

BIODIVERSITY NET GAIN TECHNICAL NOTE Rev E

Bellway Strategic Land

Land South of Bosworth Academy, Desford

July 2026

1.0 INTRODUCTION

- 1.1 This note has been produced by FPCR Environment and Design Ltd to provide a summary of the biodiversity net gain (BNG) assessment undertaken at Land South of Bosworth Academy, Desford (central OS grid reference: SK 48440 02950). Site visit were undertaken to carry out high-level BNG habitat surveys to assess the existing land and feed into the design process and to maximise the extent of biodiversity net gain achievable on-site. The Statutory Biodiversity Metric was then used to calculate the pre- and post-development habitat areas and their subsequent score.
- 1.2 Current proposals are being brought forwards for an *'Outline planning application for residential development, including provision of a primary healthcare facility and district centre [E Use Class]; sports facilities; public open space; access from Peckleton Lane and Leicester Lane with a connecting road; sustainable drainage; and associated infrastructure. All matters reserved except for access.'*

Methodology

- 1.3 Natural England's statutory biodiversity net gain metric is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the flat "habitats" and linear features "hedgerows" and "watercourses" separately, and is based on pre-determined values, along with published written guidance, set by a Natural England-led team of experts.
- 1.4 The habitats across the site were surveyed on 6th September 2023 and again on 29th September 2025 by a FISC 4 level qualified FPCR ecologist. The 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 were used to calculate the value of each habitat.
- 1.5 The condition assessments were undertaken using (or updated to) the relevant Condition Assessment Criteria within The Statutory Biodiversity Metric – Technical Annex 1 (July 2024)¹.
- 1.6 Proposed habitat type and condition have been reasonably estimated to provide a high level estimate of the feasibility of the scheme to achieve 10% biodiversity net gain.
- 1.7 On-Site post-development habitats were determined from the Illustrative Framework Plan (Edge 758_P03, July 2026 with elements of the Illustrative Masterplan Edge 758_SK03) with proposed habitats mapped and digitised using QGIS to generate areas for each of the habitats proposed for enhancement.

¹ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>.

- 1.8 Full details of the calculation methodology are provided in The Statutory Biodiversity Metric User Guide².
- 1.9 The river condition assessment was undertaken on the watercourse by a suitably experienced and accredited MoRPh surveyor (cartographer). The field survey was undertaken during low / normal flow conditions. The survey was undertaken working downstream. A desk top survey to determine river type (involving measuring the sinuosity and elevation of the watercourse) was undertaken.
- 1.10 The Natural England MAGIC database was consulted to identify any areas with statutory designations, and the Leicestershire and Rutland Environmental Records Centre (LRERC) was consulted for locally designated sites.

2.0 DESK STUDY AND ECOLOGICAL STRATEGIC SIGNIFICANCE

- 2.1 No internationally important sites for nature conservation were identified within 10 km of the site.
- 2.2 One Statutory designated site was identified within 2 km of the site; Botcheston Bog SSSI, which is 1.35km from the site and contains one of the best remaining areas of marshy grassland in Leicestershire and is a habitat representative of grazed marsh communities on peaty soils.
- 2.3 No statutory designated sites were located within the site, however two Potential Local Wildlife Sites (pLWS) and one Candidate Local Wildlife Site (cLWS) were identified which bordered the perimeter of the site. A further 6 cLWS or pLWS occurred within 1km of the site as well as 13 Historic Sites of potential local nature conservation interest.
- 2.4 The Leicestershire Nature Recovery Strategy sets out the local priorities for nature recovery and maps areas for the strategic improvement of biodiversity. A section of the western edge of the site is identified as an area that 'Could Become of Particular Importance for Biodiversity' to 'Buffer and Connect Priority Woodlands', increase Woodlands Transitional Habitat' and for 'Landscape Scale Woodland Expansion'. Therefore any proposed woodland creation in this zone would be allocated a high strategic significance, however this is limited by the need to access from the west off Peckleton Lane. No other habitat within the site is identified and are allocated the lowest strategic significance.

3.0 BASELINE CONDITIONS

- 3.1 A summary of the baseline habitats, hedgerows and watercourse present within the site are provided below. The hedgerow condition assessments are detailed at Appendix A and the full habitat descriptions are provided within the separate Ecological Appraisal Report. The metric identified a total baseline of **91.86 habitat units**, a total baseline of **3.14 hedgerow units** and a **total of 8.66 watercourse units**. The full metric spreadsheets are provided separately.

Baseline Habitats

- 3.2 As identified within the Preliminary Ecological Appraisal, the site largely comprised arable land and improved grassland with hedgerows and numerous mature trees. Watercourses flow north and north east along the edge of the site as well as through the eastern extent of the site. Other

² https://assets.publishing.service.gov.uk/media/669e45fba3c2a28abb50d426/The_Statutory_Biodiversity_Metric_-_User_Guide_23.07.24_.pdf

habitats present within the Site include hedgerow ditches, an area of modified grassland used as a model airplane landing strip, a small part of an otherwise offsite woodland, a surfaced track, and a linear area of scrub.

- 3.3 Baseline habitats are provided within Table 1 and are depicted on Figure 1: Baseline Habitats.

