



BIODIVERSITY NET GAIN ASSESSMENT

Standalone BNG Report



Prepared on behalf of: Mark Payne

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Document Control

Project Number	26_BNG_05_84
Report Type	Biodiversity Net Gain (BNG) Assessment
Site Address	Nuneaton Lane, CV13 6AD

Project Personnel

Role	Name	Position	Date
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Surveyor	Kola Lam	Ecologist	01/06/26

Revision History

Date	Version	Summary of Changes
12/06/26	1.0	First Draft
15/06/26	1.0	First Issue
24/08/26	2.0	Second Issue

Executive Summary

We were appointed by Mark Payne to undertake an appraisal of Nuneaton Lane, CV13 6AD in order to map and assess habitats on site to support a Biodiversity Net Gain (BNG) assessment.

The proposed development comprises the change of use of the site to horseculture, including the construction of a new stable block, agricultural store and manege, with associated access, hardstanding, parking, gate, post and rail fencing and ancillary infrastructure. The stable block is proposed to include four stables, a tack room, WC and associated internal circulation, while the separate agricultural store would provide supporting storage for the equestrian use. The works are anticipated to involve the creation or modification of existing access arrangements from Nuneaton Lane/Ravenscroft, localised ground preparation, formation of hardstanding and parking areas, installation of boundary and internal fencing, construction of the stable and store buildings, and the formation of the manege surface to support the final horseculture layout.

Before visiting the site, a thorough desk study was undertaken in order to determine historical records of designated sites, habitats and protected species within a 2km search area. Data was sourced from Natural England via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC).

A site survey was carried out by Kola Lam on 01/06/26 under the guidance provided by CIEEM.

The proposed development should have regard to protected and notable species that may occur within or near the site, including nesting birds, bats, amphibians, reptiles and terrestrial mammals. Where relevant, proportionate precautionary measures and recommendations are provided to reduce the risk of impacts during works.

Kola Lam

Ecological Consultant

ROAVR Group

Acknowledgements

Data referred to within this report were sourced from the Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database. No full Local Environmental Records Centre data search was commissioned.

Client Documents

This report has been completed on the assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

Table: Documents provided by the client as of 20/05/26

Plans provided by client as of 20/05/26
AVD-962-NLH-PL03 (A1)pdf.pdf
AVD-962-NLH-PL2.dwg
AVD-962-NLH-PL02 (A1)pdf.pdf
AVD-962-NLH-PL01 (A1)pdf.pdf

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1 Introduction

ROAVR Group were commissioned to undertake a UKHab site walkover and mapping survey at Nuneaton Lane, CV13 6AD.

The survey consists of a desktop study, which was undertaken on 01/06/26 and a site survey, which was carried out by Kola Lam on 01/06/26.

The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.

The report is to be submitted to support a planning application. Full details of the proposals can be found on the planning portal.

The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

1.1 Site Description

The survey site covers an area of approximately 0.88 hectares and is centred on grid reference SP 381 952.

The site is situated in a semi-rural area in the Hinckley and Bosworth Borough Council control area. The site is located on the south side of Higham on the Hill, northeast side to Nuneaton and is accessed via Nuneaton Lane.

The site comprises an overgrown semi-rural land parcel off Nuneaton Lane, Higham on the Hill, set behind residential properties and accessed via an existing sealed track. The central and southern parts of the site are dominated by unmanaged other neutral grassland, with a variable sward structure comprising coarse grasses, creeping buttercup, dock, nettle, thistle, bramble and other common neutral or ruderal species. Areas of shorter grass and trampled vegetation occur along informal access routes, while taller and more tussocky grassland is present across less managed areas and around the margins. The northern part of the site contains a range of disturbed and artificial features, including rubble and spoil mounds, stored materials, unsealed disturbed ground, sheds, animal enclosures, netted structures and small agricultural or storage buildings.

1.2 Development Proposals

The proposed development comprises the change of use of the site to horticulture, including the construction of a new stable block, agricultural store and manege, with associated access, hardstanding, parking, gate, post and rail fencing and ancillary infrastructure. The stable block is proposed to include four stables, a tack room, WC and associated internal circulation, while the separate agricultural store would provide supporting storage for the equestrian use. The works are anticipated to involve the creation or modification of existing access arrangements from Nuneaton Lane/Ravenscroft, localised ground preparation, formation of hardstanding and parking areas, installation of boundary and internal fencing, construction of the stable and store buildings, and the formation of the manege surface to support the final horseculture layout. The other area within the redline boundary will be treated as grassland for horses.

