns and the totals, however, the numbers duplicate those presented within the matrix calculator.

Proposed and Enhanced Habitats

- 3.3 Table 3 outlines the proposed habitats as well as the key habitats to be created on site, and provides the evidence for the condition scores they receive within the metric calculation.

Table 3: Biodiversity Units: Proposed Created On-site Habitats and Target Conditions

BIA Created Habitat Type	Area (ha)	Condition	Biodiversity Units
Developed land; sealed surface	2.00774	N/A - Other	0.00
Vegetated garden	0.86046	Condition Assessment N/A	1.66
Modified grassland	0.5164	Poor	1
Other neutral grassland	1.0498	Moderate	7.03
Built linear features	0.3523	N/A - Other	0.00
SuDS	0.2504	Moderate	0.60
Urban tree	0.5171	Moderate	1.58
Totals (incl. urban trees):	5.55	-	11.87

Please note there may be minor discrepancies (rounding errors) between the columns and the totals, however, the numbers duplicate those presented within the matrix calculator.

- 3.4 Table 4 outlines the retained and enhanced habitats on site, and provides the evidence for the condition scores they receive within the metric calculation.

Table 4: Biodiversity Units: Retained and Enhanced On-site Habitats and Target Conditions

BIA Created Habitat Type	Area (ha)	Condition	Biodiversity Units
Other neutral grassland	0.5963	Moderate	4.06

BIA Created Habitat Type	Area (ha)	Condition	Biodiversity Units
Totals (incl. urban trees):	0.5963	-	4.06

Please note there may be minor discrepancies (rounding errors) between the columns and the totals, however, the numbers duplicate those presented within the matrix calculator.

- 3.5 Table 5 outlines the proposed hedgerows to be created on site and provides the evidence for the condition scores they receive within the metric calculation.

Table 5: Biodiversity Units: Proposed Created On-site Hedgerows and Target Conditions

BIA Created Habitat Type	Length (km)	Condition	Biodiversity Units
Species rich native hedgerow	0.092	Moderate	0.62
Species rich native hedgerow	0.018	Moderate	0.12
Species rich native hedgerow	0.13	Moderate	0.87
Totals:	0.24	-	1.61

Please note there may be minor discrepancies (rounding errors) between the columns and the totals, however, the numbers duplicate those presented within the matrix calculator.

4.0 CONCLUSIONS AND RECOMMENDATIONS

- 4.1 The BNG assessment undertaken on the site and the calculations within the tables outlined above will result in:
- A net loss to biodiversity of 6.61 habitat units, equating to a net loss to biodiversity of 28.47%;
 - A net gain to biodiversity of 1.37 hedgerow units, equating to a net gain to biodiversity of 11.11%.
- 4.2 As a result of the net loss to biodiversity of 6.61 habitat units, in order for the scheme to achieve a 10% net gain to biodiversity, an additional 8.93 habitat units are required. However, in order to satisfy trading rules, 11.29 habitat units of other neutral grassland are required.
- 4.3 In line with the biodiversity hierarchy, if the onsite land cannot achieve a 10% net gain and satisfy trading rules, a 10% net gain should be achieved by:
- If available, registering offsite land within the same ownership as the applicant ideally within the same LPA and either creating and/or enhancing habitat to the required habitat and number of habitat units required;
 - By offsite biodiversity credits through a 3rd party biodiversity credit provider ideally located within the same LPA;
 - If the applicant cannot achieve on-site or off-site BNG, the applicant must buy statutory biodiversity credits from the government. This should be a last resort.
- 4.4 Please note that the above BNG has been based on an initial high-level assessment utilising a development framework plan with limited detail. As such, as this project progresses through the planning stage and site layouts evolve with more detail and input from other consultees which will inform the site layout and proposals, the BNG score will change, and the above quoted calculations should not be considered as the final score.

Appendix A – BNG Metric Extract

Land West of Shenton Lane, Market Bosworth
Headline Results
Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	23.22
	Hedgerow units	12.29
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	16.61
	Hedgerow units	13.66
	Watercourse units	0.00
On-site net change (units & percentage)	Habitat units	-6.61
	Hedgerow units	1.37
	Watercourse units	0.00

On-site net gain is less than target set ▲

Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site net change (units & percentage)	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-6.61
	Hedgerow units	1.37
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-6.61
	Hedgerow units	1.37
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-28.47%
	Hedgerow units	11.11%
	Watercourse units	0.00%

Total net gain achieved is less than target set ▲

Trading rules satisfied?	No - Check Trading Summaries ▲
--------------------------	--------------------------------

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	23.22	25.84	8.63
Hedgerow units	10.00%	12.29	13.52	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Project Name: Land West of Shenton Lane, Market Bosworth

Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-6.81
Total Net % Change	-38.47%
Trading Rules Satisfied	No - check trading summaries ▲

Ref	Existing area habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Grassland	Modified grassland	No	0.016	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.03
2	Grassland	Other neutral grassland	No	0	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.00
3	Grassland	Other neutral grassland	No	4.9969	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	19.99
4	Grassland	Other neutral grassland	No	0.5963	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	2.39
5	Urban	Developed land; sealed surface	No	0.0242	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
6	Individual trees	Rural tree	No	0.0366	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.44
7	Individual trees	Rural tree	No	0.0163	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.20
8	Individual trees	Rural tree	No	0.0041	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.05
9	Individual trees	Rural tree	No	0.0326	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.13
10									
11									
12									
Total habitat area				5.72					23.22
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)				5.63					

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
							User comments	Planning authority comments	Habitat reference number
0	0	0.00	0.00	0.02	0.03		Modified garden areas. Fails condition criteria A, automatically poor condition.		
0	0	0.00	0.00	0.00	0.00		Fields F1 and F2. Fields were not considered a 'good example' of this habitat type, therefore fails criteria A and automatically poor condition		
0	0	0.00	0.00	5.00	19.99		Fields F1 and F2. Fields were not considered a 'good example' of this habitat type, therefore fails criteria A and automatically poor condition		
0	0.5963	0.00	2.39	0.00	0.00		Fields F1 and F2. Fields were not considered a 'good example' of this habitat type, therefore fails criteria A and automatically poor condition		
0	0	0.00	0.00	0.02	0.00		N/A		
0.0366		0.44	0.00	0.00	0.00		Large tree (T2). Passes condition criteria A, B, C, D, E and F		
0.0163		0.20	0.00	0.00	0.00		Medium tree (T1). Passes condition criteria A, B, D, E and F		
0.0041		0.05	0.00	0.00	0.00		Small tree (T3). Passes condition criteria A, B, C, D and F.		
		0.00	0.00	0.03	0.13		2 medium trees (T4 and T5). Passes condition criteria A and B.		
0.06	0.60	0.68	2.39	5.07	20.16				

Total area lost (exclnding area of individual trees, green walls and intertidal hard structures)	5.04
--	------

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Land West of Shenton Lane, Market Bosworth

Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	-6.81
Total Net % Change	-38.47%
Trading Rules Satisfied	No - check trading summaries ▲