Table 1: Summary of Existing Baseline Habitat Value

Habitat type	Area (ha)	Distinctiveness	Condition	Biodiversity units
Cropland	41.029	Low	N/A	82.06
Modified Grassland	0.4823	Low	Moderate	1.93
Heathland and shrub: Mixed scrub	0.1407	Medium	Poor	0.56
Developed Land: sealed surface	0.1683	Very Low	N/A	0
Other woodland: mixed	0.1197	Medium	Moderate	0.96
Rural Trees	0.5293	Medium	Good	6.35
Total (excluding trees)	41.94			91.86

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.

Linear Habitats

Hedgerows / Tree Lines

- 3.4 Linear habitats recorded mainly comprised hedgerows many of which contained trees and some also had a dry ditch at their base associated with the linear hedge feature. A tree line was also recorded. In total, 4.29km of hedgerow and tree line were recorded within and bordering the Site.
- 3.5 The majority of the hedgerow/tree network within the site will be retained with only small sections proposed for removal, required to facilitate access into and through this scheme.
- 3.6 Hedgerow locations are indicated on Figure 1 with full details of all hedgerows provided in the metric.
- 3.7 All ditches across the site (associated with hedgerows) were not considered likely to hold water for 4 months of the year, so whilst associated with the hedgerow features and assessed as such, they are unlikely to have met the ditch definition in their own right.

Watercourse

- 3.8 Tributaries flowed along the northern and south western boundary of the site with a section flowing northwards through the eastern extent of the site. The watercourse was largely recorded as being in moderate condition, which was then downgraded to fairly poor due to overdeepening of the channel. Sub reach MoRPh section E dipped below the threshold for Fairly Poor and was categorised as Poor condition as well as the section of culvert.
- 3.9 The watercourses present on site generally scored well for bank face natural profile and channel bed material richness, but scored poorly for bank top managed cover due to arable practices within the 10m riparian zone.
- 3.10 The units for each watercourse within the red line and/or within 10m of the red line have been calculated and are presented in Table 2.

Table 2: Existing Watercourse Units and Conditions

BIA Baseline Habitat Type	Length (km)	Condition	Watercourse Encroachment	Sub Reach Ref.	Riparian Encroachment	Reason / Habitat Notes	Biodiversity Units
Other rivers & streams	0.099	Fairly Poor	None	MoRPh A	Major/Minor	Arable / woodland	0.75
Other rivers & streams	0.522	Fairly Poor	None	MoRPh B & C	Major/Minor	Arable / offsite woodland	3.95
Other rivers & streams	0.149	Fairly Poor	None	MoRPh D	Major / No Encroachment	Arable / offsite woodland	1.17
Other rivers & streams	0.149	Poor	None	MoRPh E	Major / Major	Arable both banks	0.69
Other rivers & streams	0.149	Fairly Poor	None	MoRPh F	Major / Major	Arable both banks	1.01
Culvert	0.006	Poor	N/A	N/A	N/A	Culvert	0.01
Other rivers and streams	0.232	Fairly Poor	None	MoRPh G	Major / Major	Arable / modified grassland	0.72
Ditch	0.66	Moderate	None	Ditch	Major / major	Arable / modified and road	0.40
Totals:	1.25	-	-	-	-	-	8.66

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 LOST/ RETAINED HABITAT

- 4.1 Based on the current proposals, all habitats within the site are lost with the exception of onsite individual trees, woodland and scrub.
- 4.2 The hedgerows are to be retained as far as possible, with only the loss of a small sections of hedgerows known to require removal to facilitate access of road infrastructure across the site. All hedgerows are currently managed to a 'Good' condition and have negligible gaps so cannot easily benefit from enhancement or increased distinctiveness.
- 4.3 The watercourse will be retained, however the existing section of culvert where currently the farm track passes over the watercourse shall be removed and replaced with a larger section of culvert to accommodate the link road through the site. Proposals will require some form of outflows from SuDS into the watercourse. This may require headwalls to be constructed which would be calculated as a loss and creation of lower condition watercourse, however where feasible alternative design solutions will be adopted at the detailed stage to avoid downgrading of such minor sections of watercourse. Additionally, further details footpaths that may cross the watercourse is currently not known, however it is assumed that these will be bridges and

therefore would retain the watercourse. No other modifications to the remainder of the watercourse itself are anticipated, however habitats in the riparian zone, within 10m of the bank tops will be lost and recreated with sections of the watercourse therefore experiencing enhancements as a result (see Table 4).