1.3 Scope of Works

The aims of this assessment were to:

- Identify the likely ecological constraints associated with the proposed development
- Identify suitable mitigation measures (if required)
- Determine whether further surveys are necessary
- Identify opportunities for ecological enhancement
- Undertake a Biodiversity Net Gain (BNG) baseline assessment in accordance with the Statutory Biodiversity Metric
- Ensure the proposed development complies with the mandatory BNG requirements of the Environment Act 2021

2 Methodology

2.1 Desktop Study

Site-specific information concerning land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC.

No full Local Environmental Records Centre data search was commissioned

Where species records were reviewed, records older than 10 years were screened out to focus the assessment on recent and more relevant ecological data.

Results of the desktop study should be considered to be indicative only.

2.2 UK Habitat Survey Methodology

A UKHab survey, which consisted of a site walkover and mapping, was undertaken by Kola Lam on 01/06/26.

The survey was undertaken from ground level. Habitats and ecological features were mapped using a GPS-enabled handset, supported by field notes and photographs.

A Site Habitat Map was produced in accordance with the UK HAB methodology.

The BNG baseline has been calculated using the Statutory Biodiversity Metric, as required under the Environment Act 2021 and associated regulations.

2.3 Limitations

Only one site visit was undertaken; therefore, a full evaluation of species present throughout the year could not be made. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.

The site maps shown in Appendix 2 were produced from an Ordnance Survey Tile purchased from our mapping supplier. A site walkover with a GPS-enabled handset was used to inform the location and extent of existing habitats shown on the appended mapping, and it is as accurate as possible, but some error must be allowed for without a full topographical survey.

3 Policy and Legislative Context

This section includes the legislative context of those protected species or other notable species that are recorded on-site or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) (December 2024, as amended 7 February 2025) sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.

Planning Practice Guidance is relevant, covering the Natural Environment alongside the NPPF. Therefore, features of ecological value should be considered in the context of conserving and enhancing the natural environment.

The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

3.2 Local Planning Policy

This report has been commissioned to comply with relevant national and local planning policy relating to biodiversity, ecological protection, green infrastructure and biodiversity net gain. The site falls within the administrative area of Hinckley and Bosworth Borough Council, where the adopted Local Plan 2006 to 2026 includes the Core Strategy, adopted in December 2009. The site is located at land off Nuneaton Lane, Higham on the Hill, which is identified as a Rural Village within the Core Strategy. Policy 12 Rural Villages is relevant, as it supports appropriate rural development while requiring development to meet high environmental standards. Spatial Objective 10 Natural Environment and Cultural Assets and Policy 20 Green Infrastructure are of particular relevance to this BNG report, as they seek to protect and enhance biodiversity, landscapes and ecological connectivity through a linked green infrastructure network. These local policies are supported by the statutory biodiversity net gain requirements under the Environment Act 2021.

3.3 National and International Legislation

The following national and international legislation is relevant to this assessment:

- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)
- Convention on the Conservation of Migratory Species of Wild Animals (1983)
- Countryside and Rights of Way Act (2000)
- National Parks and Access to the Countryside Act (1949)
- Natural Environment and Rural Communities Act (2006)
- Protection of Badgers Act (1992)
- The Hedgerows Regulations (1997)
- UK Biodiversity Action Plan (1994)
- Wildlife and Countryside Act (1981)
- Wild Mammals (Protection) Act (1996)
- The Environment Act 2021
- The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024
- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

4 Desktop Study

4.1 Designated Sites

There are no statutorily designated sites within the 2km search area.

4.2 Local Habitat

There were 5 types of priority habitats with more than 34 priority habitats that were formerly mapped within the 2km search area.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (km)
Deciduous woodland	0.11km W
Deciduous woodland	0.30km E
Deciduous woodland	0.47km NW
Traditional orchard	0.89km SW
Lowland fens	1.92km NE
Lowland meadows	1.47km NE
Ponds	1.74km NE

*Data from DEFRA MAGIC

There was 8 standing water bodies situated within a 500m radius of the survey site, 3 of them situated within 250m. P2 and P3 were isolated from the site by Main Street. P1 is within private land surrounded by vegetation and fences.

4.3 Historical Species Records

Protected species records relating to the site and surrounding area were obtained from publicly available sources as part of the desk study. Due to the small scale of the proposed development, a full Local Environmental Records Centre (LERC) data search was not commissioned for this report.

The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.

