



CLAYTON ECOLOGY

Biodiversity Net Gain Assessment Sparkenhoe Farm

March 2026

Client/Agent name:	Will Clarke
Report reference:	200_144
Report issue date:	March 2026
Version:	1
Survey date:	3 rd February 2026
Metric version	The Statutory Biodiversity Metric Calculation Tool 1.0.4
Surveyed by:	Nick Clayton BSc (Hons) ACIEEM
Author:	Kayleigh Woodhouse BSc (Hons) MSc Nick Clayton BSc (Hons) ACIEEM
Reviewed by:	Nick Clayton BSc (Hons) ACIEEM

DISCLAIMER

This document has been prepared by Clayton Ecology Ltd. We accept no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

The evidence which we have prepared and provided is true and has been prepared and provided in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

RELIANCE - The report describes the conditions and ecological features on the site (and possibly its environs) at the time of survey and that this may (is likely to) change over time. Reliance upon the findings of this report should be determined in accordance with the Chartered Institute of Ecology and Environmental Management guidance on the longevity of ecological surveys, see Advice Note (April 2019) On the Lifespan of Ecological Reports and Surveys CIEEM.

Contents

SUMMARY	3
1. INTRODUCTION	4
2. SURVEY METHODOLOGY	5
2.1 Biodiversity metric principles.....	5
2.2 Desktop Study	5
2.3 Habitat Condition Survey to inform BNG Calculations	5
2.4 BNG Calculations	6
2.5 Minimum Mapping Units	6
2.6 Survey constraints	6
2.7 Personnel	6
2.8 National Policy	6
2.9 Local Policy	7
3. SURVEY RESULTS	8
3.1 Desktop Study	9
3.2 On-site Habitats/Hedgerows	9
3.2.1 Area to be impacted & Offset Areas - Modified Grassland – g4	9
3.2.2 Area to be impacted – Built Linear Features – u1e	12
3.2.3 Area to be impacted – Individual Trees	12
3.2.4 Offset Areas – Individual Trees	13
3.2.5 Area to be impacted – Non-native and Ornamental Hedgerow	14
3.3 Baseline On-Site Habitat Units	16
3.4 Baseline On-Site Hedgerow Units	16
4. PROPOSED DESIGN	17
4.1 On-site Habitat Retention/Creation	18
4.1.1 Developed Land; Sealed Surface (Metric indicator: Creation 1)	18
4.1.2 Offset area - Modified Grassland (Metric indicator: Baseline 2)	18
4.1.3 Offset area – Individual Trees (Metric indicator: Creation 2)	18
4.2 Proposed Total On-Site Habitat Units	20
4.3 On-site Hedgerow Retention/Creation	20
4.3.1 Offset area – Non-native and Ornamental Hedgerows	20
4.4 Proposed Total On-Site Hedgerow Units	20
5. Biodiversity Net Gain RESULTS	21
5.1 Habitats	21
5.2 Hedgerows	21
5.3 Trading Rules	21
5.4 Management Plan	21
REFERENCES	22

SUMMARY

This report has been prepared by Clayton Ecology Ltd for Will Clarke. The report provides the results of a Biodiversity Net Gain assessment at Sparkenhoe Farm, Upton, Nuneaton, CV13 6JX.

The proposal is for the an extension to the current Tea Room.

The habitat to be lost includes an area of modified grassland, an individual tree and a non-native and ornamental hedgerow.

Habitat Unit Loss Offsetting

The loss in habitat units will be offset by planting eight small trees in the proposed offset areas.

Habitat Units: Total Net Unit Change of 0.02 (positive; equivalent to a gain of 15.80%).

Hedgerow Unit Loss Offsetting

The loss in hedgerow units will be offset by creating 2x sections of non-native and ornamental hedgerow in the proposed offset areas.

Hedgerow Units: Total Net Unit Change of 0.01 (positive; equivalent to a gain of 141.25%).

Trading Rules

The trading rules within the DEFRA calculation tool have therefore been satisfied with the proposed development plan.

All of the proposals (specifically the biodiversity offset provision) will require a detailed management plan and adaptive monitoring for a minimum of 30 years from the implementation of those habitats as per guidelines.