5.0 CREATED HABITAT

- 5.1 The proposed habitats are currently calculated based on the Illustrative Framework Plan (Edge 758_PO3, July 2026). This plan indicates the potential locations and extents of structural planting and SuDS features based on current landscape and drainage information. From this, realistic and sensible habitat typologies have been drawn and realistically attainable target conditions applied to calculate the biodiversity units for each habitat presented in Table 3. The proposals include a significant area of green infrastructure with a corridor of more formal public open space through the centre of the proposed development with open space the northern and southern edges of the site to be managed more informally for their biodiversity value including species-rich grassland. It is considered that with appropriate seeding and long-term management, these areas of other neutral grassland can achieve moderate condition.
- 5.2 The Illustrative Framework Plan shows areas of sports pitches, which will be sown with a species poor, highly durable seed mix / turf and will be heavily used, thus have been entered in the metric as modified grassland that will not exceed poor condition. Areas denoted as allotments are also not expected to exceed poor condition.
- 5.3 Where formally managed open space centrally through the proposed development is proposed, as per the Illustrative Framework Plan, though these will be amenity areas, it is suggested these are to be seeded with flowering lawn seed mix and managed in a less intensive manner with a view to being capable to maintaining greater species diversity and therefore entered into the metric as modified grassland targeting moderate condition.
- 5.4 Areas of mixed scrub are proposed around the peripheries of the residential area, SuDS and pond which are likely to reach moderate condition.
- 5.5 A series of SuDS are proposed throughout the proposed development. Within the Illustrative Framework Plan these are to be a split between dry and wet features, the specifics of which are not yet confirmed, therefore these have all been categorised as SuDS in this calculation, though some wet features with the correct water retention and landscaping design are expected to meet the criteria as non-priority ponds. However at this stage as a precautionary approach, these have been allocated as SuDS targeting moderate condition but are likely to exceed this, further adding biodiversity gains above that calculated.
- 5.6 Also, the proposed development will include a number of native and non native street trees as well as individual trees planted in public open spaces. The Illustrative Masterplan does indicate 291 street tree as well as a further 184 individual trees located in green space. For the purpose of these calculations these tree numbers have all been entered to the metric as targeting small size with street trees not expected to exceed poor condition and those in open space targeting moderate.
- 5.7 It has been assumed that the residential area will be a split of hardstanding/built : garden is 70:30 ratio.

Table 3: Biodiversity Units: Proposed On-Site Habitats

Habitat type	Area (ha)	Distinctiveness	Condition	Biodiversity units
Created Habitat				
Modified grassland	6.2332	Low	Moderate	21.62
Modified grassland	2.786	Low	Poor	5.38
Other neutral grassland	9.3621	Medium	Moderate	65.68
Mixed scrub	1.6574	Medium	Moderate	11.10
Allotments	0.5053	Low	Poor	0.98
Developed land; sealed surface - road	3.4921	V.Low	N/A - Other	0
Sustainable drainage system	2.5254	Low	Moderate	6.08
Vegetated Gardens	4.5383	Low	N/A - Other	8.76
Developed land; sealed surface - dev	10.5895	Medium	N/A - Other	0
Urban trees	1.1848	Medium	Poor	3.32
Urban trees	0.7492	Medium	Moderate	2.29
Total	41.69			122.2

Hedgerows

- 5.8 The hedgerows are to be largely retained with a commitment towards their long-term management. Existing hedgerows are in good condition with negligible gaps, limiting opportunities for additional enhancement to these features. At this stage, in the absence of full detailed landscape proposals, hedgerow creation is taken from the the Illustrative Framework plan ~ c.970m.
- 5.9 The full landscape proposals will of course include a mix of ornamental, native and species rich native hedge planting that would seek to achieve at least moderate condition through appropriate management in the long term. In order to satisfy trading errors it is required that the created hedgerow that will run parallel with the existing watercourse through the eastern extent of the site (species rich hedgerow with ditch) will achieve good condition.
- 5.10 Based on the extent of hedgerow creation depicted on the Illustrative Framework Plan, the metric indicates a 4.58 net unit change of hedgerows.

Watercourse

- 5.11 To minimise impacts to the watercourse the scheme will be designed to deliver a drainage design that avoids outflow to the watercourse, wherever possible. Current proposals indicate estimated locations and extents of SuDS features but details of outflows from these are not provided. It is recommended that headwalls with outflows directly to watercourses are avoided to avoid additional encroachment within 10m of the watercourse bank tops.
- 5.12 In order to design a functional layout, culverting a small section of the watercourse that flows through the east of the site has been unavoidable to pass the main link roads through the site over the watercourse. This affects sub-reach MoRPh sections E.
- 5.13 As noted at Table 2, the existing land use within 10m of the bank top involves agricultural management practices within 4m of the bank top. Through ceasing agricultural practice and introducing meadow grassland along the banks, enhancement to the water course condition can be applied through reduction in the riparian encroachment to the watercourse. Proposals

involving creation of semi-natural habitats, managed appropriately along the watercourse corridors with no buildings, hardstanding or structures that inhibit wildlife access to the watercourse within the riparian zone will reduce riparian encroachment as follows:

- No encroachment within 10m of bank top: No encroachment
- Encroachment 8-10m from the bank top (100%) OR encroachment occupying 10-25% of the riparian zone 4-10m from the bank top: Minor encroachment
- Encroachment occupying 10-25% of the riparian zone 4-10m from the bank top: Moderate encroachment
- Any encroachment 0-4m from the bank top OR encroachment occupying >25% of the total riparian zone: Major encroachment

5.14 Therefore, by the change of proposed land use along the watercourse corridor, sub reach MoRPh sections B – G and the ditch at the eastern extent of the site (Refer to Figure 6) can be enhanced through reduction of encroachment of the riparian zone as noted at Table 5 below.