4.3.1 Bats

There are 20 records of bats within 2 km of the site comprising Common Pipistrelle (*Pipistrellus pipistrellus*), Brown Long-eared Bat (*Plecotus auritus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Noctule (*Nyctalus noctula*).

4.3.2 Mammals

There are 651 records of terrestrial mammals within 2 km of the site comprising Grey Squirrel (*Sciurus carolinensis*), Hedgehog (*Erinaceus europaeus*), Feral Cat (*Felis catus*), Red Fox (*Vulpes vulpes*), Wood Mouse (*Apodemus sylvaticus*), Water Vole (*Arvicola amphibius*), Rabbit (*Oryctolagus cuniculus*), Brown Rat (*Rattus norvegicus*), Otter (*Lutra lutra*), Badger (*Meles meles*), Mole (*Talpa europaea*), Brown Hare (*Lepus europaeus*), Muntjac (*Muntiacus reevesi*) and Stoat (*Mustela erminea*).

4.3.3 Amphibians

There are 122 records of amphibians within 2 km of the site comprising Common Frog (*Rana temporaria*), Smooth Newt (*Lissotriton vulgaris*), Great Crested Newt (*Triturus cristatus*), Common Toad (*Bufo bufo*) and Palmate Newt (*Lissotriton helveticus*).

4.3.4 Reptiles

There are 6 records of reptiles within 2 km of the site comprising Grass Snake (*Natrix helvetica*).

4.3.5 European Protected Species Licences (EPSL)

There is no EPSL related to bats within the 2km search area as seen in Table 4.3.5.

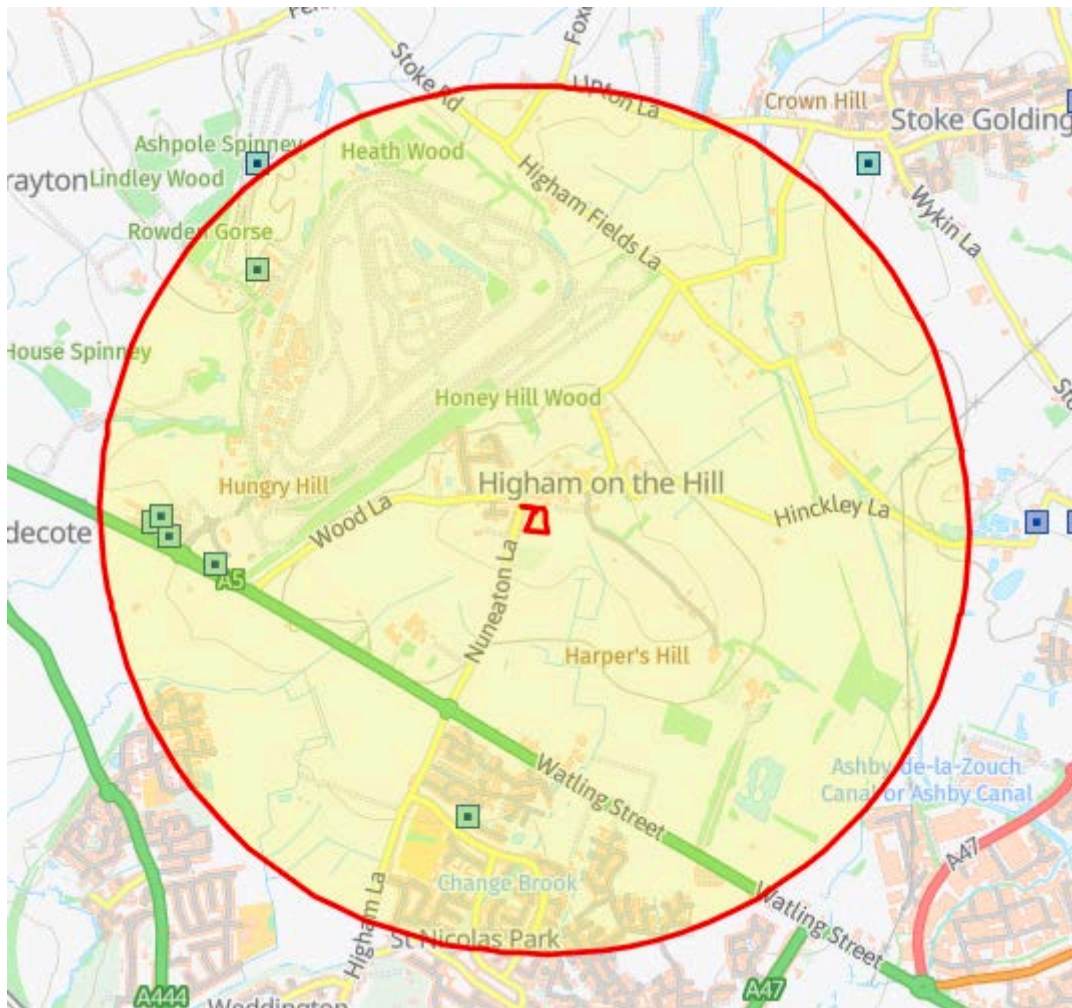


Figure 1. EPSL within 2km of the site boundary.

