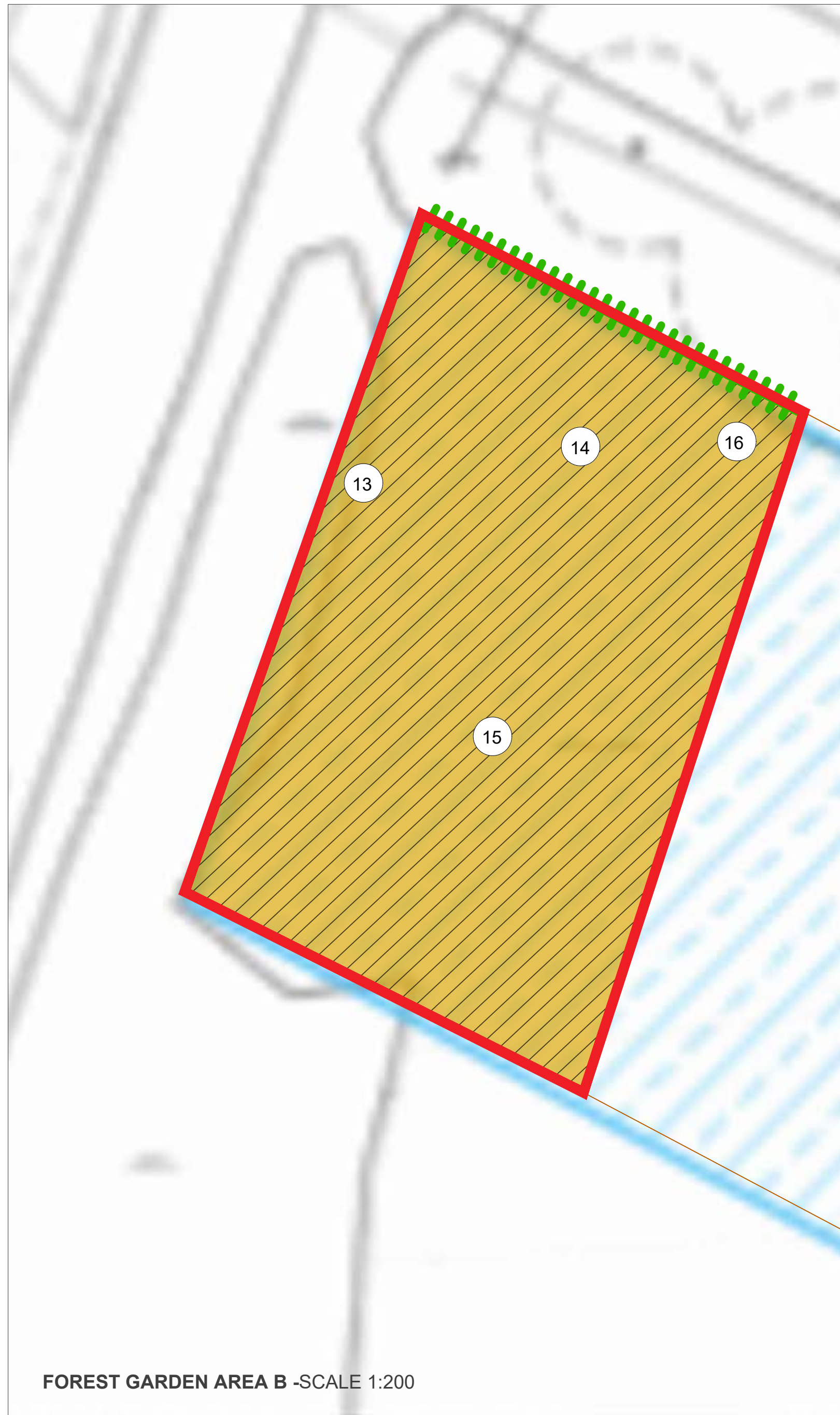
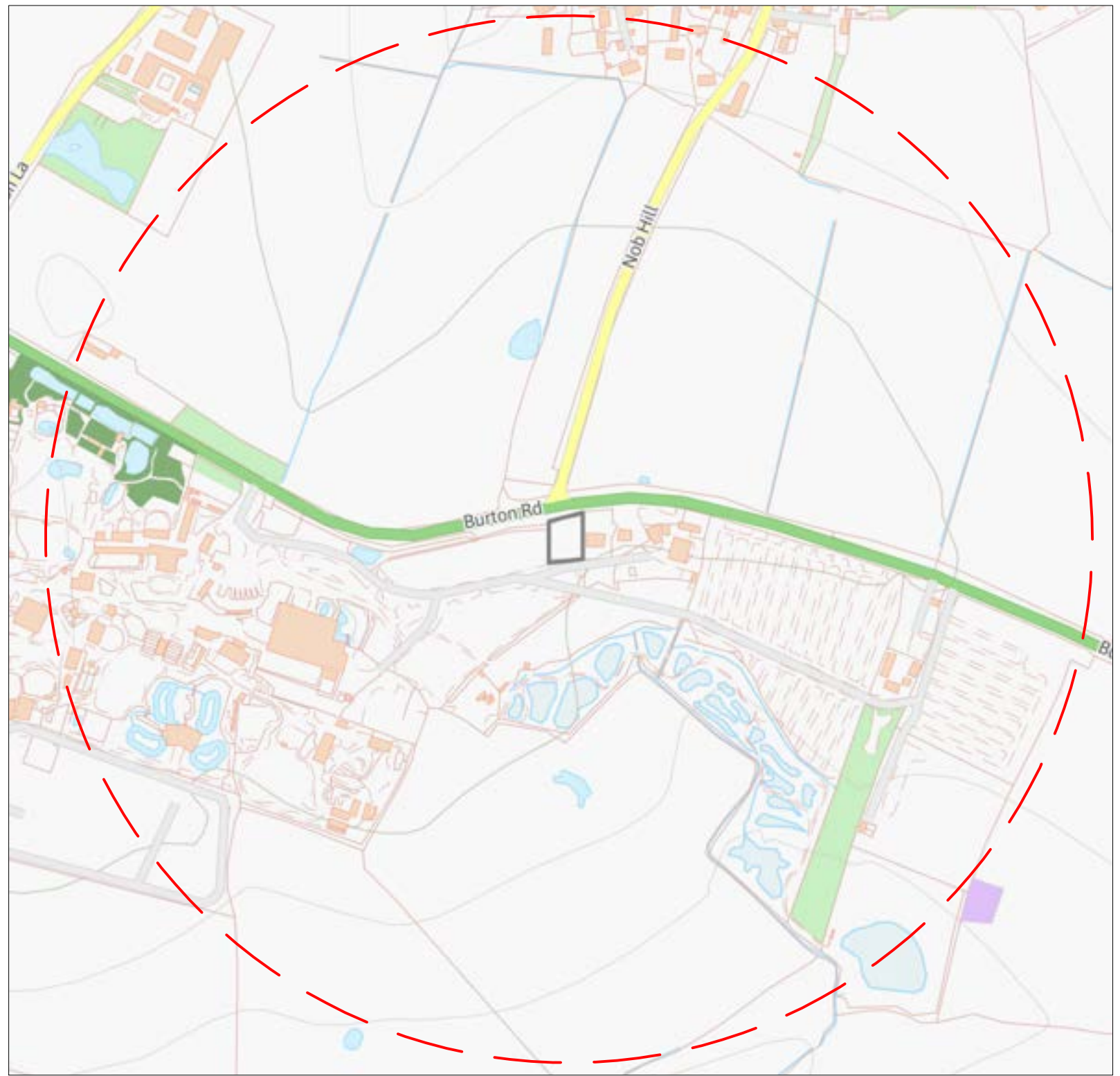