Ref	Existing area habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Grassland	Modified grassland	No	0.016	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.03
2	Grassland	Other neutral grassland	No	0	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.00
3	Grassland	Other neutral grassland	No	4.9969	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	19.99
4	Grassland	Other neutral grassland	No	0.5963	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	2.39
5	Urban	Developed land; sealed surface	No	0.0242	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
6	Individual trees	Rural tree	No	0.0366	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.44
7	Individual trees	Rural tree	No	0.0163	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.20
8	Individual trees	Rural tree	No	0.0041	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.05
9	Individual trees	Rural tree	No	0.0326	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.13
10									
11									
12									
Total habitat area				5.72					23.22
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)				5.63					

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments		
							User comments	Planning authority comments	Habitat reference number
0	0	0.00	0.00	0.02	0.03		Modified garden areas. Fails condition criteria A, automatically poor condition.		
0	0	0.00	0.00	0.00	0.00		Fields F1 and F2. Fields were not considered a 'good example' of this habitat type, therefore fails criteria A and automatically poor condition		
0	0	0.00	0.00	5.00	19.99		Fields F1 and F2. Fields were not considered a 'good example' of this habitat type, therefore fails criteria A and automatically poor condition		
0	0.5963	0.00	2.39	0.00	0.00		Fields F1 and F2. Fields were not considered a 'good example' of this habitat type, therefore fails criteria A and automatically poor condition		
0	0	0.00	0.00	0.02	0.00		N/A		
0.0366		0.44	0.00	0.00	0.00		Large tree (T2). Passes condition criteria A, B, C, D, E and F		
0.0163		0.20	0.00	0.00	0.00		Medium tree (T1). Passes condition criteria A, B, D, E and F		
0.0041		0.05	0.00	0.00	0.00		Small tree (T3). Passes condition criteria A, B, C, D and F.		
		0.00	0.00	0.03	0.13		2 medium trees (T4 and T5). Passes condition criteria A and B.		
0.06	0.60	0.68	2.39	5.07	20.16				

Total area lost (exclnding area of individual trees, green walls and intertidal hard structures)	5.04
--	------

M² to hectares conversion tool:	Select a unit	Hectares	M²

Baseline 1

		Post intervention habitats											Habitat units delivered	Comments		
Baseline habitats		Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition		Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal risk multiplier		Difficulty risk multipliers		User comments	Planning authority comments	Habitat reference number
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change				Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement				
4	Grassland - Other neutral grassland	Grassland	Other neutral grassland	Medium - Medium	Poor - Moderate	0.5963	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	4.08	Targeted to pass condition criteria A, C and D		
		</														

Project Name: Land West of Shenton Lane, Market Bosworth Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	1.37
Total Net % Change	11.11%
Trading Rules Satisfied	Yes ✓

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units
1		Native hedgerow with trees	0.085	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.68
2		Species-rich native hedgerow with trees	0.074	High	Good	Area/compensation not in local strategy/ no local strategy	Like for like or better	1.33
3		Species-rich native hedgerow with trees	0.053	High	Good	Area/compensation not in local strategy/ no local strategy	Like for like or better	0.95
4		Species-rich native hedgerow	0.014	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.17
5		Species-rich native hedgerow with trees	0.073	High	Moderate	Area/compensation not in local strategy/ no local strategy	Like for like or better	0.88
6		Species-rich native hedgerow with trees	0.251	High	Good	Area/compensation not in local strategy/ no local strategy	Like for like or better	4.52
7		Native hedgerow with trees - associated with bank or ditch	0.122	High	Good	Area/compensation not in local strategy/ no local strategy	Like for like or better	2.20
8		Line of trees	0.034	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.07
9		Non-native and ornamental hedgerow	0.013	V.Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.01
10		Species-rich native hedgerow	0.108	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	1.30
11		Species-rich native hedgerow	0.005	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.06
12		Species-rich native hedgerow	0.011	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.13
13								
14								
15								
16								
17								
			0.84					12.29

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0.085	0	0.68	0.00	0.00	0.00	Passes condition criteria A1, A2, C1, D1, D2 and E2		
0.074	0	1.33	0.00	0.00	0.00	Passes condition criteria A1, A2, B1, B2, C1, D2, E1 and E2		
0.053	0	0.95	0.00	0.00	0.00	Passes condition criteria A1, A2, B1, B2, C1, D2, E1 and E2		
0	0	0.00	0.00	0.01	0.17	Passes condition criteria A1, A2, B1, B2, C1, D1, and D2		
0.073	0	0.88	0.00	0.00	0.00	Passes condition criteria A1, A2, B1, C1, D1, E1 and E2		
0.251	0	4.52	0.00	0.00	0.00	Passes condition criteria A1, A2, B1, B2, C1, D1, D2 and E2		
0.122	0	2.20	0.00	0.00	0.00	Passes condition criertia A1, A2, B1, B2, C2, D1, D2, and E2		
0.034	0	0.07	0.00	0.00	0.00	Passes condition criteria B and E		
0	0	0.00	0.00	0.01	0.01	N/A		
0.108	0	1.30	0.00	0.00	0.00	Passes condition criteria A1, A2, B1, B2, C1, D1, and D2		
0	0	0.00	0.00	0.01	0.06	Passes condition criteria A1, A2, B1, B2, C1, D1, and D2		
0.011	0	0.13	0.00	0.00	0.00	Passes condition criteria A1, A2, B1, B2, C1, D1, and D2		
0.81	0.00	12.05	0.00	0.03	0.24			

Project Name: Land West of Shenton Lane, Market Bosworth Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	1.37
Total Net % Change	11.11%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Comments		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		User comments	Planning authority comments	Habitat reference number
1		Species-rich native hedgerow	0.092	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.62	Targeted to pass condition criteria A1, A2, B1, B2, and D1.		
2		Species-rich native hedgerow	0.018	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.12	Targeted to pass condition criteria A1, A2, B1, B2, and D1.		
3		Species-rich native hedgerow	0.13	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.87	Targeted to pass condition criteria A1, A2, B1, B2, and D1.		
4													
5													
6													
7													
8													
			0.24							1.61			



