



Cameron Homes Limited

Land East of Kennel Lane, Witherley, Leicestershire

Biodiversity Net Gain
Assessment (non-statutory)

Contents

1.0 INTRODUCTION	4
1.1 Scope & Objectives	4
2.0 SITE CONTEXT	5
2.1 Site Location and Description	5
2.2 The Permitted Development	5
3.0 METHODS	6
4.0 BNG BASELINE ASSESSMENT	6
5.0 BNG POST DEVELOPMENT ASSESSMENT	6
6.0 ON SITE BIODIVERSITY NET GAIN	7
Appendix A. Site Location Plan	
Appendix B. Site Layout	
Appendix C. Landscape Plans	
Appendix D. Biodiversity Net Gain Metric	
Appendix E. Baseline Biodiversity Net Gain (BNG) Plan	
Appendix F. Post Development Biodiversity Net Gain (BNG) Plan	

Document and Quality Control

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1.0 INTRODUCTION

1.1 Scope & Objectives

- 1.1.1 This document has been prepared by Red Kite Network Limited (Red Kite), Landscape Architecture, Ecology and Arboriculture Consultants for Cameron Homes Limited, hereon referred to as 'the Client'. The aim of this document is to set out the planned arrangements for Biodiversity Net Gain (BNG) in relation to the permitted development at land East of Kennel Lane, Witherley, Leicestershire, hereon referred to as 'the Site'.
- 1.1.2 This document has been produced as part of the reserved matters for the permitted outline planning permission ref: 22/01190/OUT approved by Hinckley and Bosworth Brough Council on 25th February 2025. The permitted development is for an outline planning application for up to 50 residential dwellinghouses with access. To comply with local planning policy DM6, the reserved matters application is required to demonstrate no net loss in on site biodiversity.
- 1.1.3 This document therefore provides a summary of the baseline and post development habitat and hedgerows. The document should be read in conjunction with the supporting Appendices D, E and F.
- 1.1.4 It should be noted that the outline planning application for the Site was submitted in December 2022, which predates the statutory requirement for +10% BNG for developments, that came into effect in February 2024. This document does however use the current statutory metric as tool for the purposes of quantifying no net loss of biodiversity. This report and the supporting appendices therefore form a non-statutory BNG assessment and are not subject to statutory supporting guidance or trading rules.
- 1.1.5 This document has been informed by previous work conducted as part of the outline consent and should also be cross referenced with:
- Biodiversity Net Gain (BNG) Assessment prepared by Colington Winter Environmental dated July 2022;
 - Updated Preliminary Ecological Appraisal prepared by Colington Winter Environmental dated September 2022.
- 1.1.6 It should be noted that since the BNG Assessment of 2022, the development layout and red line boundary have changed. In addition, the previous assessment used version 3.1 of the metric, which has now been superseded. There were also some discrepancies in the previous BNG and PEA. Therefore, an updated Baseline BNG Assessment was undertaken by Red Kite during November 2025 to account for changes in habitats and condition.
- 1.1.7 This document should also be read in conjunction with the Ecological Enhancement and Mitigation Strategy (EEMS) prepared by Red Kite dated February 2026 prepared to discharge Condition 22 of the outline consent. The EEMS provides further details in relation to the management, maintenance and monitoring of on site BNG.
- 1.1.8 This document has been informed by relevant industry best practice and guidance set out in British Standard "Biodiversity Code of Practice for Planning and Development" (BS 42020) (2013) and the CIEEM guidance Biodiversity Net Gain: Good Practice Principles for Development. Whilst the development is not subject to statutory BNG, there is a local planning policy to achieve no net loss of biodiversity on site. The period of this document is for 30 years.
- 1.1.9 The key audiences for the document are the Local Planning Authority (LPA), the site operator/landowner and contractors employed to maintain on site biodiversity.

2.0 SITE CONTEXT

2.1 Site Location and Description

2.1.1 The Site is approximately 3.2 hectares (Ha) and located at OS National Grid Reference SP 32827 97376, to the East of Witherley Village, Leicestershire. The Site is set within a semi-rural landscape, bounded by Kennel Lane to the West, with residential housing and development to the North, South, and across Kennel Lane to the West. To the South and East of the Site lie agricultural fields with some rural properties. The Site itself comprises a former arable field, bounded by hedgerows on the North, East and Western sides with a drainage ditch and pond along the Eastern boundary. A location plan is provided in Appendix A.

2.2 The Permitted Development

2.2.1 The permitted development relates to the construction of 30 open market and 20 affordable properties together with landscaping and a SUDs feature. Vehicle access will be created via Kennel Lane. A children's play space will be constructed to the North East of the Site. A site layout drawing prepared by White Ridge drawing reference 2393-03 REV-E dated 17th November 2025 is provided in Appendix B.