5 Site Survey

The site survey was undertaken on 01/06/26. The weather conditions were considered to be appropriate for the survey (Table 5.0.1).

Table 5.0.1: Weather conditions at the time of survey.

Condition	Detail
Temperature	17 °C
Wind	12mph
Precipitation	Light rain during inspection.

* Weather data were recorded on site and/or checked against BBC Weather.

5.1 UK Habitat Survey Results

The habitats presented consist of the following UK HABS categories:

- u1b - Developed land; sealed surface
- g3c - Other neutral grassland
- u1c - Artificial unvegetated; unsealed surface
- h3h - Mixed scrub

A description of habitats present, along with target notes, is shown in Table 5.1.1. The location of habitats is shown in the Site Habitat Map, Appendix 2.

Table 5.1.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 2).

Habitats and Target Notes	Description	Supporting Photo
Habitat 1: u1b - Developed Land, Sealed Surface	Habitat 1 comprises developed land and sealed surface associated with the existing access road, entrance hardstanding and adjoining artificial boundary features. The habitat includes tarmacadam or asphalt surfacing, gate thresholds, wall and fence bases, and narrow edge strips where the sealed surface interfaces with hedgerow, scrub, grassland and built features. Vegetation is largely absent from the main sealed surface, although occasional mosses, grasses, ruderal species and accumulated leaf litter are present along unmanaged margins and at the base of fences, walls and gates. This habitat is of negligible intrinsic botanical value and provides very limited ecological function, although edge features, cracks, accumulated debris and adjoining vegetated margins may provide localised sheltering or commuting opportunities for invertebrates, amphibians, reptiles or small mammals. Any works affecting these marginal areas should therefore proceed with appropriate precautionary checks.	





Habitat 2: g3c - Other neutral grassland

Habitat 2 comprises other neutral grassland associated with the main unmanaged field compartments within the site. The habitat is characterised by a grass-dominated sward of variable height and structure, with locally frequent coarse grasses and a range of common broadleaved herbs and ruderal species, including creeping buttercup, nettle, bramble, dock, thistle and other disturbance-tolerant species. The grassland is generally unmanaged or only lightly managed, with shorter trampled routes through the sward and taller, ranker vegetation along boundaries, around structures and in less disturbed areas. The habitat grades into hedgerow, scrub, tree and built structure margins, with localised disturbance from access, storage and previous agricultural or equestrian use.

This habitat is of moderate ecological value at site level. It provides nectar, pollen and seed resources for invertebrates, foraging habitat for birds and small mammals, and suitable sheltering and commuting habitat for amphibians, reptiles and small mammals, particularly where tussocky grassland, bramble, nettle and boundary vegetation occur in combination. Any clearance or modification should therefore be undertaken using a precautionary staged cutting approach, with checks of taller grassland, ruderal margins and bramble patches before works commence.

Passed criteria A, B, C & D but failing essential criterion E

Condition: Poor







		
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Habitat 3: u1c - Artificial
unvegetated; unsealed surface

Habitat 3 comprises artificial unvegetated, unsealed surface associated with piles of deposited rubble, asphalt, brick, concrete, tile, stone and mixed inert construction material within the site. The habitat is largely unvegetated across the main exposed substrate, although scattered ruderal and grassland species are present around the edges and within small pockets of accumulated soil or organic material. The surrounding margins grade into tall neutral grassland and ruderal vegetation, with localised colonisation by nettle, dock, thistle and coarse grasses.

This habitat is of negligible intrinsic botanical value, but it may provide localised ecological function through sheltering and basking opportunities for invertebrates, reptiles, amphibians and small mammals, particularly where rubble, voids and loose material occur adjacent to taller grassland and boundary vegetation. Any removal or redistribution of these materials should therefore be undertaken carefully, ideally by hand or under ecological supervision where suitable refugia are present, with precautionary checks before works commence.