Table 5: Proposed Watercourse Units and Conditions

BIA Baseline Habitat Type	Length (km)	Condition	Watercourse Encroachment	Sub Reach Ref.	Post Intervention Riparian Encroachment	Reason / Habitat Notes	Biodiversity Units
Culvert	0.006	Poor	N/A	Culvert	N/A	Removal and creation of culvert	0.01
Other rivers & streams	0.099	Fairly Poor	None	MoRPh A	Minor / No encroachment	Enhance bank top condition through created informal POS habitat	0.75
Other rivers & streams	0.522	Fairly Poor	None	MoRPh B & C	Minor / No encroachment	Enhance bank top condition through created informal POS habitat	3.95
Other rivers & streams	0.149	Fairly Poor	None	MoRPh D	Minor / No encroachment	Enhance bank top condition through created informal POS habitat	1.17
Other rivers & streams	0.149	Poor	None	MoRPh E	Minor / No encroachment	Enhance bank top condition through created informal POS habitat	0.69
Other rivers & streams	0.149	Fairly Poor	None	MoRPh F	Minor / No encroachment	Enhance bank top condition through created informal POS habitat	1.01
Other rivers and streams	0.107	Moderate (from Fairly Poor)	None	MoRPh G	Major / No encroachment	Enhance bank top condition through created informal POS habitat	0.72
Ditch	0.066	Moderate	N/A	Ditch	Major / No encroachment	Ditch	0.46
Totals:	1.25	-	-	-	-	-	8.66

RESULTS AND CONCLUSION

- 5.15 The habitat retention, enhancement and creation with a precautionary approach taken towards habitat creation in the absence of full landscape details is described within this report and has been inputted into the Statutory Biodiversity Metric. Table 6 provides a summary of the headline results from the biodiversity metric assessment completed for the proposals. The full metric has been provided separately.

Table 6: Statutory Biodiversity Metric Headline Results – Current Site

Baseline	Habitat Units	91.86
	Hedgerow Units	42.80
	Watercourse units	8.66
Post-Intervention	Habitat Units	129.43
	Hedgerow Units	47.38
	Watercourse units	9.75
Total Net Unit Change	Habitat Units	37.57
	Hedgerow Units	4.58
	Watercourse units	1.09
Total Net Percentage Change	Habitat Units	40.9%
	Hedgerow Units	10.70%
	Watercourse units	12.57%

- 5.16 Based on the precautionary approach to proposed habitats and target conditions that are readily achievable and common place in residential development of this type, the BNG calculations demonstrates that proposed development of the site can exceed 10% biodiversity net gain habitat unit requirements and satisfies the trading rules.
- 5.17 Under the current proposals with calculations based upon the Illustrative Framework Plan, the metric demonstrates that proposed development of the site can exceed 10% biodiversity net gain hedgerow unit requirements and satisfies the trading rules.
- 5.18 Removing the agricultural management from the on-site watercourse bank top reduces encroachment to the riparian zone of these features, leading to uplifts in watercourse unit delivery equating to a gain of 1.09 watercourse units, a 12.57% gain. If the design of outflows from SuDS increases encroachment to the watercourses (headwalls), this gain would potentially be compromised.
- 5.19 Based on the above, it is demonstrated that the required 10% net gain is achievable onsite.
- 5.20 A Habitat and Monitoring plan will be provided as part of Reserved Matters stage.

Appendix A : Baseline Habitat Condition Scores

Appendix A details the condition scores of the baseline habitats and hedgerows

Table 1: Condition Assessment of Hedgerows on the Site.

Condition Assessment Criteria	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	H11	H12	H13	H14	H15	H16	H17	H18	H19	H20	H21	H22	H23	H24
A1. Height >1.5 m average along length	P	P	P	P	P	P	P	P	P	p	P	P	P	P	P	F	P	P	P	P	P	P	P	P
A2. Width >1.5 m average along length	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	p	P	P	P	P	P	P	P	P
B1. Gap Hedge base gap between ground and base of canopy 90% of length (unless 'line of trees')	P	P	P	P	P	P	P	P	P	F	P	P	F	F	P	p	P	P	P	P	P	P	P	P
B2. Gap – Hedge canopy continuity. Gaps make up <5 m	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C1. Undisturbed ground and perennial vegetation >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least)	P	P	P	P	P	P	P	P	F	P	P	F	F	F	F	F	P	F	F	F	F	F	F	P
C2. Undesirable perennial vegetation Plant species indicative of nutrient enrichment of soils dominate	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
D1. Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non- native and neophyte species	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	F	P	P	P	P	P
D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hedge with Trees																								
E1. >1 age class /morphology & average 1 mature / ancient tree/ 20- 50m hedge																P							F	
E2. At least 95% of hedge trees healthy condition. Little or no evidence of impact on tree health by damage from livestock, wild animals, pests, disease or human action.																P							P	
Condition	Good	Mod	Good	Good	Good	Good	Good	Mod	Good	Mod	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Mod	Mod	Mod	Mod
No more than 2 failures in total; AND No more than 1 in any functional group. No more than 4 failures in total; AND Does not fail both attributes in more than one functional group Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group	Good Moderate Poor																							