2.2.2 The planned landscape and open space is set out in the drawing prepared by PDP Associates reference C-2382-01 and 02 REV-A dated January 2026. In summary the landscape scheme includes the following:

- Retention of boundary hedges and trees;
- Creation of native hedgerows;
- Planting of semi mature and extra heavy standard trees;
- Planting of ornamental shrub and hedge planting;
- Creation of amenity grassland areas;
- Creation of species rich wet grassland associated with the SUDs feature;
- Creation species rich meadow grassland.

2.3 Preceding Ecological Surveys and Reports

2.3.1 The Preliminary Ecological Appraisal prepared by Colington Winter Environmental identified that, at the time of the survey, the Site comprised of arable and improved grassland fields bound by hedgerows and trees. No impacts on protected notable species were identified. The Preliminary Ecological Appraisal recommended the following enhancement and mitigation measures:

- *Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.*
- *Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features within the site.*
- *The inclusion of 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.*

2.3.2 The BNG Assessment prepared by Colington Winter Environmental identified pre development baseline habitats of 7.17 units and 5.03 units for hedgerows. Overall, a 32.16% gain for habitats and a 32.32% gain for hedgerows was projected. It should be noted that this was based on the masterplan submitted as part of the outline scheme and is based on version 3.1 of DEFRA metric, which has now been superseded.

3.0 METHODS

- 3.1 A walkover field survey was conducted on the 10th of November 2025. During the field survey a habitat condition survey was undertaken using the Biodiversity Metric classifications and condition assessment criteria. The areas and lengths of each habitat were plotted using QGIS 3.28.7 based on a topographical survey supplied by the Client and using this GIS information, measured.
- 3.2 The approach to BNG follows Baker et al (2019) and British Standard 8683 and calculates net gain using the Statutory Biodiversity Metric Calculation Tool. BNG is assessed in three separate categories:
- Habitat Units – Habitats measured by area;
 - Hedgerow Units – Linear habitats measured by length, including lines of trees; and
 - Watercourse Units – Rivers, streams and other flowing water habitats.
- 3.3 All units were calculated separately and are given separate scores. These scores are not transferrable between units. Biodiversity scores for habitats were based on the habitat's 'distinctiveness', 'strategic significance' and 'condition'.
- 3.4 The condition of a habitat is defined as the quality of the habitat at the time of survey compared with its optimum ecological state as determined by the UK Habitat Classification (UKHab) habitat descriptions (UKHabs Ltd, 2023). This is influenced by various factors including species diversity, the presence of undesirable or invasive species, and disturbance/damage. Condition was determined through use of Statutory Biodiversity Metric Condition Assessment Sheets and Methodology (Natural England, 2023c). Habitats were allocated a weighted score between 1 (poor) and 3 (good).

4.0 BNG BASELINE ASSESSMENT

- 4.1 The on sites habitats were assessed and the following habitats identified:
- Modified grassland;
 - Ruderal/Ephemeral;
 - Developed land; sealed surface;
 - Rural trees.

Refer to Appendix E. Baseline Biodiversity Net Gain (BNG) Plan

- 4.2 Based on the area and condition of the identified habitats, the following on baseline line units were generated:
- Habitat Units- 35.71;
 - Hedgerow Units- 7.14;
 - Watercourse Units- 0.

5.0 BNG POST DEVELOPMENT ASSESSMENT

- 5.1 Based on the site layout and landscape plans (see Appendices B and C) the following habitats will be retained, enhanced or created as part the development:
- Retention of boundary hedges and trees;
 - Creation of native hedgerows;
 - Planting of semi mature and extra heavy standard trees;
 - Planting of ornamental shrub and hedge planting;

- Creation of amenity grassland areas;
- Creation of species rich wet grassland associated with the SUDs feature;
- Creation species rich meadow grassland;
- Creation of hard surfaces and domestic gardens.

5.2 The on site post intervention habitat units will therefore generate:

- Habitat Units- 39.36;
- Hedgerow Units- 8.71;
- Watercourse Units- 0.

6.0 ON SITE BIODIVERSITY NET GAIN

6.1 Based on the baseline assessment and design proposals, BNG on net change will be as follows:

- Habitat Units- + 11.78 %;
- Hedgerow Units- + 22.08 %;
- Watercourse Units- 0.

6.2 In summary a net gain greater than 10 % can be achieved and there is no overall net loss of biodiversity in relation to the development. The proposals will comply with local planning policy and there is no requirement for further design reiterations or obtaining off site units.