Habitat 4: h3h - Mixed scrub

Habitat 4 comprises mixed scrub associated with dense woody and ruderal vegetation growing around, through and within an existing netted enclosure and adjoining boundary margins. The habitat includes elder, bramble, nettle and other common scrub and tall ruderal species, with areas of dense cover, flowering shrubs, climbing vegetation and shaded internal vegetation beneath the netting. The structure is variable, comprising low scrub, taller shrub growth and ruderal edge vegetation, with localised interfaces with neutral grassland, artificial structures and boundary trees or hedgerows.

This habitat is of local ecological value due to its structural complexity, flowering resources and connectivity with adjacent grassland, hedgerow and tree habitats, although it is assessed as poor condition under the Statutory Biodiversity Metric condition criteria. It provides potential nesting habitat for birds, foraging and sheltering opportunities for invertebrates, and cover for small mammals, amphibians and potentially reptiles. Any clearance or modification should be undertaken outside the main bird nesting season where practicable, or following a nesting bird check, and should proceed carefully using a staged approach to avoid harm to sheltering fauna.

Passed criteria C & D

Condition: **Poor**



6 Biodiversity Net Gain

6.1 BNG Assessment Overview

The development is subject to the mandatory 10% Biodiversity Net Gain requirement under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021). The BNG assessment has been undertaken using the Statutory Biodiversity Metric. The biodiversity value of the site has been calculated in habitat units, hedgerow units, and watercourse units as applicable.

6.2 Site Baseline

The on-site baseline biodiversity is calculated at **3.28 habitat units**. The baseline habitats comprise developed land; sealed surface, other neutral grassland, artificial unvegetated; unsealed surface and mixed scrub. No hedgerow and watercourse units are present on site.

6.3 Site As Proposed

Post-development, without intervention, the proposed plans will result in **1.31 habitat units** or a net loss of **1.97 habitat units** (a net change of **-60.21%**). **The mandatory 10 percent BNG requirement is not currently satisfied for area habitats. The area habitat trading rules are also not currently satisfied.**

6.4 Recommended Actions

On-site delivery of the full 10% net gain is constrained by the proposed development footprint, the retained use of the landscaped grounds and the limited availability of land suitable for higher-value habitat creation. Any proposed on-site habitat creation or enhancement would need to be realistic, secured for at least 30 years, and entered into the Statutory Biodiversity Metric using an appropriate habitat type.

To reach the mandatory 10% biodiversity net gain and fulfil trading rules, A further **2.30 habitat units of medium distinctiveness same broad or higher habitat** is required to achieve the mandatory 10% BNG requirement and satisfy the relevant trading rules.

The client may consider opportunities for on-site habitat creation or enhancement where this is compatible with the proposed equestrian layout, access arrangements, drainage, operational requirements and long-term management. For example planting new trees onsite to compensate some habitat unit lost. However, due to the amount of habitat unit shortfall and the land use, it is not practical for the client to fulfil the mandatory 10% biodiversity net gain and trading rules completely rely on onsite habitat creation or enhancement. Client can also consider off-site habitat creation or enhancement on land that has been baselined by a suitably qualified ecologist and has realistic potential for biodiversity uplift, or alternatively secures units from an appropriate habitat bank.

Statutory biodiversity credits should only be considered as a last resort where on-site and off-site delivery options have been demonstrated to be unavailable or unsuitable. These are to the tune of **6.56 A1 tier credits**.

Any habitat creation or enhancement secured to deliver BNG, whether on-site or off-site, must be maintained and monitored for a minimum period of 30 years in accordance with a Habitat Management and Monitoring Plan or equivalent management and monitoring document, secured by planning condition, planning obligation or conservation covenant as appropriate.

7 Limitations and Liability

This report has been prepared by ROAVR Group for the sole use of the Client named within this document in accordance with the agreed scope of works and our terms of business. No responsibility is accepted by any third party unless prior written consent has been obtained from ROAVR Group.

The findings and recommendations are based on conditions recorded at the time of the survey and cannot guarantee the complete absence of protected or notable species. Should proposals change materially, or more than two years elapse between survey and commencement of works, updated surveys and/or further advice may be required.

Third-party data sourced from DEFRA MAGIC and the LERC has been used in good faith, but should be considered indicative only. The BNG assessment has been undertaken using the Statutory Biodiversity Metric and reflects site conditions at the time of survey. Unit values may be subject to review by the Local Planning Authority.

The responsibility for complying with wildlife legislation and implementing recommended mitigation measures rests with the Client and appointed contractors. ROAVR Group recommends that a suitably qualified ecologist supervises any works with the potential to affect protected species.

