

Charterpoint (LE67) Limited
Project Ref: BG22.184
7 Wheatcroft Business Park
Nottingham
NG12 4DG

08th October 2024

FAO: Adrian Goose

Dear Adrian,

RE: Biodiversity Net Gain Assessment at the site known as Leicester Road, Markfield in response to comments from Charnwood Borough Council relating to planning application P/23/2197/2.

Further to recent correspondence, please find below an account of the revised Biodiversity Net Gain (BNG) calculations for Leicester Road, Markfield, hereafter referred to as 'the site', which is subject to the live full planning application P/23/2197/2.

Introduction

The site was subject to a Biodiversity Impact Assessment (BIA) including BNG calculations, which were submitted within the Ecological Impact Assessment (EclA) (BG22.184.4 REV1, November 2023) to inform the planning application P/23/2197/2, outlining a net loss incurred on site, with offsite offsetting required. Queries have been raised regarding the implementation of grassland retention surrounding the zone of construction, and discussions have occurred between Charnwood Borough Council, Charterpoint (LE67) Ltd. and Brindle and Green Ltd. to amend the calculations, the results of which are detailed below. The revised calculations seek to account for the impact of construction plant and materials within the northern extent of the site, which previously had the grassland marked for retention.

This planning application (P/23/2197/2) was submitted on 30/11/2023 and validated the same day. As such, the BNG assessment is subject to local and NPPF policy, whereby no net loss must be demonstrated. For the scheme to achieve no net loss, the shortfall of 3.75 units must be offset through an appropriate provider.

BNG: Revised Calculations

The northern extent of the site comprises 0.39 ha of other neutral grassland, ranging from 'Poor' to 'Moderate' condition. Previous calculations outlined the retention of neutral grassland in the northern extent of the site, totalling 0.18ha.

Under the revised calculation, 0.11ha of 'Moderate' condition other neutral grassland will be retained, with the remainder marked for loss to account for the construction zone surrounding the proposed building. This zone will facilitate the development, through the movement of machinery and materials as well as enabling the creation of the proposed bund (see Appendix 1).

The scheme has a baseline score of 11.85 'Habitat Units'. Through the amendments to the BGN calculation relating to the areas of retained grassland, the scheme now delivers 7.26 'Habitat Units' rather than the previously reported 8.22 'Habitat Units', resulting in a net loss of -4.59 'Habitat Units' (-38.77%). The full calculation is outlined within the metric submitted alongside this letter (P.23.2197.2 Leicester Road Markfield Metric 4.0 REV4). The headline results from the metric can be found in Figure 1 overleaf.

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Habitat creation is now proposed in the northern extent of the site, previously marked as retained grassland. The proposed habitat creation is targeting 'Moderate' condition 'Other Neutral Grassland', which is considered a realistic target. The area will be holding the existing 'Moderate' condition 'Other Neutral Grassland' within the seed bank, and will be subject to a green hay translocation, involving seeding the area using seed collected from the area of retained 'Lowland Meadow' habitat in the southern extent of the site, which will be minimally managed through an appropriate hay cutting regime. The seed from this area will be harvested and used to resow the other neutral grassland in the northern extent of the site, increasing the species diversity in the area. The newly created grassland will be minimally managed, with prescriptions in the Landscape and Ecological Management Plan (LEMP) to prevent scrub and hedgerow species encroachment from the site boundaries. The creation of other neutral grassland is considered feasible in this area, owing to the lack of pedestrian access, with the management plan for the area to be designed to maximise the value of this proposed habitat, maintaining site wide connectivity for local wildlife.

Figure 1: The Headline Results from the Revised DEFRA 4.0 Metric

Leicester Road, Markfield		Return to results menu		Errors flagged below - please investigate further ▲	
Headline Results					
Scroll down for final results ▲					
On-site baseline		Habitat units	11.85		
		Hedgerow units	4.83		
		Watercourse units	0.54		
On-site post-intervention (Including habitat retention, creation & enhancement)		Habitat units	7.26		
		Hedgerow units	4.64		
		Watercourse units	0.54		
On-site net change (units & percentage)		Habitat units	-4.59	-38.77%	On-site net gain is less than target set ▲
		Hedgerow units	-0.19	-3.94%	On-site net gain is less than target set ▲
		Watercourse units	0.00	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	0.00%	
		Hedgerow units	0.00	0.00%	
		Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	-4.59		
		Hedgerow units	-0.19		
		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	-4.59		
		Hedgerow units	-0.19		
		Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	-38.77%	Total net gain achieved is less than target set ▲	
		Hedgerow units	-3.94%	Total net gain achieved is less than target set ▲	
		Watercourse units	0.00%	Total net gain achieved is less than target set ▲	
Trading rules satisfied?		No - Check Trading Summaries ▲			
You must specify if irreplaceable habitats are on-site at baseline ▲					

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Registered office address: Unit 3, Silverhill Court, Radbourne, Ashbourne, Derbyshire, DE6 4LY.

Offsetting Strategy

Offsetting through the purchase of credits will be secured via the Habitat Bank. Confirmation has been received from Jon Golby at the Habitat Bank that sufficient units are available at their site known as Broome Lane, Ratcliffe on the Wreake in Charnwood Borough Council, in order to secure no net loss for this scheme. Details of the proposed strategy can be found within the attached supporting documentation from the Habitat Bank.

Conclusions

The revised calculation will see the proposed development resulting in a -4.59 'Habitat Unit' loss and -0.19 'Hedgerow Unit' loss. Included within this is the retention of the highest quality grassland in the southern extent of the site, with a large proportion of grassland in the northern extent now proposed for loss and creation, rather than being marked retention as previously outlined.

Overall, it is considered that the scheme has followed the mitigation hierarchy and will demonstrate appropriate mitigation to reduce the impacts of the development to Neutral (Not Significant).

Should you require any further information, please do not hesitate to contact me using the details at the top of letter.

Yours Sincerely,



Victoria Halford
Senior Ecologist

On behalf of Brindle and Green Ltd.

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Project Reference/Name: BG22.184
Leicester Road, Markfield

Client: Charterpoint (LE67) Ltd.

Drawing Title: Habitat Creation

Drawn by: VH **Date:** 27/08/2024

Legend

- Red Line Boundary
- Developed Land: Sealed Surface
- Proposed Modified Grassland
- Introduced Ornamental Shrubs
- Retained Neutral Grassland
- Neutral Grassland Creation - Moderate Condition
- Retained Grassland - pLWS
- Enhanced Scrub
- Proposed Tree - Medium Size
- Proposed Tree - Small Size
- Native Hedgerow Creation
- Proposed fencing denoting Biodiversity Protection Zone (BPZ)
- No construction activities will go beyond this point

Brindle & Green

Brindle & Green Limited
www.brindlegreen.co.uk
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Map is for indicative purposes only, habitat patches are not scale

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