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Key



Red Line Boundary

Baseline Habitats



Developed land; sealed surface



Modified grassland



Other neutral grassland

Baseline Hedgerows



Non-native and ornamental hedgerow



Line of trees



Native hedgerow with trees



Native hedgerow with trees - associated with bank or ditch



Species-rich native hedgerow



Species-rich native hedgerow with trees

Baseline Individual Trees



Existing Large Rural Tree



Existing Medium Urban Tree



Existing Medium Rural Tree



Existing Small Rural Tree



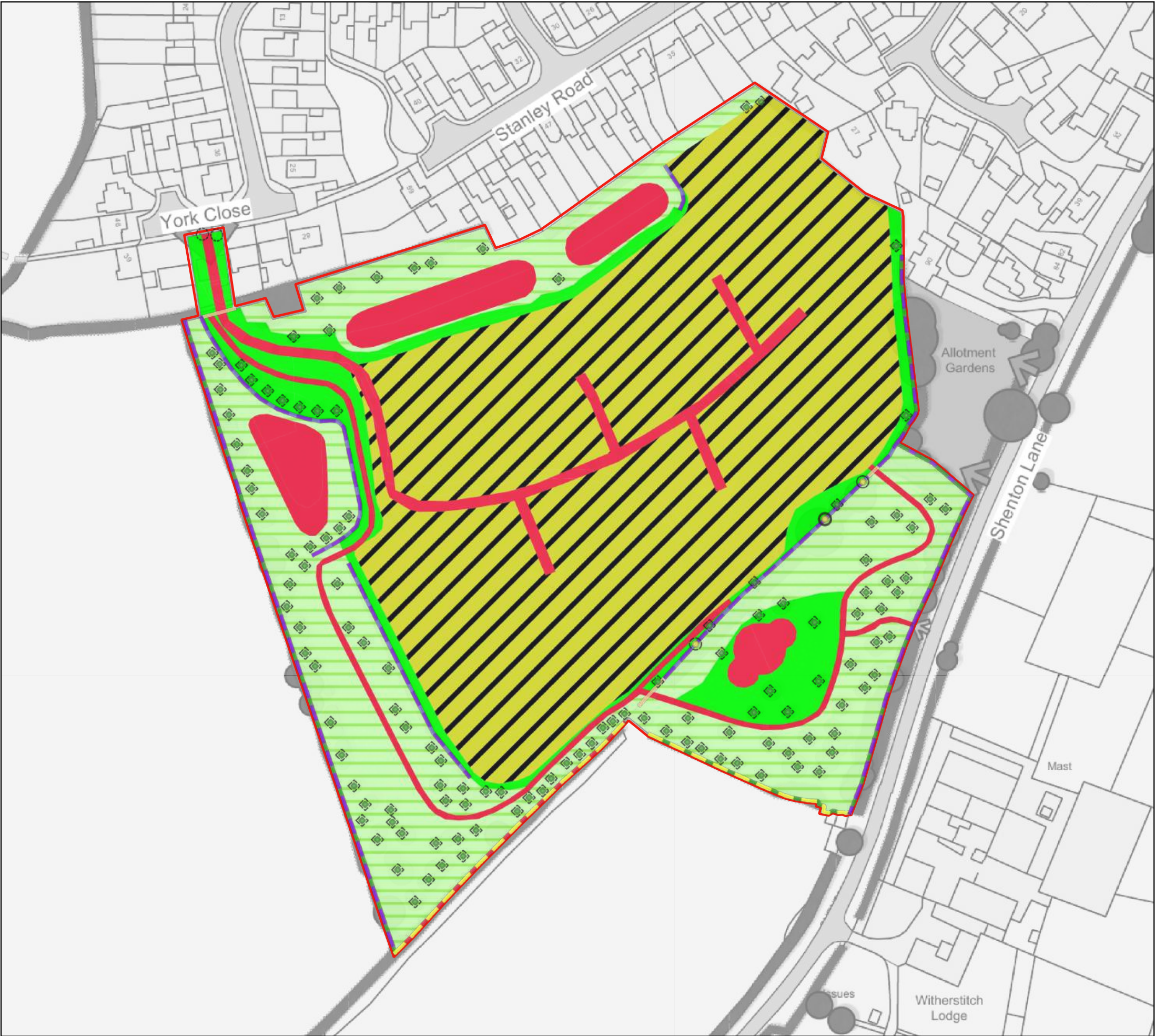
client
Gladman Developments
project
Land off York Close,
Market Bosworth
drawing title
BASELINE HABITATS

