

SHILTON ROAD, EARL SHILTON

## BIODIVERSITY NET GAIN (BNG) SUMMARY REPORT

November 2025

|                    | <b>Name</b>                                     | <b>Date</b> |
|--------------------|---|-------------|
| <b>Lead Author</b> | Amy Wardle MA BA (Hons.), Consultant Ecologist  | 04/11/2025  |
| <b>Check</b>       | John Harvey MA (Hons.) ACIEEM, Senior Ecologist | 05/11/2025  |
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T/N of Landscape Research Office Limited. Company No. 2032419. VAT No. 173 1366 72  
Registered Office: 4 Westbrook Court, 2 Sharow Vale Road, Sheffield, S11 8YZ  
0114 250 1181    [www.weddles.co.uk](http://www.weddles.co.uk)    [mail@weddles.co.uk](mailto:mail@weddles.co.uk)

## 1 SUMMARY

It is considered that the development, if granted, would be subject to the biodiversity gain condition.

Based on the Statutory Defra Biodiversity Metric (v1.0.4. 3rd July 2025), the pre-development biodiversity value of the onsite habitats is as follows:

- **33.37 Habitat Units**
- **8.51 Hedgerow Units**

No irreplaceable habitats are present on the application site.

No degradation activities have taken place which has altered the pre-development biodiversity value.

The pre-development habitats are reflected in the UKHabs Pre-development Plan (Appendix A) and contained within the accompanying metric.

Post-intervention habitats to be detailed in the UKHabs Post-development Plan (Appendix B) and entered into the metric (as a Draft Biodiversity Gain Plan). This comprises areas of:

- Retention of woodland and some individual trees;
- Retention and creation of native hedgerows;
- Small individual Tree planting;
- Creation of mixed woodland, mixed scrub and species rich meadow;
- Creation of SUDS.

Based on the Statutory Defra Biodiversity Metric calculations, the proposed development will result in an overall change in Habitat Units to **-53.48% (-17.85 Habitat units)** and a change in Hedgerow units to **19.16% (10.14 Hedgerow units)**. Trading rules have been satisfied for onsite Hedgerows.

This is summarised in the Headline Results extract in Figure 1 below.

In order to achieve the 10% net gain target required by the Environment Act (2021), **21.19 Habitat units** will need to be provided as off-site compensation.

In order to achieve **trading rules** these Habitat units must specifically include the following (or of a higher distinctiveness group):

- **19.48 Habitat units of Medium Distinctiveness Grassland group;**
- **0.78 Habitat units of Medium Distinctiveness Individual Trees group.**

These units will need to be provided post-planning by the applicant either:

- On other land within the applicant's ownership;
- As an agreed contribution with the LPA to implement on a scheme elsewhere;
- Through a habitat bank; or,
- As a last resort through DEFRA's Statutory Biodiversity Credit system.

This can be secured via the pre-commencement 'Biodiversity Gain Condition'.

All subsequent on-site landscape plans / strategies submitted for approval must have due regard to habitat prescriptions provided within the user comments section of BNG metric to ensure that the targeted habitat and conditions will be achieved.

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| FINAL RESULTS  |        |   |                            |   |
|--|--------|---|----------------------------|---|
| <b>Total net unit change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement) |        | Area habitat units<br>Hedgerow units<br>Watercourse units | -17.85<br>1.63<br>0.00     |   |
| <b>Total net % change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement)    |        | Area habitat units<br>Hedgerow units<br>Watercourse units | -53.48%<br>19.16%<br>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                                      |
| Area habitat units   | 10.00% | 33.37   | 36.71                      | 21.19   |
| Hedgerow units   | 10.00% | 8.51  | 9.36                       | 0.00  |
| Watercourse units  | 10.00% | 0.00  | 0.00                       | 0.00  |
| Input errors/rule breaks present in metric ▲   |        |   |                            |   |

Figure 1: Extract of BNG Metric Headline Final Results

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## **APPENDIX A: UK HABS BASELINE PLAN**

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## APPENDIX B: UK HABS POST-DEVELOPMENT PLAN

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