Condition Assessment Criteria	H25	H26	H27	H28
A1. Height >1.5 m average along length	P	P	P	P
A2. Width >1.5 m average along length	P	P	P	P
B1. Gap Hedge base gap between ground and base of canopy 90% of length (unless 'line of trees')	P	P	P	P
B2. Gap – Hedge canopy continuity. Gaps make up <5 m	P	P	P	P
C1. Undisturbed ground and perennial vegetation >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, and is present on one side of the hedge (at least)	F	P	P	p
C2. Undesirable perennial vegetation Plant species indicative of nutrient enrichment of soils dominate	P	P	P	P
D1. Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	P	P	P	p
D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	P	P	P	p
Hedge with Trees				
E1. >1 age class /morphology & average 1 mature / ancient tree/ 20-50m hedge				
E2. At least 95% of hedge trees healthy condition. Little or no evidence of impact on tree health by damage from livestock, wild animals, pests, disease or human action.				
Condition	G	G	G	G
No more than 2 failures in total; AND No more than 1 in any functional group. No more than 4 failures in total; AND Does not fail both attributes in more than one functional group Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group				

Table 2: Condition Assessment for Line of Trees

Condition Assessment Criteria	1
A.At least 70% of trees are native species	P
B.The tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide	P
C.One or more trees has veteran feature and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy, loose bark	F
D.There is an undisturbed naturally vegetated strip of at least 6m on both sides, protecting from disturbance.	F
E.At least 95% of the trees are in a healthy condition (veteran features excluded). Little or no evidence of impact on tree health from livestock wild animals, pests, diseases or humans.	P
Condition	Moderate
Passes 5 criteria Passes 3 to 4 criteria Passes 2 or fewer criteria	Good Moderate Poor

Table 3 Condition Assessment of Modified Grasslands

Condition Assessment Criteria		
A	There must be 6-8 species per m ² . If a grassland has 9 or more species per m ² it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition.	Pass
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant	Pass
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Fail
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Fail
F	Cover of bracken less than 20%.	Pass
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Pass
Condition		Moderate
6 or 7 of 7 criteria including passing essential criterion 1		Good (3)
4 or 5 of 7 criteria; OR		
4 or 5 of 7 criteria including passing essential criterion 1		Moderate (2)
0, 1, 2 or 3 of 7 criteria; OR		
4, 5 or 6 of criteria but failing criterion 1		Poor (1)

Table 4. Condition Assessment of Scrub.

Condition Assessment Criteria		
1	Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover).	Fail
2	There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.	Pass
3	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species ¹ make up less than 5% of ground cover	Pass
4	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Fail
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail
Condition		Poor
Passes 5 of 5 criteria		
Passes 3 or 4 of 5 criteria		
Passes 0, 1 or 2 of 5 criteria		

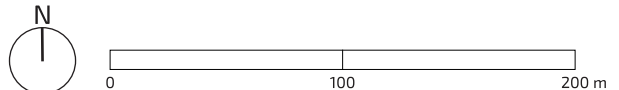
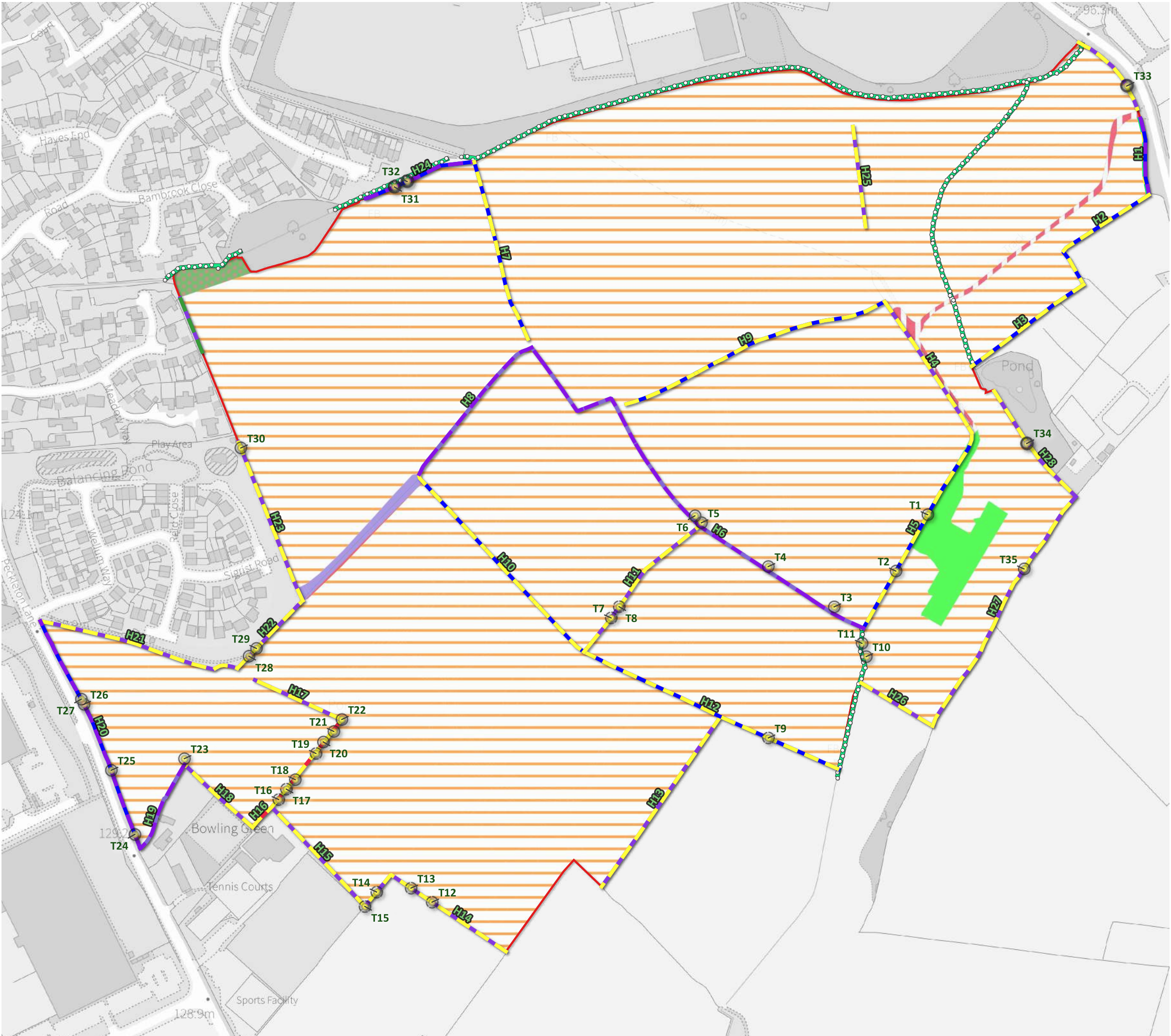
Table 5. Condition Assessment of Mixed Plantation Woodland