DETAIL ONE: MAGICMAP IMAGE SHOWING DESIGNATED SITES AND PRIORITY HABITATS WITHIN 500m OF THE SITE (500m RADIUS RINGED IN RED). SCALE 1:5000



BASELINE SURVEY
The baseline habitats recorded within the survey areas were surveyed by Alexander Billingsley on 9 June 2026 and comprise a small parcel of modified grassland, areas of bare or sparsely vegetated ground, tall ruderal vegetation, boundary hedgerow and tree features, and habitats within the separate mitigation area. The main development area, Area A, supports species-poor modified grassland with localised bare ground and a patch of tall ruderal vegetation dominated by common nettle. This area is enclosed by a tall coniferous hedgerow and includes a line of poplar trees, mature fir and Prunus trees, chain-link fencing, a locked gate and a small single-skin shed. Trees T23, T24, T25, T31, T32 and T33 are included within the baseline. Trees T23, T24, T32 and T33 are in moderate condition, while T25 and T31 are in poor condition. A linear feature comprising a line of trees is also present and is assessed as being in poor condition. The modified grassland and bare ground are of low botanical value, while the hedgerow and tree features provide localised structural habitat and connectivity. The Forest schools area B supports taller ruderal vegetation dominated by broad-leaved dock, creeping thistle and common nettle and a defunct blackthorn hedgerow

A Desktop survey by DJOGS Ltd ecologist Alexander Billingsley on 10th June 2026 using the MagicMap interactive mapping tool (see mapping detail one).