1. INTRODUCTION

This report has been prepared by Clayton Ecology Ltd for Will Clarke. The report provides the results of a Biodiversity Net Gain assessment at Sparkenhoe Farm, Upton, Nuneaton, CV13 6JX. The survey area is centred at Ordnance Survey grid reference SP 36449 99642.

The proposal is for the an extension to the current Tea Room.

The evidence is presented in the form of Statutory Biodiversity Metric calculations, based on condition assessments of the habitats on-site.

The location of the survey site in relation to wider environment is provided in Figure 1 below:



Figure 1: The impact area (in red) and proposed offset areas (in blue), aerial imagery courtesy of Bing Maps.

2. SURVEY METHODOLOGY

2.1 Biodiversity metric principles

Principle 1	The metric assessment should be completed by a competent person.
Principle 2	The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
Principle 3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
Principle 4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
Principle 5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
Principle 6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
Principle 7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
Principle 8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
Principle 9	This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to: maintain habitat extent - supporting more, bigger, better and more joined up ecological networks ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

Table 1: Principles taken from the Statutory Metric guidelines.

2.2 Desktop Study

A desktop study identifying designated wildlife sites within a 500-metre radius of the Site was undertaken through the government MAGIC website.

2.3 Habitat Condition Survey to inform BNG Calculations

To inform the Biodiversity Net Gain (BNG) Calculations, the habitat types and condition of the habitats on Site were assessed. This provided baseline information and allowed for the subsequent interpretation of the ecological value of the Site.

2.4 BNG Calculations

The latest version of the Statutory Metric (DEFRA, 2024) has been used to calculate the baseline value of the site (before development) and the post-development value in order to calculate the Total Net Unit Change. The broad habitat type 'Individual trees' has been used where a tree (or a group of trees) over 7 cm in diameter at breast height (DBH) does not meet or contribute towards the definition of another broad habitat type. The tree sizes and areas have been assessed using the guidelines as shown below in Table 2.

Size class	Diameter at breast height (cm)	Metric area equivalent (ha)
Small	greater than 7cm and less than or equal to 30cm	0.0041
Medium	greater than 30cm and less than or equal to 60cm	0.0163
Large	greater than 60cm and less than or equal to 90cm	0.0366
Very Large	greater than 90cm	0.0765

Table 2: Tree size classes and area equivalents taken from Statutory Metric guidelines 2024.

2.5 Minimum Mapping Units

The minimum mappable area used is equal to or above 25 m², the minimum mappable length of a linear feature is equal to or above 5 m.

2.6 Survey constraints

The survey was undertaken outside of the optimal period for habitat surveys (April to October). Given the nature of the habitats present, it is considered that the botanical information collected was sufficient for categorising habitats and identifying potential features of value.

2.7 Personnel

The survey on the 3rd February 2026 was carried out by Nick Clayton BSc (Hons) ACIEEM. Nick has extensive experience in habitat survey and condition assessments for biodiversity net gain and is appropriately qualified for the surveys based on the CIEEM competencies (CIEEM, 2017). Nick is accredited on the River Condition Assessment for Biodiversity Net Gain.

2.8 National Policy

The Environment Act 2021

This legislation and the requirement for mandatory biodiversity net gain of new developments came into force on the 12th February 2024. As such, all developments (aside from those exempt) are required to demonstrate a 10% biodiversity net gain.

National Planning Policy Framework

The National Planning Policy Framework (NPPF; 2023) guides Local Planning Authorities (LPAs) when developing their planning policies and considering planning applications affecting protected habitats, sites and species.

Planning Policy Statement 15: Conserving and enhancing the natural environment of the NPPF recognises that, planning policies and decisions should contribute to and enhance the natural and local environment. Section D of Paragraph 180 states:

“Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; In respect of the natural environment.”

Section B of Paragraph 185 states:

“Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

Section D of Paragraph 186 also states:

“Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.

2.9 Local Policy

Hinckley and Bosworth Borough Council is the local authority.

The Local Nature Recovery Strategy (LNRS) for Leicestershire, Leicester and Rutland was used to understand strategic significance of habitats within the locality. No habitats of strategic significance were identified within the Site.

