

Biodiversity Net Gain Assessment

Site Address:

Lime Kilns, Watling Street, Hinckley, Leicestershire, LE10 3ED

Client:

Admiral Taverns

Assessment Date:

3rd June 2026

Project:

This report is prepared to inform a planning application with Hinckley and Bosworth Borough Council. The proposal is described as:
Construction of pergola and bin store, along with some alterations to the site.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Final	1.0	Harry Brindle, BSc (Hons), Consultant Ecologist	03/06/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The survey site is centred on National Grid Reference SP 41224 92364 and has an area of approximately 0.17ha. The site comprises a public house, associated carpark and beer garden. The site is located within the town of Hinckley, 14.7km north-east of the city of Coventry and 20km to the south-west of the city of Leicester. The site is bound by Watling Street (A5) to the south, commercial development and woodland to the north and west and Ashby-de-la-Zouch Canal to the west. The wider landscape is dominated by urban development, to the north and east, with arable land to the west and south. The wider landscape contains several pockets of woodland, watercourses and lines of trees and hedgerows, all of which could be utilised by protected faunal groups, as detailed in subsequent sections of this report.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric - Lime Kilns, LE10 3ED – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (Concept, 2026)
- ❖ Preliminary Ecological Appraisal (PEA) - Lime Kilns, LE10 3ED – v1 (Arbtech Consulting Ltd., 2026)
- ❖ River condition assessment (RCA) - Lime Kilns, LE10 3ED – v1 (Arbtech Consulting Ltd., 2026)

Executive Summary

The current landscaping proposal generates a net loss of area-based habitat units (-2.68%) and no net change in linear-based and watercourse habitat units (0%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2025), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2025).

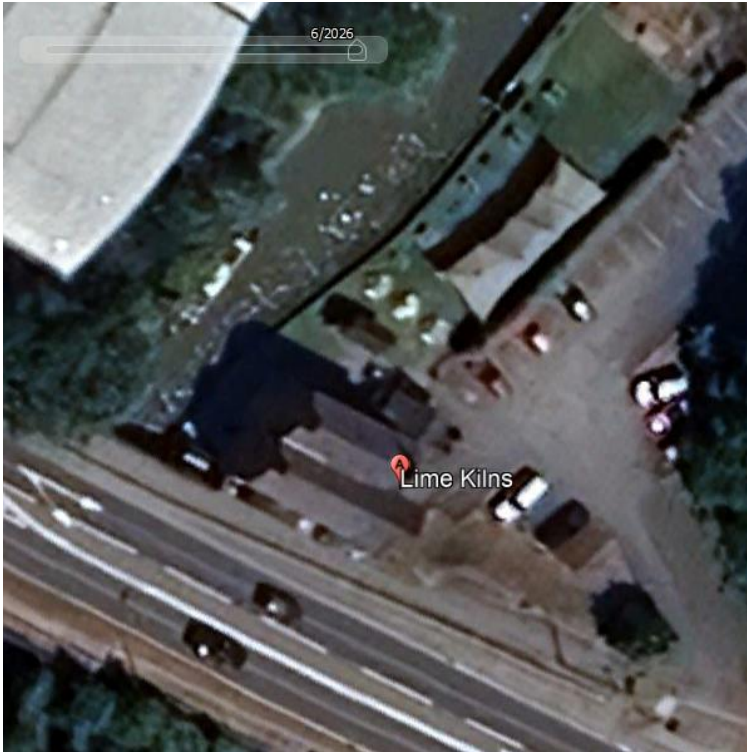
In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.39 will need to be achieved. At present, there is a unit deficit of **0.04** units.

To achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.044 will need to be achieved. At present, there is a unit deficit of **0.004** units.

To achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.41 will need to be achieved. At present, there is a unit deficit of **0.04** units.

See 'Recommendations and Next Steps' for recommendations on meeting the 10% net gain for each unit type.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	6th May 2026
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated April 2020 and June 2026, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.	
	Satellite imagery of the Lime Kilns site taken on 6/2026. The image shows a large industrial building with a dark roof, a parking lot with several vehicles, and a road with traffic. A red pin marks the location of the Lime Kilns. The date '6/2026' is visible in the top left corner of the image. Satellite imagery of the Lime Kilns site taken on 4/2020. The image shows the same industrial building and parking lot as the 2026 image, but with a different perspective and lighting. A red pin marks the location of the Lime Kilns. The date '4/2020' is visible in the top left corner of the image.	

Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.
BNG Target Uplift	+10%
National Character Area (NCA)	72 - Mease/Sence Lowlands
Strategic Significance	Leicestershire, Leicester, and Rutland Local Nature Recovery Strategy - Local Habitat Map The site is not located within an area that is of importance for biodiversity but it is located in an area that could become of importance for biodiversity. Measures in the area are for 'Urban Core Connections', therefore, associated proposed habitat has been assigned high strategic significance.
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	0.015	There is one building present within the site, that comprises a public house.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Developed land; sealed surface	0.101	Sections of hardstanding including a car park and paved areas are present throughout the site. There is no associated vegetation and these areas are of minimal ecological value.		
Bramble scrub	0.009	Present in the eastern section of the site, between an area of grassland and off-site area of woodland is a strip of dense bramble scrub. The scrub is largely unmanaged, and forms a dense bank between the grassland and woodland, with no other species present within this area.		
Modified grassland	0.092	Located throughout the site are several patches of closely mown amenity grassland. The grassland areas are largely utilised for amenity purposes including a beer garden area, with several benches and a canopy cover present, and as such, are subject to a routine mowing regime, resulting in a sward height of approximately 4-6cm.	Poor: passes 4 of 7 criteria excluding essential criterion A.	
Urban tree	0.0163	A single rowan <i>Sorbus aucuparia</i> is present within the southern section of the site, located in a small area of grassland. The tree has an approximate DBH of 35cm and is therefore classified as a medium-sized tree	Moderate: passes 4 of 6 criteria.	

Linear-Based Habitats (B-1)

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Non-native and ornamental hedgerow	0.035	Separating the car park from the beer garden is a regularly pruned, non-native and ornamental hedgerow, with a shorter section also present in front of the building on its northern side.	Poor: As default in the Statutory Metric.	Low Strategic Significance

Watercourse-Based Habitats (C-1)

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
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Canals	0.072	See RCA (Arbtech, 2026) for full description. There is a canal to the west of the site. The there is no encroachment onto the watercourse. There is no encroachment on the western bank but there is major enhancement along the eastern bank (development side).	Faily poor: As per RCA	Low Strategic Significance
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Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Developed land; sealed surface	0.015	Retained habitat, see Baseline table.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Developed land; sealed surface	0.0982			
	Bramble scrub	0.009			
	Modified grassland	0.0873		Poor: passes 4 of 7 criteria excluding essential criterion A.	
	Urban tree	0.0163		Moderate: passes 4 of 6 criteria.	
Created (A-2)	Developed land; sealed surface	0.0028	Proposed bin store.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement	
	Developed land; sealed surface	0.0047	Hardstand incorporated from other proposed works.		

Linear-Based Habitats

	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (B-1)	Non-native and ornamental hedgerow	0.035	Retained habitat, see Baseline table.	Poor: As default in the Statutory Metric.	Low Strategic Significance

Watercourse Habitats

	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
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Retained (B-1)	Canals	0.072	Retained habitat, see Baseline table.	Faily poor: As per RCA	Low Strategic Significance
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Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.35 units	0.04 units	0.38 units
	Post-Development	0.34 units	0.04 units	0.38 units
	Net Change	-0.01 units (-2.68%)	0 units (0%)	0 units (0%)
Off-Site	Baseline	N/A	N/A	N/A
	Post-Development	N/A	N/A	N/A
	Net Change	N/A	N/A	N/A
Overall Net Change		-0.01 units (-2.68%)	0 units (0%)	0 units (0%)