scale @ A3
1:1,500

drawn
MPG

issue date
20/8/2024

drawing / figure number
Figure 1



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Key



Red Line Boundary

Proposed Habitats



Built linear features



Modified grassland



Other neutral grassland



Sustainable drainage system



Residential

Proposed Hedgerows



Line of trees



Native hedgerow with trees



Native hedgerow with trees - associated with bank or ditch



Species-rich native hedgerow



Species-rich native hedgerow with trees

Proposed Individual Trees



Proposed Small Urban Tree



Proposed Tree - Incomplete details



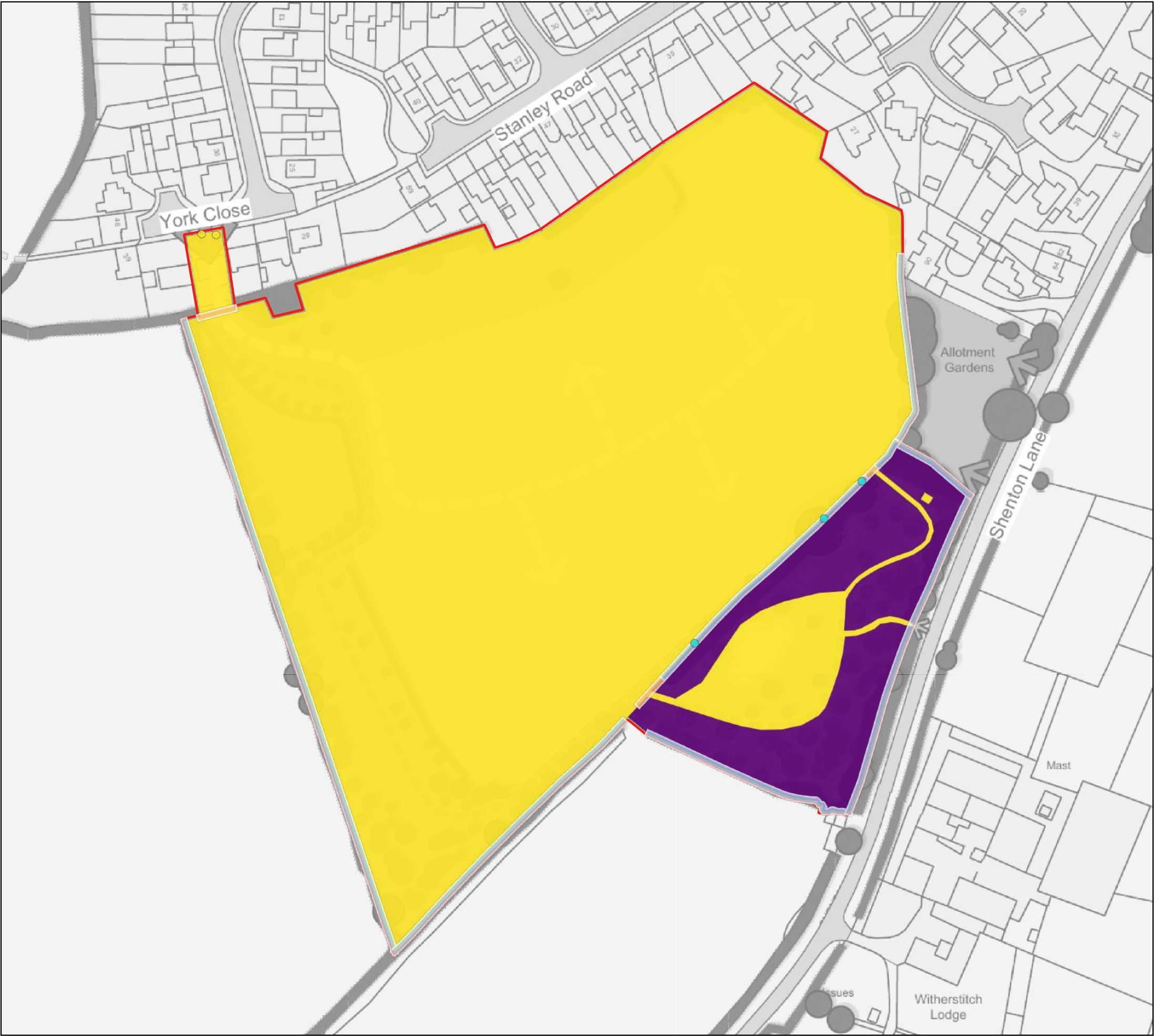
Retained Large Rural Tree



Retained Medium Rural Tree



Retained Small Rural Tree



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Key

 **Red Line Boundary**

Retained Habitats

 **Enhanced**

 **Lost**

Retained Hedgerows

 **Retained**

 **Lost**

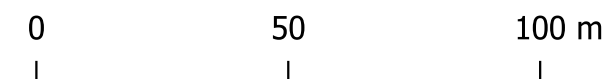
Retained Individual Trees

 **Retained**

 **Proposed Lost**



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 **Red Line Boundary**

 **Good**

 **Poor**

N/A - Other

Medium

Low

V.Low

 Good

— Moderate

— — — **Poor**

High

 **Medium**

Low

V.Low

Poor

☐ **Good**

 Medium



project
Land off York Close,
Market Bosworth

drawing title
**BASELINE HABITAT CONDITION /
DISTINCTIVENESS**

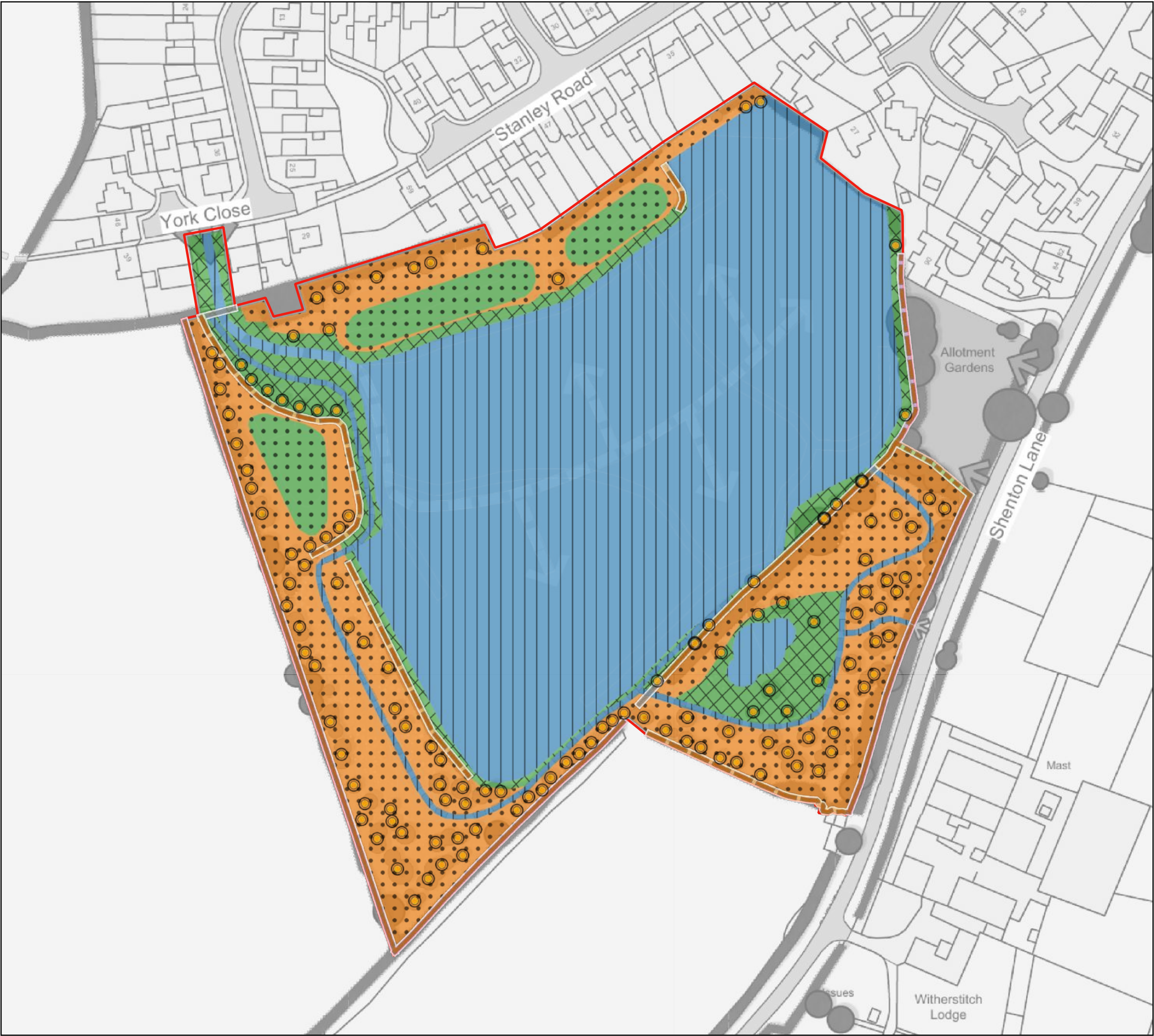
scale @ A3
1:1,500

drawn
MPG

issue date
20/8/2024

drawing / figure number
Figure 4

L:\10300\10352\ECO\QGIS 2.14\Plans\BIA\26.07.24\Biodiversity Metric 4.1 - FPCR QGIS\Net Gain Habitat Mapping.qgs



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Key

 **Red Line Boundary**

Proposed Habitat Condition

 **Moderate**

 **Poor**

 **N/A - Other**

 **Condition Assessment N/A**

Proposed Habitat Distinctiveness

 **Medium**

 **Low**

 **V.Low**

Proposed Hedgerow Condition

 **Good**

 **Moderate**

 **Poor**

Proposed Hedgerow Distinctiveness

 **High**

 **Medium**

 **Low**

 **N/A**

Proposed Individual Tree Distinctiveness

 **Medium**

Proposed Individual Tree Condition

 **Moderate**

 **Good**

client
Gladman Developments

project
Land off York Close,
Market Bosworth

drawing title
PROPOSED HABITAT CONDITON /
DISTINCTIVENESS

scale @ A3
1:1,500

drawn
MPG

issue date
20/8/2024


drawing / figure number
Figure 5

Appendix C: Scoping Breeding Bird Survey Results & Categorisation of Breeding Status

Species: Common Name	Species: Scientific Name	Survey 25.04.24	Conservation Status & Protection	Breeding Status
Pheasant	<i>Phasianus colchicus</i>	1	Not Listed	Possible H
Stock Dove	<i>Columba oenas</i>	2	Amber List	Possible H
Woodpigeon	<i>Columba palumbus</i>	11	Amber List	Possible S,H
Collared Dove	<i>Streptopelia decaocto</i>	2	Green List	Possible H
Great Spotted Woodpecker	<i>Dendrocopos major</i>	1	Green List	Possible H
Jackdaw	<i>Coloeus monedula</i>	3	Green List	Possible H
Carriion Crow	<i>Corvus corone</i>	4	Green List	Possible H
Blue Tit	<i>Cyanistes caeruleus</i>	12	Green List	Possible S,H
Great Tit	<i>Parus major</i>	2	Green List	Possible S,H
Long-tailed Tit	<i>Aegithalos caudatus</i>	3	Green List	Possible S,H
Chiffchaff	<i>Phylloscopus collybita</i>	1	Green List	Possible S,H
Blackcap	<i>Sylvia atricapilla</i>	1	Green List	Possible S,H
Wren	<i>Troglodytes troglodytes</i>	4	Amber List	Possible S,H
Song Thrush	<i>Turdus philomelos</i>	1	Amber List NERC S.41	Possible S,H
Blackbird	<i>Turdus merula</i>	4	Green List	Probable A,S,H
Robin	<i>Erithacus rubecula</i>	6	Green List	Possible S,H
Dunnock	<i>Prunella modularis</i>	2	Amber List NERC S.41	Possible S,H
Greenfinch	<i>Chloris chloris</i>	1	Red List	Possible S,H
Linnet	<i>Linaria cannabina</i>	2	Red List NERC S.41	Possible S,H
Total no. species recorded		19		