3. SURVEY RESULTS

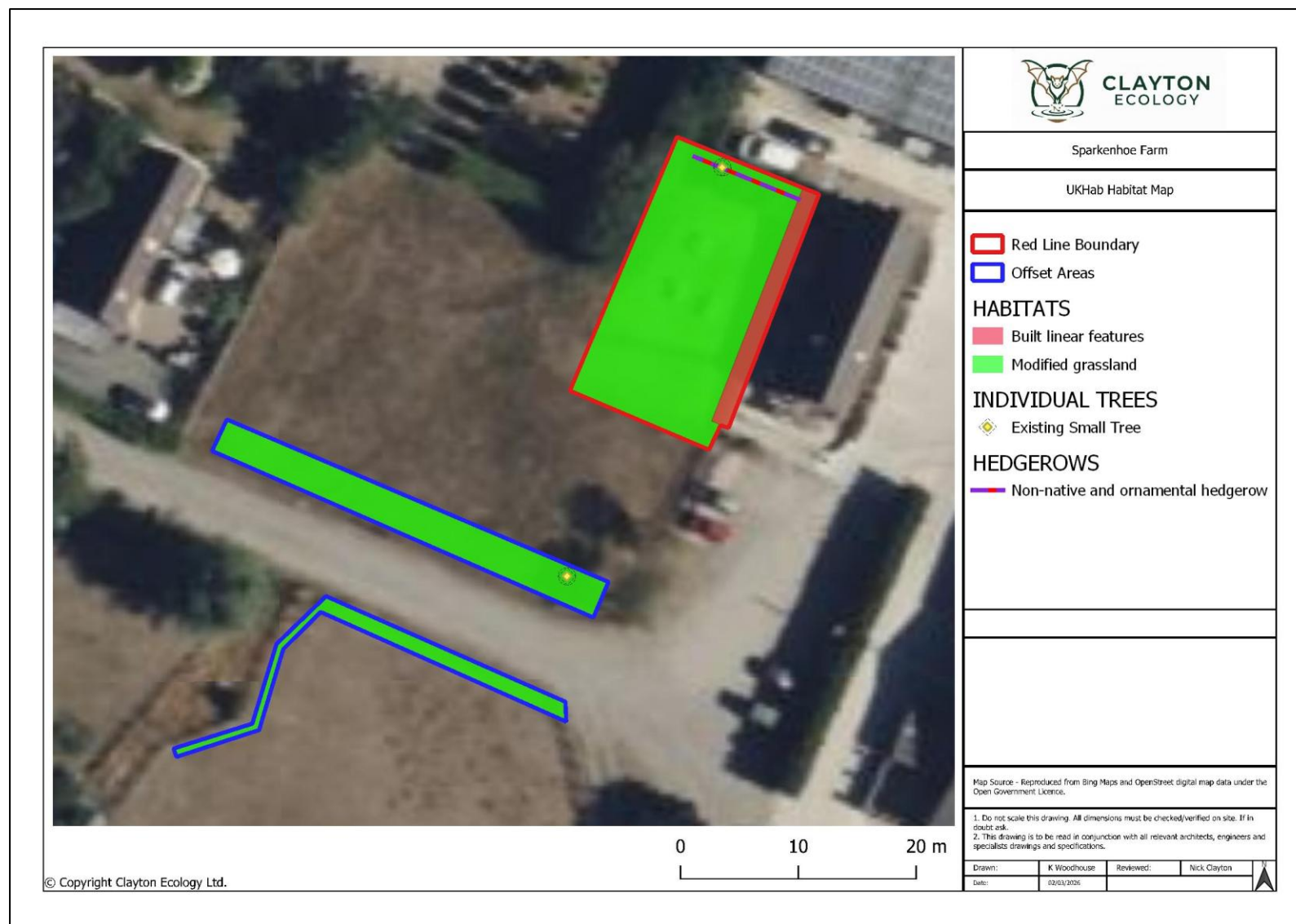


Figure 2: The baseline assessment of the area to be impacted and offset area.

3.1 Desktop Study

A search of the MAGIC Map application identified no Statutory Designated Sites (Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves or Local Nature Reserves) within 500m of Site.

3.2 On-site Habitats/Hedgerows

The area to be impacted is generally rectangular in shape and measures approximately 0.03 hectares.

The area to be impacted comprises modified grassland, built linear features, an individual tree and a non-native and ornamental hedgerow. Two additional areas (modified grassland) will be used as offset.

3.2.1 Area to be impacted & Offset Areas - Modified Grassland – g4

The majority of the area to be impacted and the entirety of the proposed offset areas comprise modified grassland, with similar species compositions and conditions.

