

Sheet Name	Site Details
1. Planning authority:	Hinckley and Bosworth Borough Council
2. Site name:	Heather Close Farm, Botcheston
3. Applicant:	Mr. Andrew Pickup
4. Planning application type:	Full planning consent
5. Planning application reference:	N/A - Pre-submission
6. Metric completed by (name & job title):	David Harris-Watkins: Chartered Surveyor
7. Date of metric completion:	14 February 2025
8. Revision number:	
9. Masterplan document title / drawing number:	

Net Gain Targets

10. Targeted % increase in Units	10a. Habitat	10.00
	10b. Hedgerow	10.00
	10c. River	10.00

11. Targeted increase in Units if baseline value is zero - agreed with local planning authority	11a. Habitat units	0.00
	11b. Hedgerow units	0.00
	11c. River units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Heather Close Farm, Botcheston
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.24 below	Commercial	Site area must be less than 10,000 m2
15. Site area (m ²)	1320.7	
16. Building footprint (m2) of commercial buildings proposed within the development site (or zero if none)	138.9	
N/A		

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats	Deciduous Woodland 282m NE, 410m E, Good quality semi improved grassland 475m NW	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Magic Map + Priority Habitat Inventory	

Site walkover

22. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
23. Date of site walkover - DD/MM/YY	21/11/2024	Site walkover data valid until 21/05/25
24. Who completed the walkover? (Name and job title)	David Harris-Watkins: Chartered Surveyor	

Additional details

25. Any additional information or notes	
---	--

--	--	--	--

Site Name	Heather Close Farm, Botcheston
Sheet Name	5_Area Habitats

Instructions:
1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced
4. Enter data on individual trees into 1d. Tree area calculator

All Key Rules Satisfied ✓

Lost Units	0.3312
Created Units	0.3720
Enhancement Units	0.0000
Net Change	0.0407

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units units	Area Lost	Units lost		
1	Grassland	Modified grassland	Area/compensation not in local strategy/ no local strategy	476.90	0.00	0.00	0.19	476.90	0.191	Site currently partially bare with however historic satellite image since 2021 shows it as residential paddocks and it is therefore noted a modified grassland in its entirety. Areas outstanding providing access to the proposed building location. Area of modified grassland as per the above, to be enhanced to mixed scrub with tree planting.	LPA comments
2	Urban	Developed land; sealed surface	Area/compensation not in local strategy/ no local strategy	492.60	492.60		0.00	0.00	0.000		
3	Grassland	Modified grassland	Area/compensation not in local strategy/ no local strategy	351.20	0.00	0.00	0.14	351.20	0.140		
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Formally identified in local strategy		0.00	0.00	0.00	0.0000	0.00	0.0000	
				Totals (Areas and) Totals	1320.70	202.60	0.00	0.3312	928.10	0.3312	
				Error Check 1	Areas Acceptable ✓						
				Error Check 2	Areas Acceptable ✓						
				Error Check 3	Areas Acceptable ✓						

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite	Comments	
			Acceptable condition status	C. Targeted condition					
1	Heathland and shrub	Mixed scrub	Moderate, Good	Moderate	Area/compensation not in local strategy/ no local strategy	351.20	0.2351	Mixed scrub - to be managed in accordance with management plan.	
2	Urban	Developed land; sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	476.90	0.0000	Land lost to development through extension of the building and used for parking.	
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	447.64	0.1309		
						Totals (Areas and) Totals	828.10	0.3720	
						Error Check 6	Areas Acceptable ✓		

1c. Habitats to be enhanced

Baseline ref	Existing habitat type		Enhanced habitat type		B. Strategic significance	Area enhanced	Enhanced Condition	Total Units	Net improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type							
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Condition	Urban/rural tree	Area/compensation not in local strategy/ no local strategy	0.00	Good	0.0000	0.0000		
						Totals (Areas and) Totals	0.00	0.0000	0.0000		

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of trees enhanced	D. Number of new trees planted post development	Areas				
					Area pre development	Area retained	Area enhanced by development	Area of new trees planted and development	
Small - DBH ≤ 30cm	0	0	0	11	0	0	0	0	448
Medium - DBH > 30 to ≤ 90cm					0	0	0	0	0
Large - DBH > 90cm					0	0	0	0	0
Total	0	0	0	11	0	0	0	0	448