Breeding Status evidence can be broken down into four sections, each with their own codes, as defined by the European Ornithological Atlas Committee:

Confirmed breeder

- DD** – distraction display or injury feigning
- UN** – used nest or eggshells found from this season
- FL** – recently fledged young or downy young
- ON** – adults entering or leaving nest-site in circumstances indicating occupied nest
- FF** – adult carrying faecal sac or food for young
- NE** – nest containing eggs
- NY** – nest with young seen or heard

Probable breeder - Evidence accumulated during the survey indicates that the bird species is breeding on site.

- P** – pair in suitable nesting habitat
- T** – permanent territory (defended over at least 2 survey occasions)
- D** – courtship and display
- N** – visiting probable nest site
- A** – agitated behaviour
- I** – brood patch of incubating bird (from bird in hand)
- B** – nest building or excavating nest-hole

Possible breeder - Evidence accumulated during the survey indicates that the bird species could be breeding on site, but the evidence is less conclusive than that obtained for probable breeders.

- H** – observed in suitable nesting habitat
- S** – singing male

Non-breeder

- F** – flying over
- M** – migrant
- U** – summering non-breeder
- UH** – observed in unsuitable nesting habitat

Appendix D: GCN eDNA Results

Client: Beth Sydenham
FPCR Environment and Design



ADAS
Spring Lodge
172 Chester Road
Helsby
WA6 0AR

Tel: 01159 229249
Email: Helen.Rees@adas.co.uk
www.adas.uk

Sample ID: ADAS-3782 Condition on Receipt: Good Volume: Passed
Client Identifier: P1, 10352 Description: pond water samples in preservative
Date of Receipt: 15/05/2024 Material Tested: eDNA from pond water samples

Determinant	Result	Method	Date of Analysis
Inhibition Control [†]	2 of 2	Real Time PCR	23/05/2024
Degradation Control [§]	Within Limits	Real Time PCR	23/05/2024
Great Crested Newt*	0 of 12 (GCN negative)	Real Time PCR	23/05/2024
Negative PCR Control (Nuclease Free Water)	0 of 4	Real Time PCR	As above for GCN
Positive PCR Control (GCN DNA 10 ⁻⁴ ng/μL) [#]	4 of 4	Real Time PCR	As above for GCN

Report Prepared by: Dr Helen Rees Report Issued by: Dr Ben Maddison

Signed:

Signed:

Position: Director: Biotechnology Position: MD: Biotechnology

Date of preparation: 23/05/2024 Date of issue: 23/05/2024

eDNA analysis was carried out in accordance with the stipulated methodology found in the Technical Advice Note (WC1067 Appendix 5 Technical Advice Note) published by DEFRA and adopted by Natural England.

** If all PCR controls and extraction blanks give the expected results a sample is considered: negative for great crested newt if all of the replicates are negative; positive for great crested newt if one or more of the replicates are positive.*

[†] Recorded as the number of positive replicate reactions at expected C_t value. If the expected C_t value is not achieved, the sample is considered inhibited and is diluted as per the technical advice note prior to amplification with great crested newt primer and probes.

[§] No degradation is expected within time frame of kit preparation, sample collection and analysis.

[#] Additional positive controls (10⁻¹, 10⁻², 10⁻³ ng/μL) are also routinely run, results not shown here.

Client: Beth Sydenham,
FPCR Environment and Design



ADAS
Spring Lodge
172 Chester Road
Helsby
WA6 0AR

Tel: 01159 229249
Email: Helen.Rees@adas.co.uk

www.adas.uk

Sample ID: ADAS-3756 Condition on Receipt: Low Sediment Volume: Passed
Client Identifier: P3 Description: pond water samples in preservative
Date of Receipt: 03/05/2024 Material Tested: eDNA from pond water samples

Determinant	Result	Method	Date of Analysis
Inhibition Control [†]	2 of 2	Real Time PCR	10/05/2024
Degradation Control [§]	Within Limits	Real Time PCR	10/05/2024
Great Crested Newt*	0 of 12 (GCN negative)	Real Time PCR	10/05/2024
Negative PCR Control (Nuclease Free Water)	0 of 4	Real Time PCR	As above for GCN
Positive PCR Control (GCN DNA 10 ⁻⁴ ng/μL) [#]	4 of 4	Real Time PCR	As above for GCN
Report Prepared by:	Dr Helen Rees	Report Issued by:	Dr Ben Maddison
Signed:		Signed:	
Position:	Director: Biotechnology	Position:	MD: Biotechnology
Date of preparation:	10/05/2024	Date of issue:	10/05/2024

eDNA analysis was carried out in accordance with the stipulated methodology found in the Technical Advice Note (WC1067 Appendix 5 Technical Advice Note) published by DEFRA and adopted by Natural England.

** If all PCR controls and extraction blanks give the expected results a sample is considered: negative for great crested newt if all of the replicates are negative; positive for great crested newt if one or more of the replicates are positive.*

[†] Recorded as the number of positive replicate reactions at expected C_t value. If the expected C_t value is not achieved, the sample is considered inhibited and is diluted as per the technical advice note prior to amplification with great crested newt primer and probes.

[§] No degradation is expected within time frame of kit preparation, sample collection and analysis.

[#] Additional positive controls (10⁻¹, 10⁻², 10⁻³ ng/μL) are also routinely run, results not shown here.

Client: Beth Sydenham,
FPCR Environment and Design



ADAS
Spring Lodge
172 Chester Road
Helsby
WA6 0AR

Tel: 01159 229249
Email: Helen.Rees@adas.co.uk

www.adas.uk

Sample ID: ADAS-3760 Condition on Receipt: Low Sediment Volume: Passed
Client Identifier: P2 Description: pond water samples in preservative
Date of Receipt: 03/05/2024 Material Tested: eDNA from pond water samples

Determinant	Result	Method	Date of Analysis
Inhibition Control [†]	2 of 2	Real Time PCR	10/05/2024
Degradation Control [§]	Within Limits	Real Time PCR	10/05/2024
Great Crested Newt*	0 of 12 (GCN negative)	Real Time PCR	10/05/2024
Negative PCR Control (Nuclease Free Water)	0 of 4	Real Time PCR	As above for GCN
Positive PCR Control (GCN DNA 10 ⁻⁴ ng/μL) [#]	4 of 4	Real Time PCR	As above for GCN

Report Prepared by: Dr Helen Rees Report Issued by: Dr Ben Maddison

Signed:

Signed:

Position: Director: Biotechnology Position: MD: Biotechnology

Date of preparation: 10/05/2024 Date of issue: 10/05/2024

eDNA analysis was carried out in accordance with the stipulated methodology found in the Technical Advice Note (WC1067 Appendix 5 Technical Advice Note) published by DEFRA and adopted by Natural England.