Species present included:

Scientific Name	Common Name	DAFOR
<i>Lolium perenne</i> agg.	Perennial Rye-grass	Dominant
<i>Rhytidiadelphus squarrosus</i>	Springy Turf-moss	Occasional
<i>Urtica dioica</i>	Common Nettle	Rare
<i>Trifolium repens</i>	White Clover	Rare
<i>Taraxacum</i> spp.	Dandelions	Rare
<i>Rumex</i> sp.	Dock	Rare
<i>Achillea millefolium</i>	Yarrow	Rare
<i>Cirsium arvense</i>	Creeping Thistle	Rare
<i>Ranunculus repens</i>	Creeping Buttercup	Rare
<i>Dactylis glomerata</i>	Cock's-foot	Rare
<i>Bellis perennis</i>	Daisy	Rare
<i>Glechoma hederacea</i>	Ground-ivy	Rare
<i>Geranium molle</i>	Dove's-foot Crane's-bill	Rare
<i>Veronica</i> sp.	Speedwell	Rare

Table 3: Species present within the areas of modified grassland.

Condition assessment:

Condition Assessment Criteria		Condition Achieved (Y/N)
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Scrub accounts for less than 20% of total grassland area.	Y
D	Physical damage evident in less than 5% of total grassland area.	N
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y
F	Cover of bracken is <20%.	Y
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)	Y
Number of criteria passed		4
Condition Assessment Result		Poor

Table 4: Condition assessment for modified grassland taken from Statutory Metric Condition Assessment 2024.



Photographs 1&2: The area to be impacted.

3.2.2 Area to be impacted – Built Linear Features – u1e

A small portion on the eastern boundary of the area to be impacted comprised built linear features (a small section of footpath and wall).

Condition assessment: N/A



Photograph 3: The Built Linear Features within the area to be impacted.

3.2.3 Area to be impacted – Individual Trees

1x individual tree is present within the area to be impacted.

Tree ID	Scientific Name	Common Name	Size Class	Condition
T1	<i>Prunus padus</i>	Bird Cherry	Small	Poor

Table 5: The existing individual tree in the area to be impacted.

Condition assessment:

Condition Assessment Criteria		Condition Achieved (Y/N)
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
Number of criteria passed		2
Condition Assessment Result		Poor

Table 6: Condition sheet: Individual trees taken from Statutory Metric Condition Assessment 2024.

3.2.4 Offset Areas – Individual Trees

1x individual tree is present within the offset area to be retained.

Tree ID	Scientific Name	Common Name	Size Class	Condition
T1	<i>Prunus padus</i>	Bird Cherry	Small	Poor

Table 7: The existing individual tree in the offset area.

Condition assessment:

Condition Assessment Criteria		Condition Achieved (Y/N)
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
Number of criteria passed		2
Condition Assessment Result		Poor

Table 8: Condition sheet: Individual trees taken from Statutory Metric Condition Assessment 2024.

3.2.5 Area to be impacted – Non-native and Ornamental Hedgerow

A Cherry Laurel (*Prunus laurocerasus*) non-native and ornamental hedgerow is present in the northern portion of the area to be impacted.

Condition assessment: N/A (automatically poor)



Photograph 4: The existing hedgerow within the area to be impacted.

3.3 Baseline On-Site Habitat Units

Metric ref	Baseline Habitat	Condition assessment	Area (ha)	Habitat Units (HBU)
1	Modified grassland	Poor	0.0280	0.06
2	Individual trees	Poor	0.004071504	0.02
3	Built linear features	N/A	0.0032	0
4	Modified grassland	Poor	0.0157	0.03
5	Individual trees	Poor	0.004071504	0.02
TOTALS (excluding trees)			0.0469	0.08
TOTALS			-	0.12

Table 9: The values of the baseline habitats.

3.4 Baseline On-Site Hedgerow Units

Metric ref	Baseline Hedgerow	Condition assessment	Length (km)	Hedgerow Units
1	Non-native and ornamental hedgerow	N/A	0.010	0.01

Table 10: The values of the baseline hedgerows.