Data beyond this row is automated

1e. Trading Summary

Broad Habitat Type	Trading Rules Satisfied ✓
Distinctiveness Band	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.3312	0.0000	-0.3312	N/A
Grassland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
Heathland and shrub	Low	0.0000	0.2351	0.2351	N/A
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
Intertidal sediment	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
Lakes	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
Urban	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
Woodland and forest	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.1309	0.0000	N/A
Individual trees	Low	0.0000	0.1309	0.1309	N/A
	Medium	0.0000	0.1309	0.1309	N/A

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness	0.0000	0.372	0.3720	Yes ✓
Low distinctiveness	0.3312	0.000	-0.3312	Yes ✓
Are there sufficient Medium distinctiveness units to cover low distinctiveness losses?		0.0407		Yes ✓

Site Name	Heather Close Farm, Botcheston
Sheet Name	6. Hedges & Lines of Trees

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Hedges and Lines of trees										
2	Hedges and Lines of trees										
3	Hedges and Lines of trees										
4	Hedges and Lines of trees										
5	Hedges and Lines of trees										
6	Hedges and Lines of trees										
7	Hedges and Lines of trees										
8	Hedges and Lines of trees										
9	Hedges and Lines of trees										
10	Hedges and Lines of trees										
11	Hedges and Lines of trees										
12	Hedges and Lines of trees										
13	Hedges and Lines of trees										
14	Hedges and Lines of trees										
15	Hedges and Lines of trees										
16	Hedges and Lines of trees										
17	Hedges and Lines of trees										
18	Hedges and Lines of trees										
19	Hedges and Lines of trees										
20	Hedges and Lines of trees										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Hedges and Lines of trees								
2	Hedges and Lines of trees								
3	Hedges and Lines of trees								
4	Hedges and Lines of trees								
5	Hedges and Lines of trees								
6	Hedges and Lines of trees								
7	Hedges and Lines of trees								
8	Hedges and Lines of trees								
9	Hedges and Lines of trees								
10	Hedges and Lines of trees								
11	Hedges and Lines of trees								
12	Hedges and Lines of trees								
13	Hedges and Lines of trees								
14	Hedges and Lines of trees								
15	Hedges and Lines of trees								
16	Hedges and Lines of trees								
17	Hedges and Lines of trees								
18	Hedges and Lines of trees								
19	Hedges and Lines of trees								
20	Hedges and Lines of trees								
Totals						0.00	0.0000		
Error Check 1						Lengths Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e. Trading Summary

Broad Habitat Type	Trading Rules Satisfied ✓
Distinctiveness Band	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types		Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Hedges and Lines of trees		Low	0.0000	0.0000	0.0000	
		Medium	0.0000	0.0000	0.0000	N/A
Distinctiveness band			Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness			0.0000	0.000	0.0000	Yes ✓
Low distinctiveness			0.0000	0.000	0.0000	Yes ✓
Are there sufficient Medium distinctiveness units to cover low distinctiveness losses?			0.0000			Yes ✓

Site Name	Heather Close Farm, Botcheston
Sheet Name	7. Watercourses

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 1				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created onsite	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Watercourses								
2	Watercourses								
3	Watercourses								
4	Watercourses								
5	Watercourses								
6	Watercourses								
7	Watercourses								
8	Watercourses								
9	Watercourses								
10	Watercourses								
11	Watercourses								
12	Watercourses								
13	Watercourses								
14	Watercourses								
15	Watercourses								
16	Watercourses								
17	Watercourses								
18	Watercourses								
19	Watercourses								
20	Watercourses								
Totals						0.00	0.0000		

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e. Trading Summary

Broad Habitat Type	Trading Rules Satisfied ✓
Distinctiveness Band	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Watercourses	Low	0.0000	0.00000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness		0.0000	0.000	0.0000	Yes ✓
Low distinctiveness		0.0000	0.0000	0.0000	Yes ✓
Are there sufficient Medium distinctiveness units to cover low distinctiveness losses?			0.0000		Yes ✓