Results, Discussion, and Next Steps

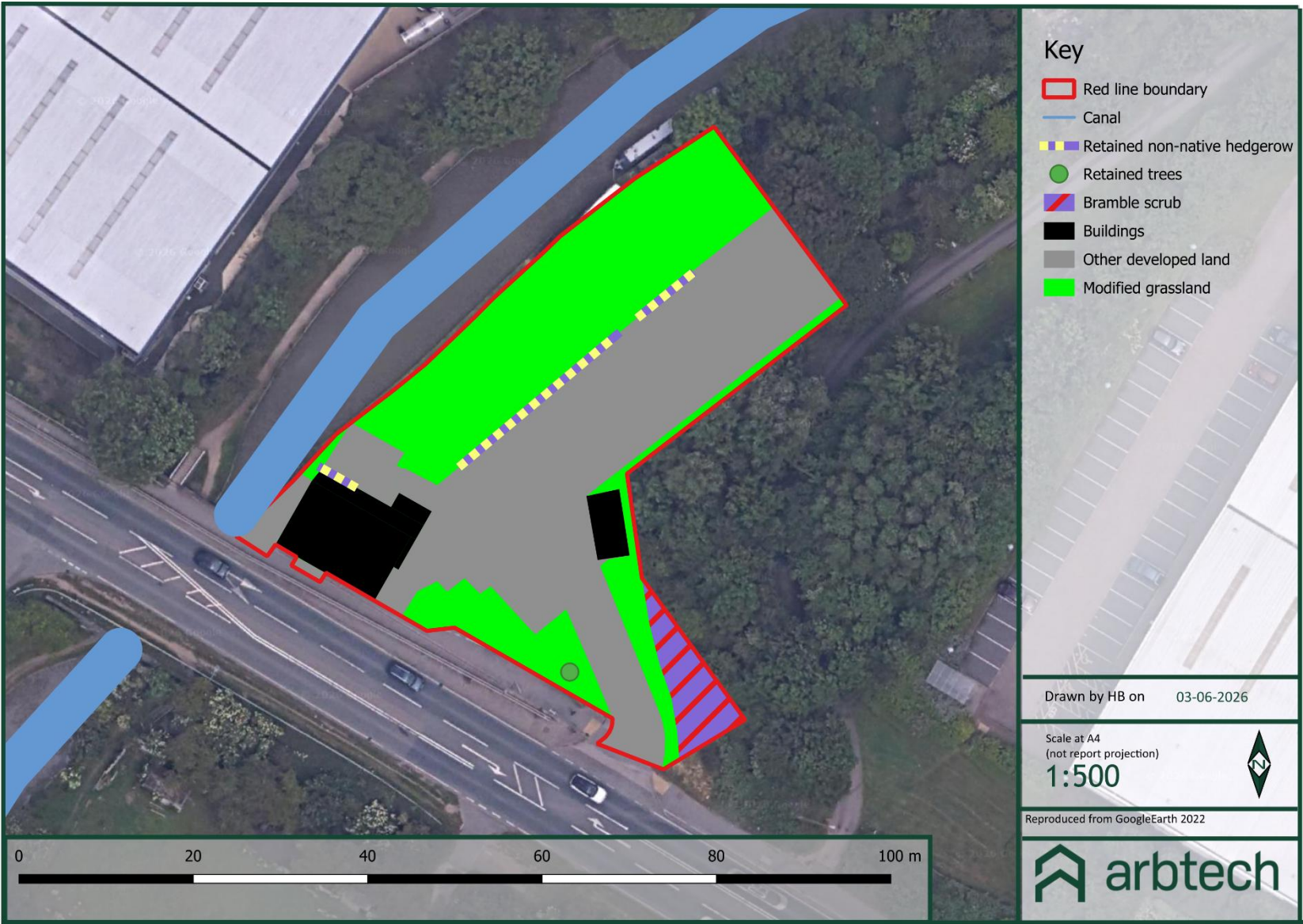
BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-2.68%) and no net change in linear-based and watercourse habitat units (0%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2025), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2025). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.39 will need to be achieved. At present, there is a unit deficit of 0.04 units. To achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.044 will need to be achieved. At present, there is a unit deficit of 0.004 units. To achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.41 will need to be achieved. At present, there is a unit deficit of 0.04 units.
Recommendations and Next Steps	In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary. There is good scope on site to achieve the required net gain on site for habitat and linear based units. For area-based habitat this can be accomplished through: • The planting of 4 small native trees • Enhancement of 0.02ha of modified grassland into good condition. • Enhancement of 0.011ha of modified grassland into moderate condition other neutral grassland Alternative habitat such as native mixed scrub can also be created on site.

	For linear-based habitat this can be accomplished through: • Extending the ornamental hedgerow on site by 5m • Planting of native hedgerow As watercourse units are much harder to create, and as per the RCA, the canal adjacent to site cannot be enhanced. Offsite units will be required to compensate for watercourse units. If all units are sourced offsite, a summary as to what units will be required is detailed in the table below: <table><tr><td></td><td>Distinctiveness</td><td>Broad Habitat Group</td><td>Habitat</td><td>Units Required</td></tr><tr><td rowspan="2">Area-Based</td><td>Low</td><td>Any</td><td>Any</td><td>0.04</td></tr><tr><td colspan="3">Total</td><td>0.04</td></tr><tr><td rowspan="2">Linear-Based</td><td>Low</td><td>Hedgerow</td><td>Any</td><td>0.04</td></tr><tr><td colspan="3">Total</td><td>0.30</td></tr><tr><td rowspan="2">Watercourse-Based</td><td>Medium</td><td>Any</td><td>Any</td><td>0.04</td></tr><tr><td colspan="3">Total</td><td>0.04</td></tr></table>		Distinctiveness	Broad Habitat Group	Habitat	Units Required	Area-Based	Low	Any	Any	0.04	Total			0.04	Linear-Based	Low	Hedgerow	Any	0.04	Total			0.30	Watercourse-Based	Medium	Any	Any	0.04	Total			0.04
	Distinctiveness	Broad Habitat Group	Habitat	Units Required																													
Area-Based	Low	Any	Any	0.04																													
	Total			0.04																													
Linear-Based	Low	Hedgerow	Any	0.04																													
	Total			0.30																													
Watercourse-Based	Medium	Any	Any	0.04																													
	Total			0.04																													
Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.																																