4. PROPOSED DESIGN

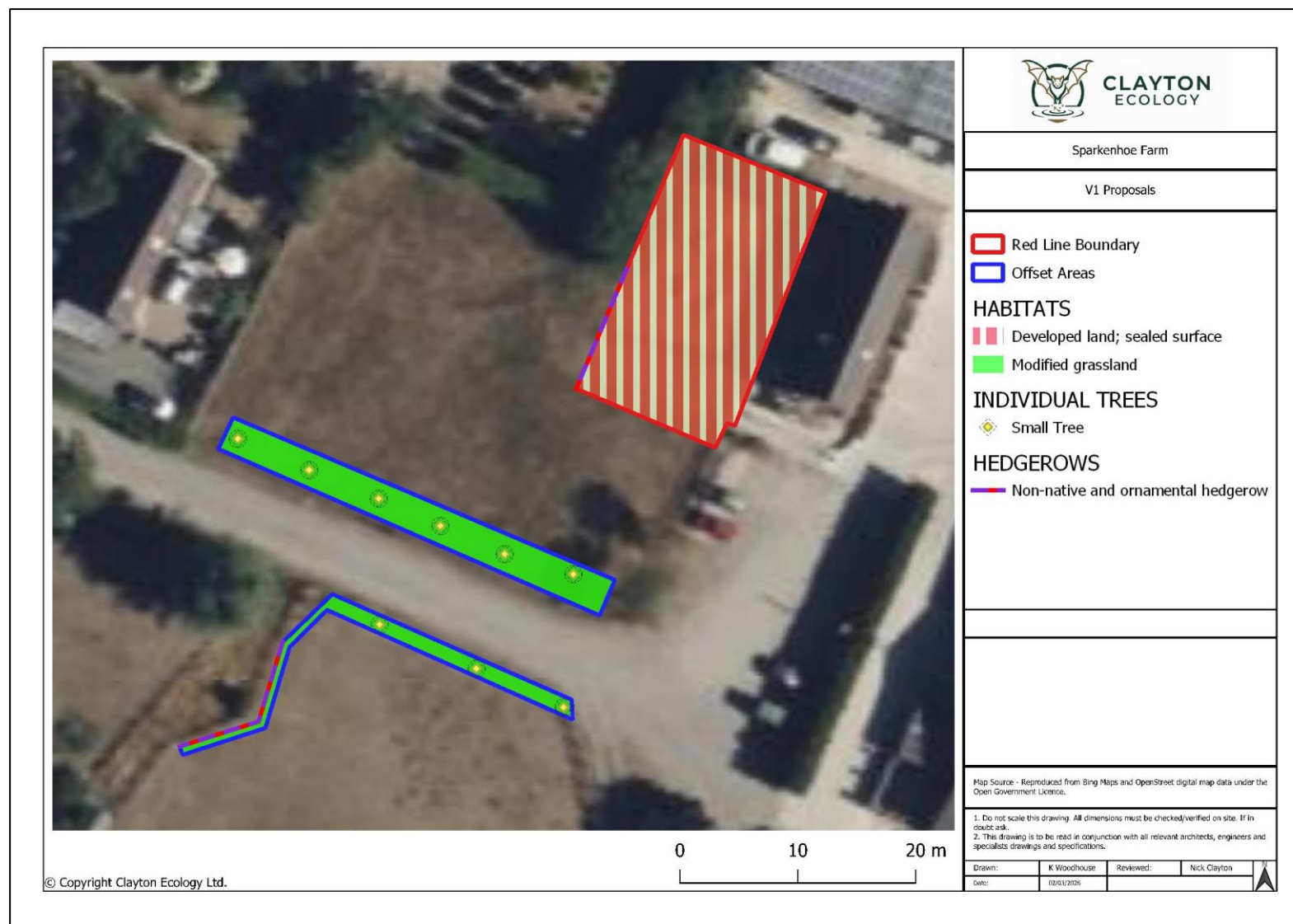


Figure 3: The proposals for the site.

4.1 On-site Habitat Retention/Creation

4.1.1 Developed Land; Sealed Surface (Metric indicator: Creation 1)

The new area will comprise developed land; sealed surface.

Minimum Targeted Condition: N/A

4.1.2 Offset area - Modified Grassland (Metric indicator: Baseline 4)

The modified grassland in the offset areas will be retained in the same condition.