** If all PCR controls and extraction blanks give the expected results a sample is considered: negative for great crested newt if all of the replicates are negative; positive for great crested newt if one or more of the replicates are positive.*

[†] Recorded as the number of positive replicate reactions at expected C_t value. If the expected C_t value is not achieved, the sample is considered inhibited and is diluted as per the technical advice note prior to amplification with great crested newt primer and probes.

[§] No degradation is expected within time frame of kit preparation, sample collection and analysis.

[#] Additional positive controls (10⁻¹, 10⁻², 10⁻³ ng/μL) are also routinely run, results not shown here.

Appendix 1: Interpretation of results

Sample Condition

Upon sample receipt we score your samples according to quality: good, low sediment, medium sediment, high sediment, white precipitate, and presence of algae.

There are three reasons as to why sediment should be avoided:

1. It is possible for DNA to persist within the sediment for longer than it would if it was floating in the water which could lead to a false positive result i.e. in this case GCN not recently present but present a long time ago
2. In some cases sediment can cause inhibition of the PCR analysis used to detect GCN eDNA within samples which could lead to an indeterminate result.
3. In some cases sediment can interfere with the DNA extraction procedure resulting in poor recovery of the eDNA which in turn can lead to an indeterminate result.

Algae can make the DNA extraction more difficult to perform so if it can be avoided then this is helpful.

Sometimes samples contain a white precipitate which we have found makes the recovery of eDNA very difficult. This precipitate can be present in such high amounts that it interferes with the eDNA extraction process meaning that we cannot recover the degradation control (nor most likely the eDNA itself) at sufficient levels for the control to be within the acceptable limits for the assay, therefore we have to classify these type of samples as indeterminate.

What do my results mean?

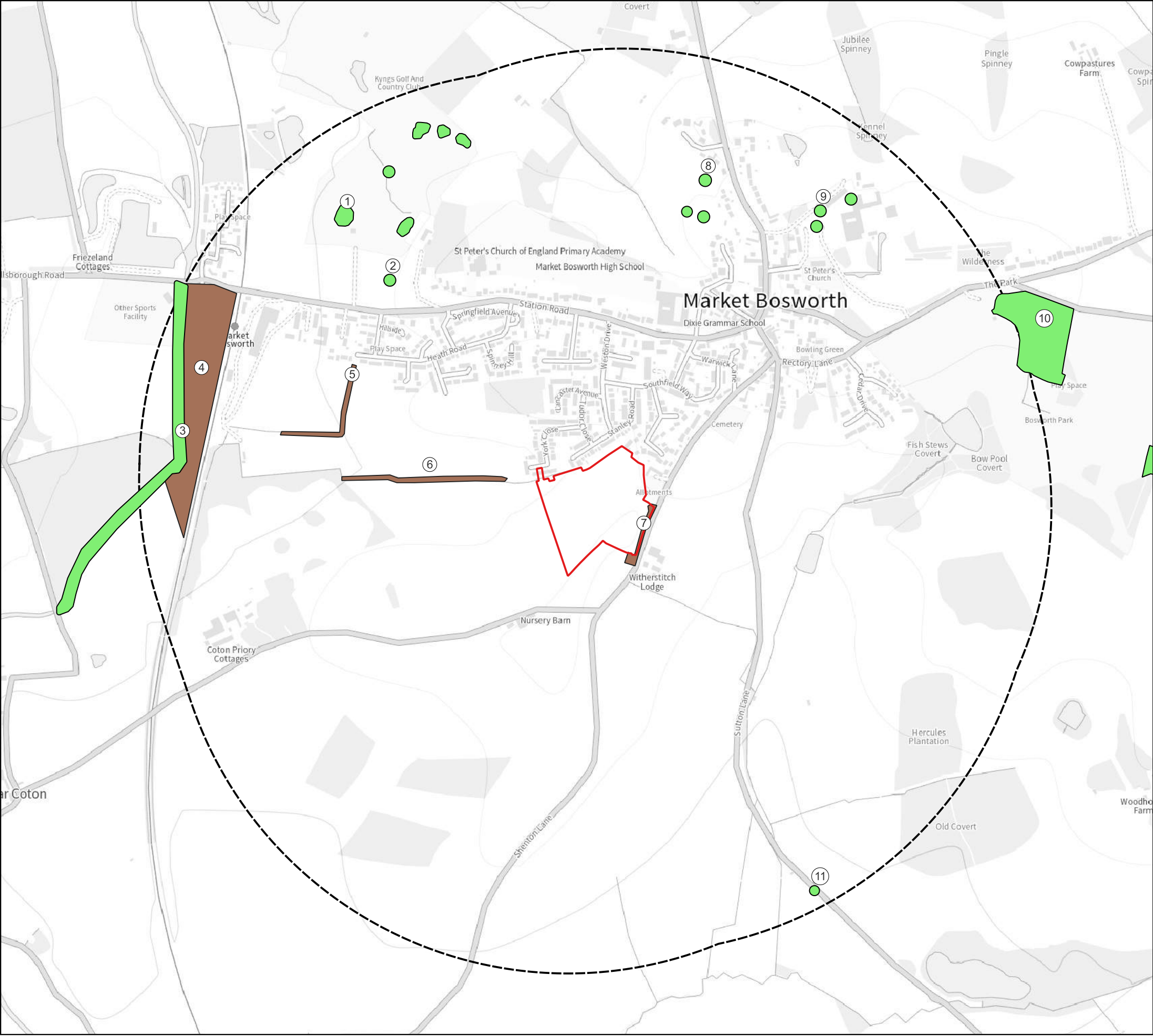
A positive result means that great crested newts are present in the water or have been present in the water in the recent past (eDNA degrades over around 7-21 days).

A negative result means that DNA from the great crested newt has not been detected in your sample.

On occasion an inconclusive result will be issued. This occurs where the DNA from the great crested newt has not been detected but the controls have indicated that either: the sample has been degraded and/or the eDNA was not fully extracted (poor recovery); or the PCR inhibited in some way. This may be due to the water chemistry or may be due to the presence of high levels of sediment in samples which can interfere with the DNA extraction process. A re-test could be performed but a fresh sample would need to be obtained. We have successfully performed re-tests on samples which have had high sediment content on the first collection and low sediment content (through improved sample collection) on the re-test. If water chemistry was the cause of the indeterminate then a re-test would most likely also return an inconclusive result.