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	W1
1	Age distribution of trees	Three age classes present	Two age classes present	One age class present	2
2	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ²	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3
3	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species >10% cover	3
4	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	3
5	Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	<50% of canopy trees and <50% of understory shrubs are native	3
6	Open space within woodland	10 – 20% has areas of temporary open space, unless <10ha	21- 40% has areas of temporary open space	More than 40% has areas of temporary open space	1
7	Woodland regeneration	All three classes present; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	3
8	Tree health	Tree mortality <10%, no pests or diseases and no crown dieback	11-25% mortality and/or crown dieback or low risk pest/disease present	> 25% tree mortality and or any high risk pest or disease present	2
9	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	1
10	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	2
11	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1
12	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/stems/ stumps	25-50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	< 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	2
13	Woodland disturbance	No nutrient enrichment or damaged ground evident	< 1 hectare of nutrient enrichment across woodland area and/or < 20% damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	3
Score (out of 39)					29
Condition					Mod
Total score >32 (33 to 39)			Good		
Total score 26 to 32			Moderate		
Total score <26 (13 to 25)			Poor		

Appendix B: River Condition Assessment Condition Scores

Location	Feature	Code	A	B	C	D	E	F	G
Bank top	Vegetation structure	B1	2	1	1	1	0	0	0
	Tree feature richness	B2	0	0	0	0	0	0	0
	Water-related features	B3	0	0	0	0	0	0	0
	NNIPS cover	B4	0	0	0	0	0	0	0
	Managed ground cover	B5	-3	-3	-2	-3	-3	-3	-3
Bank face	Riparian vegetation structure	C1	2	2	2	2	1	1	2
	Tree feature richness	C2	0	0	0	0	0	0	1
	Natural bank profile extent	C3	3	3	3	3	3	3	3
	Natural bank profile richness	C4	1	1	3	2	1	1	1
	Natural bank material richness	C5	1	1	1	1	1	1	1
	Bare sediment extent	C6	0	1	1	1	1	1	1
	Artificial bank profile extent	C7	0	0	0	0	0	0	0
	Reinforcement extent	C8	0	0	0	-1	0	0	0
	Reinforcement material severity	C9	0	0	0	-1	0	0	0
	NNIPS cover	C10	0	0	0	0	0	0	0
Channel margin	Aquatic vegetation extent	D1	0	1	3	3	0	0	0
	Aquatic morphotype richness	D2	0	1	1	1	0	0	0
	Physical feature extent	D3	0	0	2	1	0	0	1
	Physical feature richness	D4	0	0	1	1	0	1	1
	Artificial features	D5	-1	0	-1	0	0	0	0
Channel bed	Aquatic morphotype richness	E1	1	1	0	0	1	0	1
	Tree features richness	E2	0	0	0	0	0	0	0
	Hydraulic features richness	E3	1	2	0	1	0	0	0
	Natural features extent	E4	1	0	2	2	0	0	0
	Natural features richness	E5	1	0	1	1	0	0	0
	Material richness	E6	2	2	3	3	2	1	2
	Siltation	E7	0	0	0	0	0	0	0
	Reinforcement extent	E8	0	0	-1	0	0	0	0
	Reinforcement severity	E9	0	0	-3	0	0	0	0
	Artificial features severity	E10	0	0	0	-1	-4	0	0
	NNIPS extent	E11	0	0	0	0	0	0	0
	Filamentous algae extent	E12	0	0	0	0	0	0	0
Preliminary Condition Score			0.4818	0.6113	0.8016	0.7490	-0.012	0.2429	0.5061
Overdeep			Yes		Yes	Yes	Yes	Yes	Yes
Condition Score (			F.Poor	F.Poor	F.Poor	F.Poor	Poor	F.Poor	F.Poor

River Type - K		
Thresholds	Upper	Lower
Good	2.4	1.9
Fairly Good	1.9	1.2
Moderate	1.2	0.2
Fairly Poor	0.2	-1
Poor	-1	-2.5



Key:

- Red line boundary
- Baseline Habitats:**
 - Cereal crops
 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other woodland; broadleaved