This report has been prepared in accordance with CIEEM Guidelines on Ecological Report Writing (2017), CIEEM Guidelines for Preliminary Ecological Appraisal (2017). All content remains the copyright of ROAVR Group and may not be reproduced without prior written permission.

Should you require any further information, please do not hesitate to contact us.

Kola Lam

Ecologist

ROAVR Group



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Checked by: Ioana Andor BSc(Hons) MSc



8 References

CIEEM (2017). Guidelines for Preliminary Ecological Appraisal. Second Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2022). Code of Professional Conduct. Chartered Institute of Ecology and Environmental Management, Winchester.

Department for Levelling Up, Housing and Communities (2024). National Planning Policy Framework. HMSO, London.

Joint Nature Conservation Committee (2010). Handbook for Phase 1 Habitat Survey. JNCC, Peterborough.

Natural England (2024). Statutory Biodiversity Metric 4.0. Natural England, York.

Town and Country Planning Act 1990 (as amended by the Environment Act 2021), Schedule 7A. HMSO, London.

British Standards Institution (2013). BS 42020:2013 Biodiversity — Code of Practice for Planning and Development. BSI, London.

Appendix 1: Site Location and Assessment Boundary



Figure A1.1: Extract from Google Maps showing the site location and red line boundary

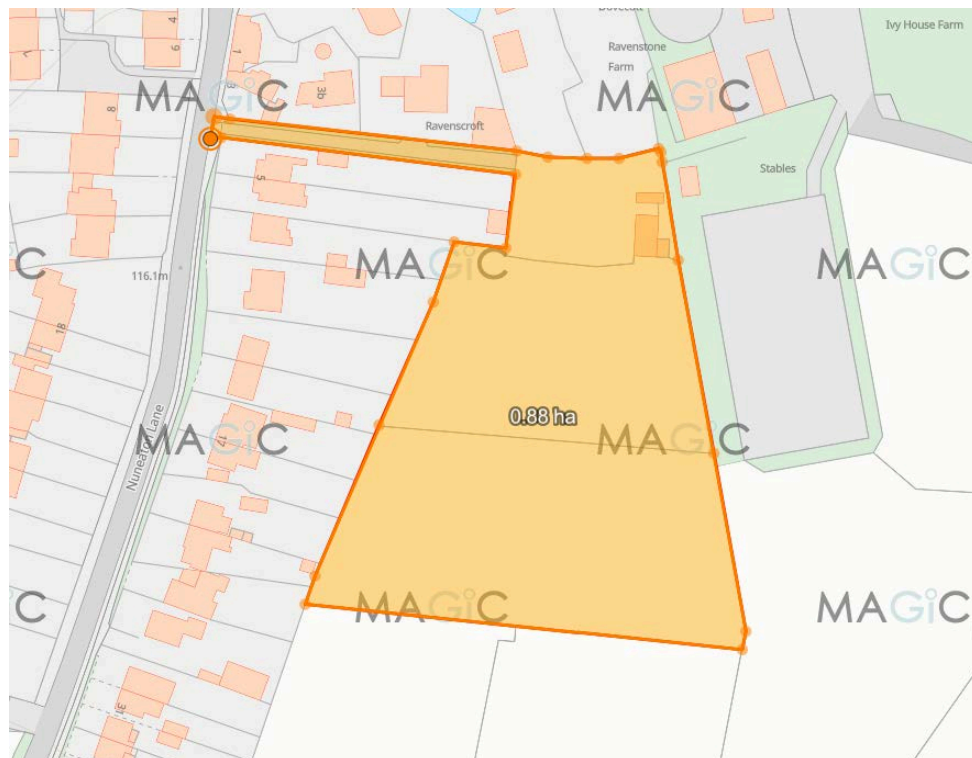


Figure A1.2: Extract from DEFRA MAGIC showing the site area

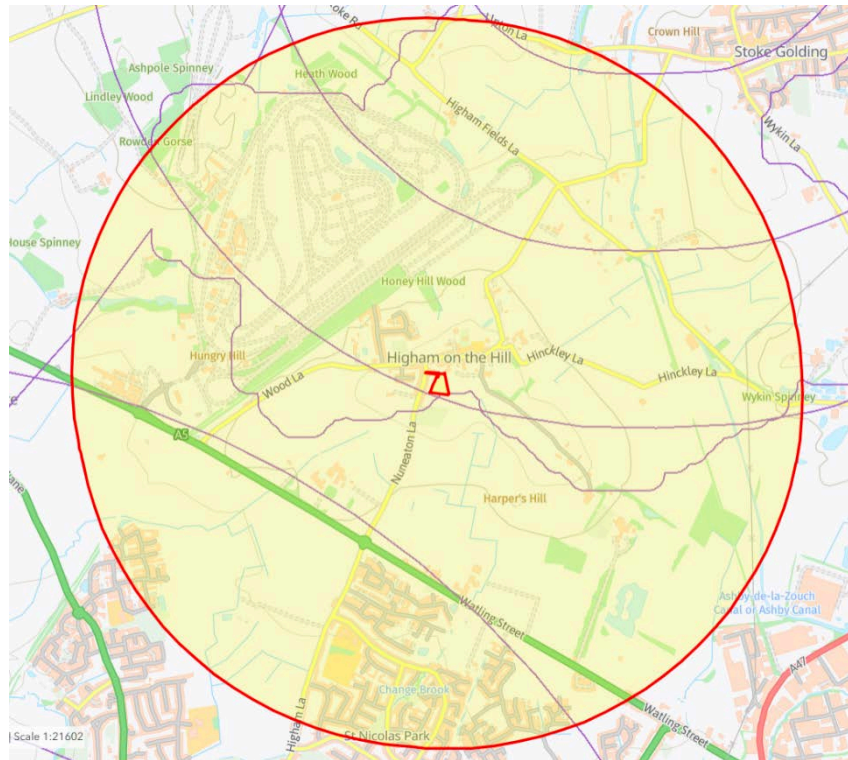


Figure A1.3: Extract from DEFRA MAGIC showing the designated sites within a 2km radius

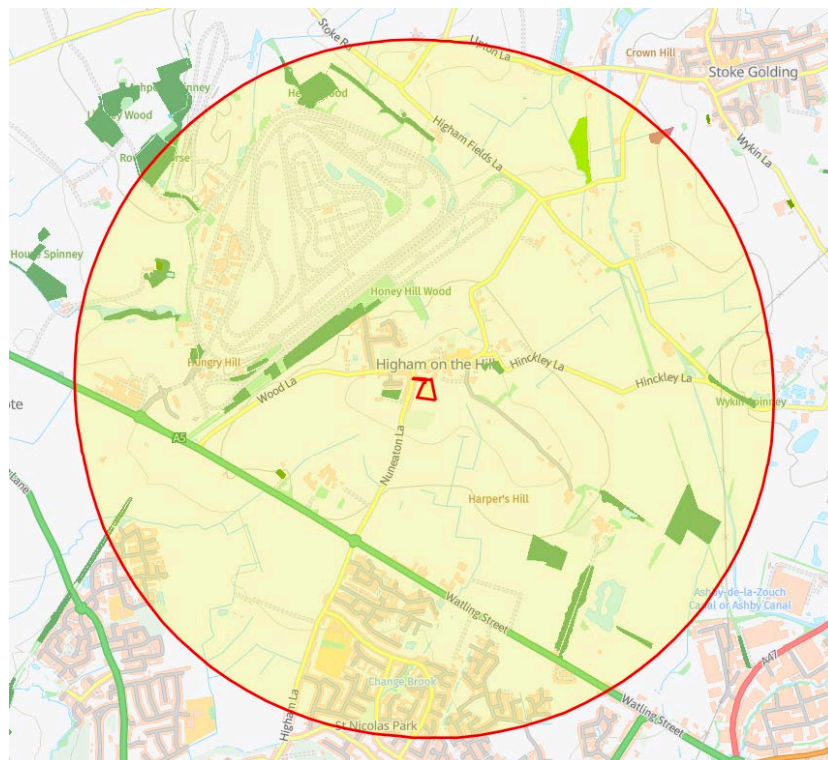


Figure A1.4: Extract from DEFRA MAGIC showing the priority habitats in a 2km radius