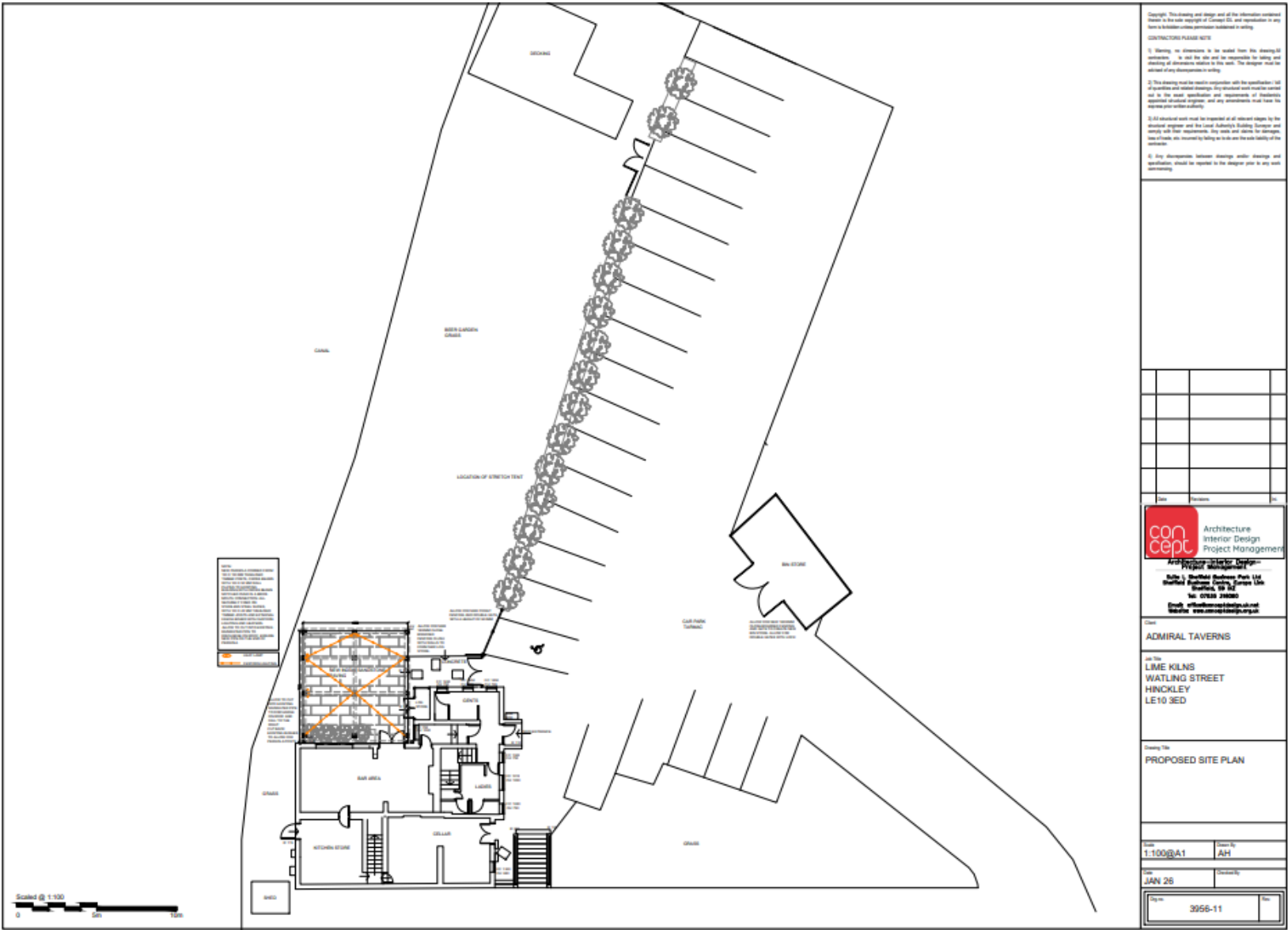
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)			Area habitat units	-0.01
			Hedgerow units	0.00
			Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)			Area habitat units	-2.68%
			Hedgerow units	13.79%
			Watercourse units	0.00%
Trading rules satisfied?			No - Check Trading Summaries ▲	
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.35	0.39	0.04
Hedgerow units	10.00%	0.04	0.04	0.00
Watercourse units	10.00%	0.38	0.41	0.04

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	No	
	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UK-Hab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	yes	
Essential criterion achieved (Yes or No)			
Number of criteria passed			
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	yes	

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	yes	
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).	yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	no	
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.	yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	no	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	yes	
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	yes	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

N/A for proposed habitat