- Baseline Hedgerows:**
 - Line of trees
 - Native hedgerow
 - Native hedgerow associated with bank or ditch
 - Native hedgerow with trees associated with bank or ditch
 - Species-rich native hedgerow
 - Species-rich native hedgerow associated with bank or ditch

- Baseline Watercourses:**
 - Culvert
 - Ditches
 - Other rivers and streams

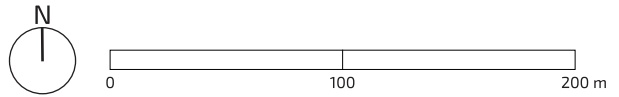
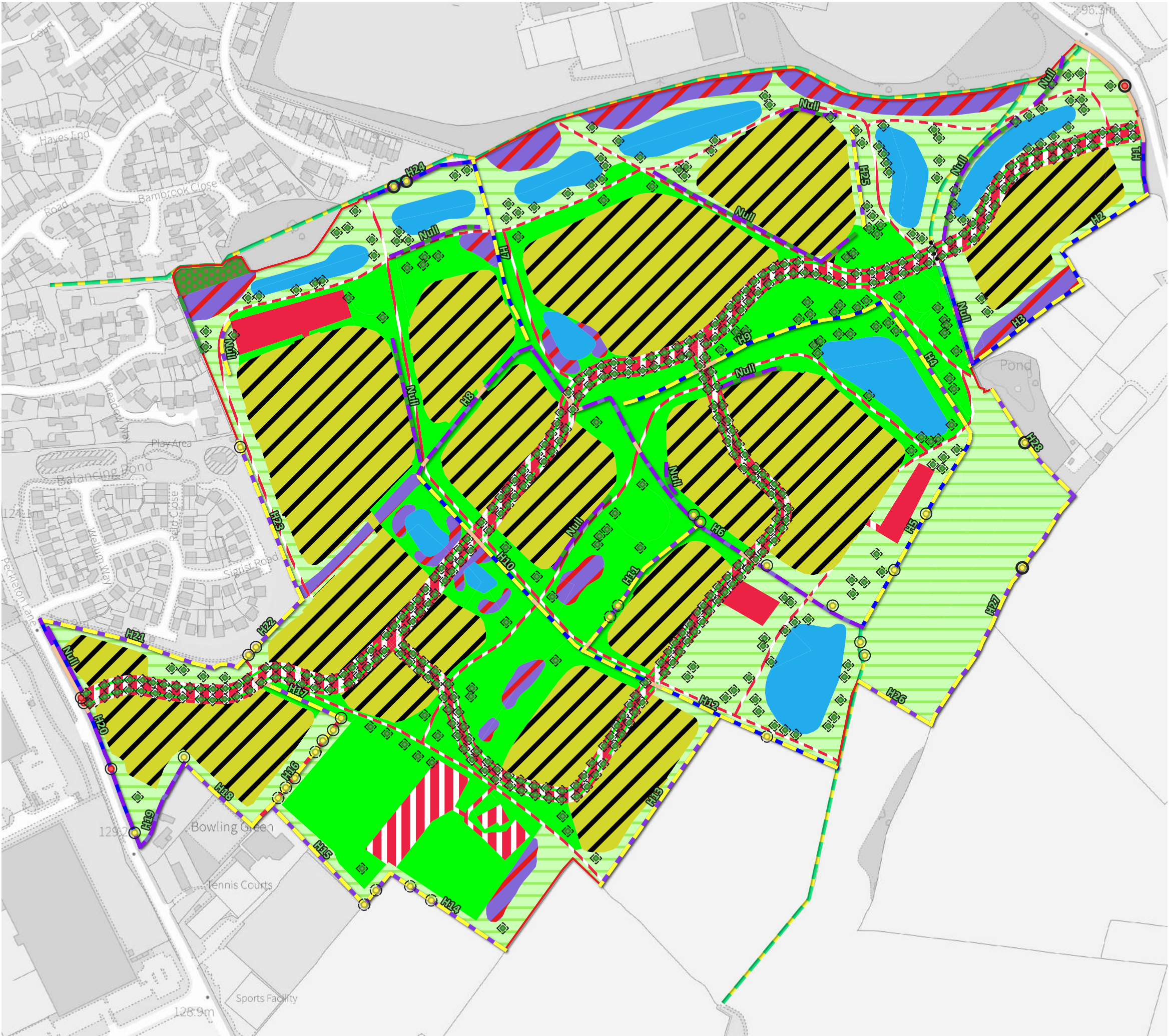
- Baseline Individual Trees:**
 - Large rural tree
 - Medium rural tree
 - Small rural tree

date drawn 30/07/26
drwn/chkd
LHG / LFR

client
Bellway Homes Ltd. (South Midlands)
project
**Land South of Bosworth Academy
Desford**