DESIGNATED SITES
There are no designated wildlife sites within 500m of the site.

PRIORITY HABITATS
There is an area of deciduous woodland 348m to the west within the ground of Twycross Zo.

DETAIL TWO: The site lies with National Character Area 72, Mease/Sense Lowlands, and is within Hinckley and Bosworth Borough Council LPA. (not to scale)

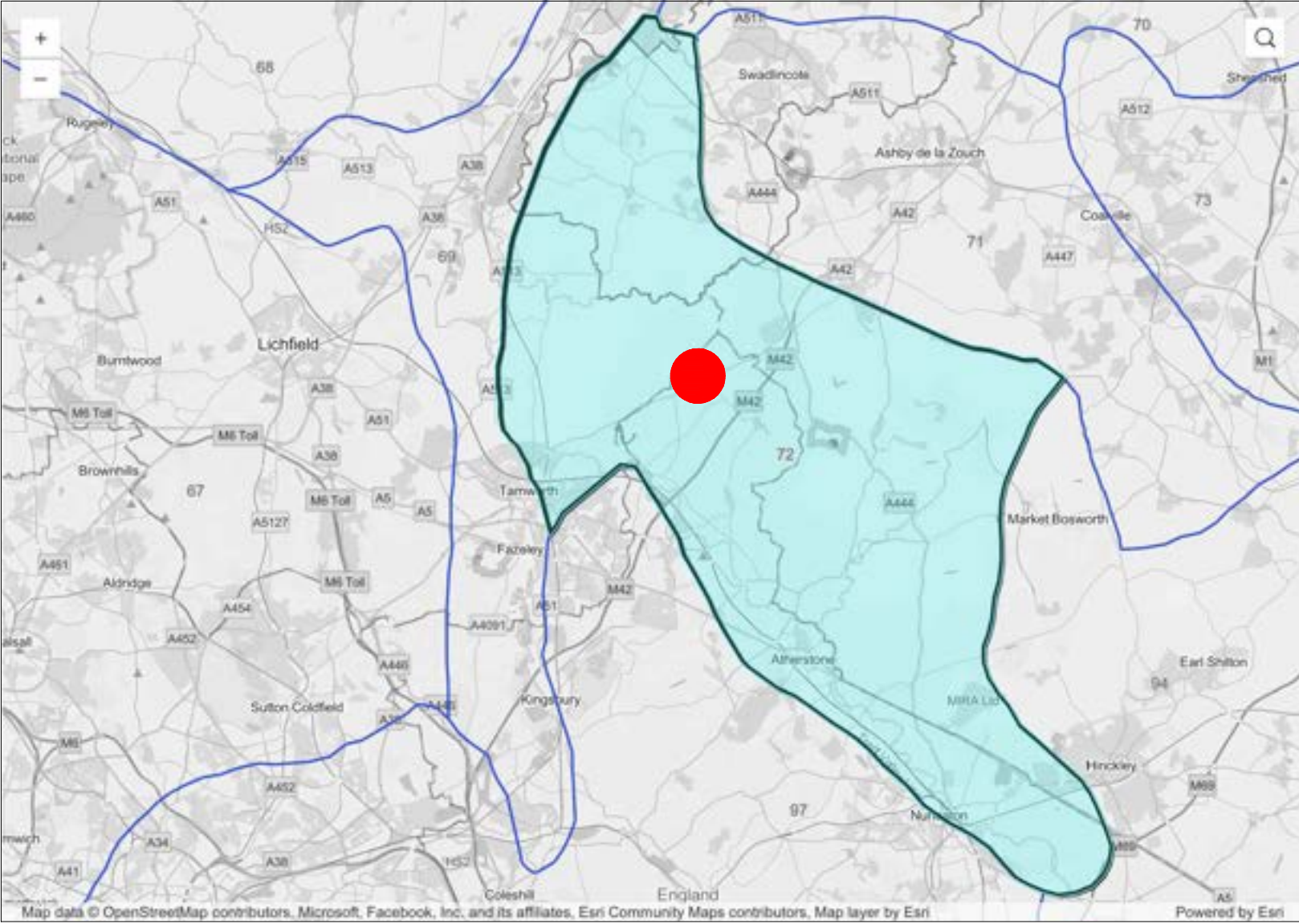


Photo 1: Species-poor modified grassland with a Non-Native hedgerow enclosing it.

Photo 2: Ornamental Cherry tree with a non-native hedgerow in the background.

Photo 3: Non native line of trees alongside the non-native hedgerow with dirt track used as a road.

Photo 4: Non-Native Hybrid Black Poplar trees as a linear feature.

Photo 5: Enclosed site by non-native hedgerow and non-native trees.