Minimum Targeted Condition: Poor

4.1.3 Offset area – Individual Trees (Metric indicator: Creation 2)

Eight small individual trees are to be planted in the offset areas to achieve 10% net gain. Biodegradable tree guards, stakes and degradable ties should be used, and the base of each tree should be mulched to provide valuable nutrients and suppress undesirable species.

Action	Timing	Prescriptions
Early Management	During the first 3 years post creation.	Water regularly during hot and dry weather and mulch once a year. Weeding should be prioritized for 2-3 years after planting by pulling up weeds until all the trees have grown above the height of competing weeds and have started to shade out ground vegetation. The grassland cut in the third year should not be lower than 50mm in height. Regularly check that the tree guards and ties are secure and replace/remove them as necessary.
Management	After 4 years post creation, and continuous.	Regularly check the area for damage and disease and remove/replace where necessary. Invasive species removed as required, allow other native species to naturally colonise. Regularly check that the shrub guards and ties are secure and replace/remove them as necessary.

Table 11: Management plan for the offset area- individual trees.

Minimum Targeted Condition: Poor/Moderate

Condition Assessment Criteria Targeted passes:

Condition Assessment Criteria		Condition Achieved (Y/N)
A	The tree is a native species (or at least 70% within the block are native species).	Target
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Target
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N/A This criteria does not apply to newly planted trees.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Target
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N/A This criteria does not apply to newly planted trees.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N/A This criteria does not apply to newly planted trees.
Number of criteria passed		3
Condition Assessment Result		Moderate

Table 12: Condition sheet: Individual trees taken from Statutory Metric Condition Assessment 2024.

4.2 Proposed Total On-Site Habitat Units

Metric ref	Proposed Habitat	Retention category	Proposed Condition assessment	Area (ha)	Habitat Units (HBU)
Creation 1.	Developed land; sealed surface	Created	N/A	0.0312	0
Baseline 4.	Modified grassland	Retained, offset provision area	Poor	0.0157	0.03
Baseline 5.	Individual trees – 1x Small Size	Retained	Poor	0.0041	0.02
Creation 2.	Individual trees – 8x Small Size	Created	Poor/Moderate	0.0326	0.09
TOTAL (excluding trees)				0.0469	0.03
TOTAL				-	0.14

Table 13: The proposed values of the created habitats.

4.3 On-site Hedgerow Retention/Creation

4.3.1 Offset area – Non-native and Ornamental Hedgerows

Two stretches of beech hedgerow (non-native and ornamental hedgerow) are to be planted in the offset areas.

Minimum Targeted Condition: N/A (automatically poor)

4.4 Proposed Total On-Site Hedgerow Units

Metric ref	Proposed Hedgerow	Retention category	Proposed Condition assessment	Length (km)	Hedgerow Units
Creation 1.	Non-native and ornamental hedgerow	Created	Poor	0.011	0.01
Creation 2.	Non-native and ornamental hedgerow	Created	Poor	0.014	0.01
TOTAL				0.025	0.02

Table 14: The proposed values of the created hedgerows.

5. BIODIVERSITY NET GAIN RESULTS

5.1 Habitats

Habitat Units: Total Net Unit Change of 0.02 (positive; equivalent to a gain of 15.80%).

5.2 Hedgerows

Hedgerow Units: Total Net Unit Change of 0.01 (positive; equivalent to a gain of 141.25%).

5.3 Trading Rules

The trading rules within the DEFRA calculation tool have been satisfied with the proposed development plan.

5.4 Management Plan

All of the proposals (specifically the biodiversity offset provision) will require a detailed management plan and adaptive monitoring for a minimum of 30 years from the implementation of those habitats as per guidelines.

See accompanying excel document entitled: **V1_Sparkenhoe Farm- bng-metric-calculation-tool-statutory**

REFERENCES

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J., 2020. The UK Habitat Classification User Manual Version 1.1, Available at <http://www.ukhab.org/>

DEFRA, 2024. The Statutory Biodiversity Metric User Guide - Date: February. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

DEFRA, 2024. The Statutory Biodiversity Metric Condition Assessments. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Department for Levelling Up, Housing & Communities, 2023. National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Leicestershire County Council, 2026. Our Strategy. Available at: <https://www.leicestershire.gov.uk/environment-and-planning/leicestershire-leicester-and-rutland-local-nature-recovery-strategy/our-strategy>