The results will be recorded as indeterminate if the GCN result is negative and the degradation result is recorded as:

1. evidence of decay - meaning that the degradation control was outside of accepted limits
2. evidence of degradation or residual inhibition - meaning that the degradation control was outside of accepted limits but that this could have been due to inhibitors not being removed sufficiently by the dilution of inhibited samples (according to the technical advice note)



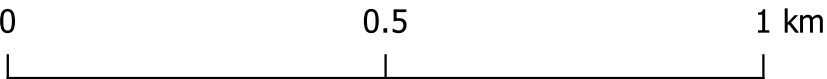
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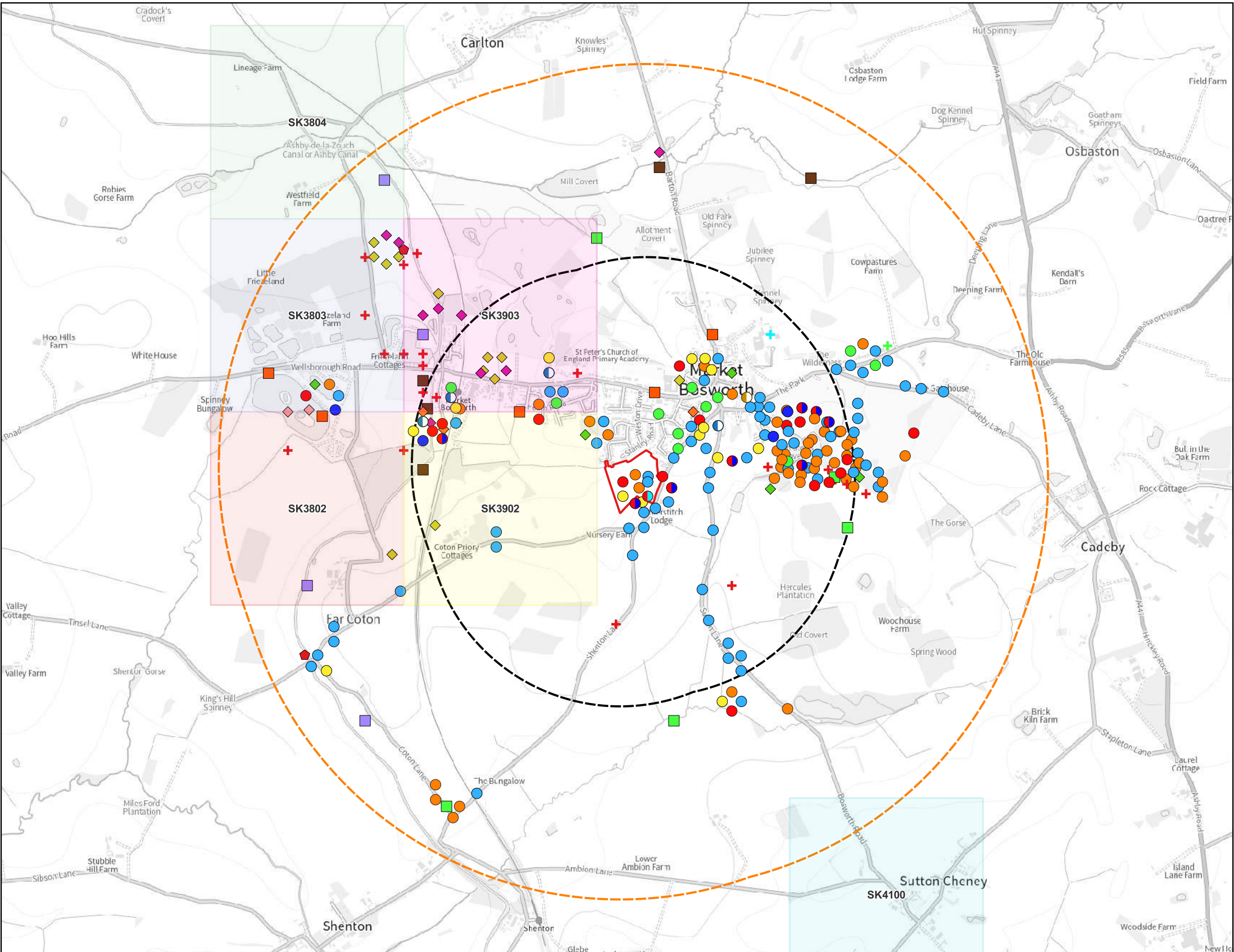
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Key

-  **Site Boundary**
-  **1km Site Boundary Buffer**
-  **cLWS (Candidate Local Wildlife Site)**
-  **pLWS (Potential Local Wildlife Site)**

- 1 - Market Bosworth, Kyngs Golf Course Ponds and Tree
- 2 - Market Bosworth, Station Rd veteran ash
- 3 - Ashby Canal, Market Bosworth
- 4 - Sedgemere, Market Bosworth
- 5 - Market Bosworth, hedge 2
- 6 - Market Bosworth, hedge 1
- 7 - Market Bosworth, Shenton Lane hedge
- 8 - Silk Hill mature trees
- 9 - Market Bosworth, Swan House Horse Chestnuts
- 10 - Market Bosworth Country Park grassland & pond
- 11 - Sutton Lane Oak





Species Records of 1km Accuracy

- | | |
|--|---|
| <div></div> Species within SK3802: Water Vole | <div></div> Species within SK3902: Common Toad, Smooth Newt, Myotis Bat species, Leisler's Bat, Noctule, Nathusius's Pipistrelle, Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared Bat |
| <div></div> Species within SK3803: Common Toad, Daubenton's Bat, Noctule, Common Pipistrelle, Soprano Pipistrelle, Common Frog | <div></div> Species within SK3903: Giant Hogweed, Hare |
| <div></div> Species within SK3804: Giant Hogweed, Hare | <div></div> Species within SK4100: Hedgehog |

FPCR Environment and Design Ltd, Lockington Hall, Lockington, Derby, DE74 2RH ■ t:01509 672 772 ■ e: mail@fpcr.co.uk ■ w: www.fpcr.co.uk ■
masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture

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Key

- | | |
|---------------------------|------------------------|
| <div></div> Site Boundary | <div></div> 2km Buffer |
| <div></div> 1km Buffer | |

Bats

- | | |
|--------------------------------------|-------------------------------------|
| <div></div> Unidentified Bat species | <div></div> Noctule |
| <div></div> Brown Long-eared Bat | <div></div> Nyctalus Bat species |
| <div></div> Common Pipistrelle | <div></div> Pipistrelle Bat species |
| <div></div> Daubenton's Bat | <div></div> Soprano Pipistrelle |
| <div></div> Myotis Bat species | <div></div> Whiskered/Brandt's Bat |

Herpetofauna

- | | |
|-------------------------|--------------------------------|
| <div></div> Common Frog | <div></div> Great Crested Newt |
| <div></div> Common Toad | <div></div> Smooth Newt |
| <div></div> Grass Snake | |

Mammals

- | | |
|----------------------|------------------------|
| <div></div> Hare | <div></div> Otter |
| <div></div> Hedgehog | <div></div> Water Vole |