Photo 6: Short mown modified grassland and dirt track used as a road.

Photo 7: Ruderal planting, dominated by nettles.

Photo 8: Species-poor modified grassland.

Photo 9: Non-native line of trees.

Photo 10:Non-native line of trees and non-native hedgerow.

Photo 11: Small structure within site.

Photo 12: Species-poor modified grassland.

Photo 13:Tall ruderal vegetation

Photo 14: Dense tall ruderal vegetation and defunct hedge

Photo 15: Tall grassland with ruderal vegetation

Photo 16: Brash pile within tall ruderal vegetation

Proposed Day Nursery, Twycross Zoo

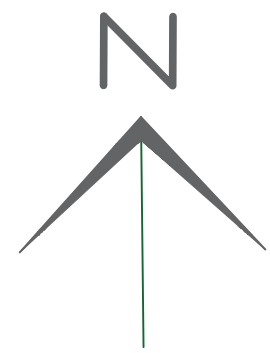
Updated BNG Baseline Tree, Hedge and Line of Trees Table

Ref	Feature type	Species / description	Size (trees only)	BNG size category	Length / count	Condition	Notes
T23	Individual tree	Lawson Cypress	8m high; crown spread 3m; stem dia. 400mm	Medium	1 no.	Moderate	Mature tree
T24	Individual tree	Fir	8m high; crown spread 3m; stem dia. 400mm	Medium	1 no.	Moderate	Mature tree
T25	Individual tree	Ornamental Cherry	4m high; crown spread 2-3m; stem dia. 320mm	Medium	1 no.	Poor	Early-Mature tree
T31	Individual tree	Prunus	2m high; crown spread 1-2m; stem dia. 170mm	Small	1 no.	Poor	Young tree
T32	Individual tree	Horse Chestnut	5m high; crown spread 2-3m; stem dia. 320mm	Medium	1 no.	Moderate	Mature tree
T33	Individual tree	Horse Chestnut	5m high; crown spread 2-3m; stem dia. 350mm	Medium	1 no.	Moderate	Mature tree
H1	Hedgerow	Lawson Cypress ornamental / non-native hedge	-	-	29m	Poor	Ornamental hedge parcel H1
H2	Hedgerow	Lawson Cypress ornamental / non-native hedge	-	-	108m	Poor	Ornamental hedge parcel H2
T1-T12	Line of trees	Poplar line of trees (UKHab w1.1174)	-	-	30m	Poor	Non-native line of trees
T13-T21	Line of trees	Poplar line of trees (UKHab w1.1174)	-	-	28m	Poor	Non-native line of trees
T26-T30	Line of trees	Poplar line of trees (UKHab w1.1174)	-	-	12m	Poor	Non-native line of trees

Updated summary: The baseline records six individual trees within the site. Five of the individual trees fall within the Medium BNG size class and one falls within the Small size class. The ornamental / non-native hedgerow is split into two parcels: H1 = 29m and H2 = 108m, giving a total hedgerow length of 137m. The line of trees is split into three parcels: T1-T12 = 30m, T13-T21 = 28m and T26-T30 = 12m, giving a total line-of-trees length of 70m. All hedgerow and line-of-trees parcels are shown as being in poor condition on the baseline plan.

Notes:

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DEVELOPMENT SITE AREA 2000m²

- BUILDINGS 20m² u1b5
- MODIFIED GRASS 1170m² g4 poor condition (G1)
- MODIFIED GRASS 490m² g4 poor condition (G2)
- TALL RUDERAL 75m² u1f.81(R1)
- TALL RUDERAL 25m² u1f.81(R2)
- BARE GROUND 220m²
- TREE 6no within site u1d.32 see tree table for detail

ORNAMENTAL HEDGE 29m h2b poor condition H1

ORNAMENTAL HEDGE 108m h2b poor condition H2

LINE OF TREES T1-T12 30m w1.33

LINE OF TREES T13-T21 28m w1.33

LINE OF TREES T26-T30 12m w1.33

AREA B - FOREST SCHOOL TOTAL AREA 790m²

- TALL RUDERAL 790m² u1f.81(R3)
- BLACKTHORN HEDGE WITH TREES 22m h2a6.11 moderate condition

2 T22 removed (outside red line boundary) PJ 21/07/26
1 Forest schools area added PJ 10/06/26

REV: DESCRIPTION: BY: DATE:

STATUS: PLANNING ISSUE



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SITE: Proposed Day Nursery, Twycross Zoo

TITLE: BIA Baseline Habitat Map

SCALE AT A0:	DATE:	DRAWN:	CHECKED:
1:200	14/04/26	PDJ	RB
PROJECT NO:	DRAWING NO:	REVISION:	
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