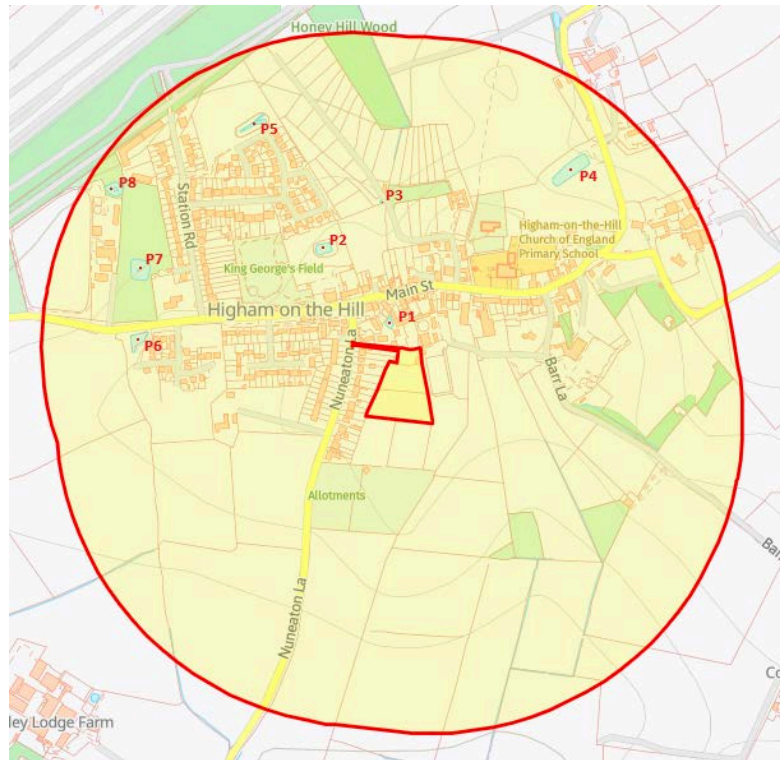


Figure A1.5: Standing water bodies mapped within a 500m radius

Appendix 2: Baseline and Proposed BNG Plans



Figure A2.1: Baseline Habitat Map, produced per the UK Habitat Classification Manual (Butcher et al., 2020)

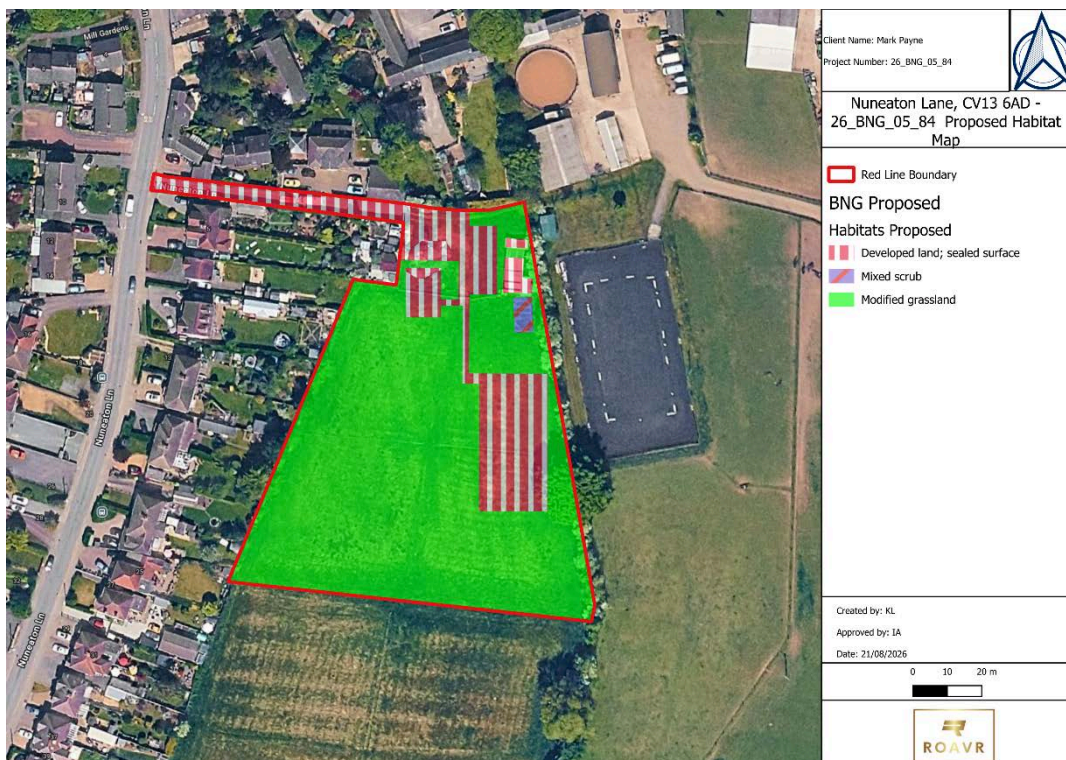


Figure A2.2: Proposed Habitat Map, produced per the UK Habitat Classification Manual (Butcher et al., 2020)