Invasives

- | | |
|----------------------------|-----------------------------|
| <div></div> Giant Hogweed | <div></div> Japanese Rose |
| <div></div> Giant Knotweed | <div></div> Signal Crayfish |

client
Gladman Developments

project
Land off York Close,
Market Bosworth

drawing title
**SITE LOCATION AND CONSULTATION
REQUEST PLAN - SPECIES RECORDS**

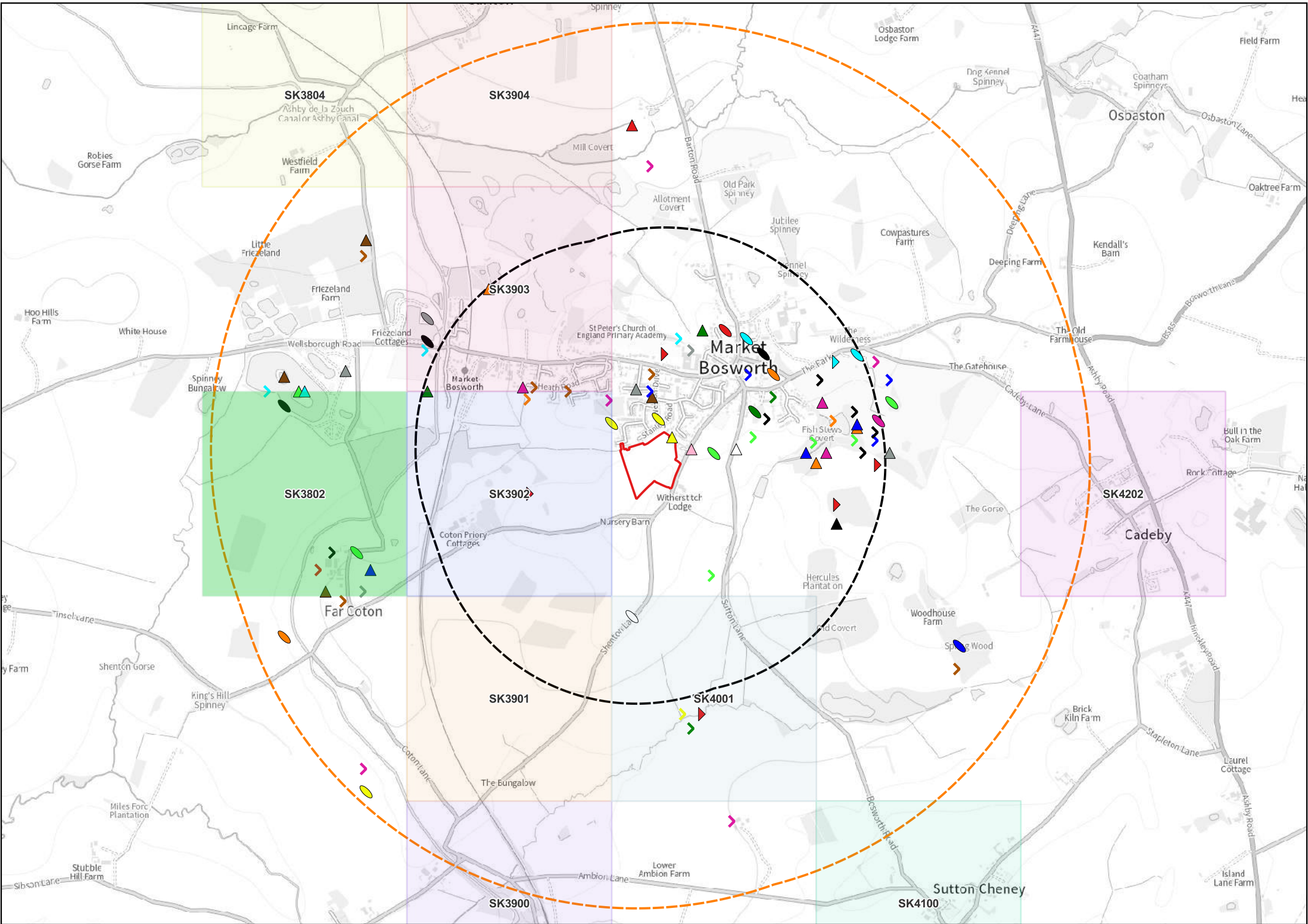
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drawn
KB / MPG

issue date
20/8/2024

drawing / figure number
Figure 1b

rev
-



Bird Records of 1km Accuracy			
Species within SK3802: Yellowhammer, Kingfisher, Peregrine, Swallow, Reed Bunting, Grasshopper Warbler, Dunnock, Spotted Flycatcher, Lesser Redpoll	Species within SK3903: House Martin, Yellowhammer, Song Thrush, Starling, Kingfisher		
Species within SK3804: Yellowhammer, Swallow, Dunnock	Species within SK3904: Song Thrush, House Sparrow		
Species within SK3900: Bullfinch, Dunnock, Starling, Song Thrush, Tree Sparrow, Spotted Flycatcher, Yellowhammer, Lapwing, Swallow, Grey Partridge, House Martin	Species within SK4001: Yellowhammer		
Species within SK3901: Dunnock, Bullfinch, Skylark, Yellowhammer, Song Thrush, Swift, Swallow, House Sparrow	Species within SK4100: House Sparrow		
Species within SK3902: Barn Owl, Bullfinch, Skylark, Swallow, Yellowhammer, Starling, Song Thrush, Dunnock, House Martin, Linnet, Willow Tit	Species within SK4202: Skylark, Yellowhammer, Linnet, Dunnock, Bullfinch, Swift, Reed Bunting, Swallow, Sand Martin		

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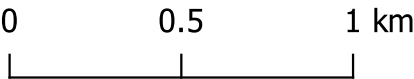
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Key

- Site Boundary
- 2km Buffer
- 1km Buffer

Birds

- Avocet
- Barn Owl
- Black Tern
- Brambling
- Bullfinch
- Canada Goose
- Corn Bunting
- Crossbill
- Cuckoo
- Dunnock
- Fieldfare
- Grey Partridge
- Greylag Goose
- Hawfinch
- Hen Harrier
- Hobby
- House Martin
- House Sparrow
- Kingfisher
- Lapwing
- Linnet
- Little Ringed Plover
- Mandarin Duck
- Marsh Tit
- Quail
- Redstart
- Redwing
- Reed Bunting
- Skylark
- Song Thrush
- Spotted Flycatcher
- Starling
- Swallow
- Swift
- Tree Sparrow
- Willow Tit
- Yellowhammer



client

Gladman Developments

project

Land off York Close,
Market Bosworth

drawing title

SITE LOCATION AND CONSULTATION
REQUEST PLAN - BIRD RECORDS

scale @ A3

1:22000

drawn

KB / MPG

issue date

20/8/2024

drawing / figure number

Figure 1c

rev

-



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Key

 **Red Line Boundary**

Baseline Habitats

 **Developed land; sealed surface**

 **Modified grassland**

 **Other neutral grassland**

Baseline Hedgerows

 **Non-native and ornamental hedgerow**

 **Line of trees**

 **Native hedgerow with trees**

 **Native hedgerow with trees - associated with bank or ditch**

 **Species-rich native hedgerow**

 **Species-rich native hedgerow with trees**

Baseline Individual Trees

 **Existing Large Rural Tree**

 **Existing Medium Urban Tree**

 **Existing Medium Rural Tree**

 **Existing Small Rural Tree**

 **Tree with bat potential**



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Key

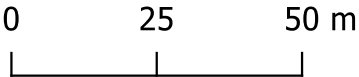
Site Boundary

BoCC Red List Species

- LI Linnet
- GR Greenfinch

BoCC Amber List Species

- D Dunnock
- SD Stock Dove
- ST Song Thrush
- WP Woodpigeon
- WR Wren





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Key:

- Site Boundary
- 250m Site Boundary Buffer
- Pond



client
Gladman Developments

project
**Land off York Close,
Market Bosworth**

drawing title
POND LOCATION PLAN

scale @ A3
1:5,000

drawn
MPG

issue date
20/8/2024

drawing / figure number
Figure 4

rev
-