title
BASELINE HABITATS
scale
1:3,250 @ A3

number
FIGURE 1
rev
-



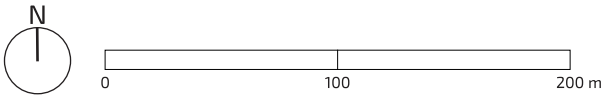
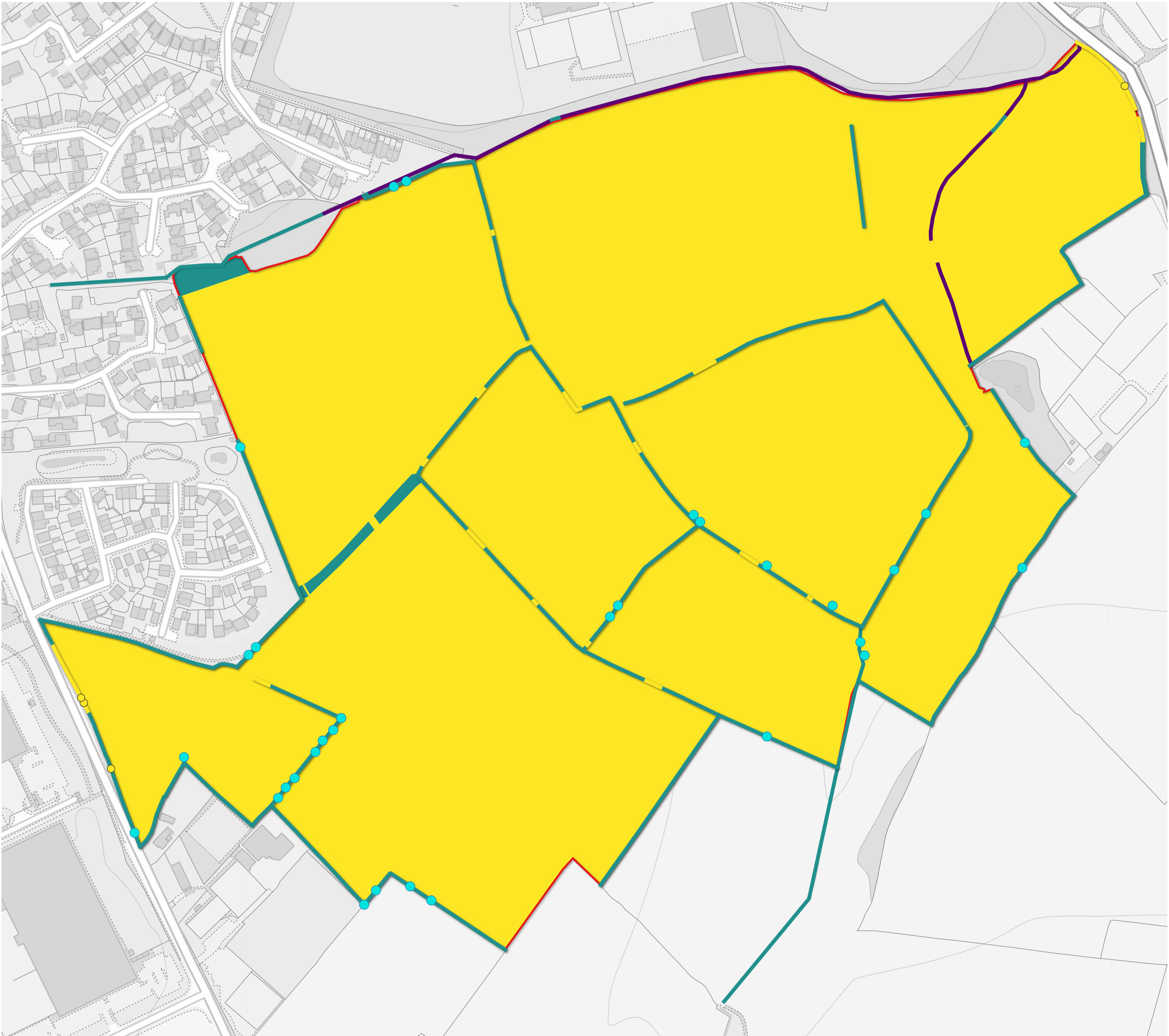
Key:

- Red line boundary
- Proposed Habitats:**
 - Allotments
 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Sustainable drainage system
 - Residential
- Proposed Hedgerows:**
 - Line of trees
 - Native hedgerow
 - Native hedgerow
 - associated with bank or ditch
 - Native hedgerow with trees
 - associated with bank or ditch
 - Species-rich native hedgerow
 - Species-rich native hedgerow
 - associated with bank or ditch
 - Species-rich native hedgerow with trees
- Proposed Watercourses:**
 - Culvert
 - Ditch
- Proposed Individual Trees:**
 - Proposed small urban tree
 - Retained large rural tree
 - Retained medium rural tree
 - Retained small rural tree
 - Lost medium rural tree
 - Lost large rural tree

date drawn 30/07/26
client
Bellway Homes Ltd. (South Midlands)
project
Land South of Bosworth Academy
Desford

title
PROPOSED HABITATS
scale
1:3,250 @ A3

number
FIGURE 2
rev
-



Key:

Red line boundary

Habitat Retention:

Retained

Lost

Hedgerow Retention:

Retained

Lost

Watercourse Retention:

Retained

Enhanced

Lost

Individual Tree Retention:

Retained

Lost

date drawn 30/07/26 drwn/chkd LHG / LFR

client Bellway Homes Ltd. (South Midlands)
project Land South of Bosworth Academy
Desford

title HABITAT RETENTION scale 1:3,250 @ A3

number FIGURE 3 rev -