



Lagan Homes

Land West of Ratby

Statutory Biodiversity Net Gain Report

August 2024

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CONTENTS

1.0	INTRODUCTION	2
2.0	METHODOLOGY.....	4
3.0	BASELINE CONDITIONS.....	6
4.0	PROPOSED DESIGN.....	15
5.0	BIODIVERSITY NET GAIN (BNG) METRIC SUMMARY	20

TABLES

Table 1: Biodiversity Units: Baseline On-Site Habitats

Table 2: Summary of Baseline Hedgerows

Table 3: Biodiversity Units: Proposed On-Site Habitats

Table 4: Site Hedgerow Creation

Table 5: Biodiversity Unit Summary

FIGURES

Figure 1: Baseline Habitats

Figure 2: Baseline Habitat Distinctiveness and Condition

Figure 3: Habitat Retention

Figure 4: Proposed Habitats

Figure 5: Proposed Habitat Condition and Distinctiveness

1.0 INTRODUCTION

1.1 The following report provides details of a Biodiversity Impact Assessment undertaken by FPCR Environment and Design Ltd. of a site on land to the west of Ratby, Leicestershire (Central grid ref: SK 50744 06004). It provides an initial rationale for the requirement of biodiversity net gain at the site, and the required statements and documentation to allow validation of the planning application.

Site Location and Context

1.2 The site is approximately 33 ha in size, dominated by farmland including arable fields and pastureland, bound, and divided by hedgerows. Field compartments to the north of Burroughs Road comprised temporary grass and clover ley, with woodland and willow plantation present to the northwest. Habitats to the south of Burroughs Road were dominated by grassland, with cattle present to the south. Several mature trees were noted within hedgerows and field compartments. The surrounding landscape is dominated by woodland, arable and pastureland with the village of Ratby located to the north and east. A small stream is located between the two redline compartments, which flows under Burroughs Road and through mature woodland bordering the site to the southwest.

Site Proposals

1.3 Proposals include an outline planning application (with all matters reserved apart from access) for a phased, mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home (Use Class C2). Provision of land for community hub (Use Class F2); provision of land for 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway.

Aims and Objectives

1.4 The site has been assessed against the criteria for exemption from biodiversity net gain regulations, as prescribed by the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and is not considered to meet any of the criteria for exemption. The site will therefore be subject to the mandatory biodiversity gain condition.

1.5 As the development is not considered exempt from the biodiversity net gain regulations, this Biodiversity Net Gain Statement is based on the minimum information requirements set out in Article 7 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 (summarised by Paragraph 11 of the Department for Levelling Up, Housing and Communities (DLUHC) guidance1). An indicative assessment has also been undertaken. The scope and objectives of this report are to:

- To provide a statement as to whether the proposed development meets any of the criteria for exemption or is otherwise subject to the mandatory biodiversity net gain condition;
- To provide a statement as to whether any habitat degradation has taken place on the site since 30th January 2020 such that an earlier habitat state should be considered to be the baseline value of the site for the purposes of biodiversity net gain as prescribed within Schedule 14 of the Environment Act 2021 which would then be justified and detailed;

- To provide a statement regarding the presence or absence of 'irreplaceable habitats' as set out in Column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, and describe of any such habitats present within the site;
- Summarise the results of the baseline UKHab survey undertaken on the site and to present the results of habitat condition assessment surveys following the Statutory Defra Biodiversity Metric Technical Guidance.
- Present the results of the Statutory Defra Biodiversity Metric assessment completed for the proposals.
- Assess the feasibility of the proposed scheme to deliver the necessary 10% biodiversity net gain in each of the three main unit categories.

Legislative & Policy Context

National Planning Policy Framework

1.6 The NPPF (2023) seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

"180. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

185. b) 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."

The Environment Act 2021

1.7 From 12th February 2024, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

1.8 Part 6 of the Environment Act 2021 is entitled 'Nature and Biodiversity'. Within this part is section 98, entitled 'Biodiversity gain as condition of planning permission'. It says that 'Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England'. Part 1 of Schedule 14 contains the requirement for biodiversity net gain, including the requirement for 10%.

Local Policy

1.9 The site lies within Ratby Parish Council and is covered by the North West Leicestershire Local Plan (NWLLP)¹ and the Hinckley and Bosworth Local Plan (HBLP)².

1.10 Policy En3 – The National Forest (NWLLP) states:

"New developments within the National Forest will contribute towards the creation of the forest by including provision of tree planting and other landscape areas within them and/or elsewhere within the National Forest in accordance with National Forest Planting Guidelines in place at the time an application is determined."

¹ North West Leicestershire District Council (2017) North West Leicestershire Local Plan (NWLLP)

² Hinckley & Bosworth Borough Council (2021) Hinckley and Bosworth Local Plan 2020-2039

“The development is required to provide 30% National Forestry contribution, as per the National Forest Guide for Developers & Planners. This can include the provision of new woodland planting and forestry related green infrastructure potentially comprising of:

- *New woodland planting (ideally a minimum size of 0.25ha);*
- *Creation of woodland belts (minimum of 15m wide);*
- *Planting to form parkland-style landscapes;*
- *Ecologically designed sustainable drainage systems;*
- *Creation of new habitats (wetlands, reedbeds, meadows, heathlands);*
- *Incorporation and management of existing woodland, hedgerows and other habitats;*
- *Greenways - landscaped footpath and cycle routes;*
- *Roadside trees;*
- *Development landscaping with a strong tree emphasis; or*
- *Incorporation of heritage features”*

1.11 Policy NAT08 Enhancing Biodiversity and Habitat Connectivity (HBLP) states:

“All development must provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity.”

2.0 METHODOLOGY

Baseline Habitat Assessment

2.1 A field survey was completed on the 5th and 6th October 2023 with an update walkover undertaken on 25th June 2024 by a suitably experienced ecologist from FPCR. Survey methods followed UKHab 2.0 methodology³ as recommended by Natural England⁴ and the Chartered Institute of Ecology and Environmental Management⁵ and comprised a systematic walkover of the site to classify the broad habitat types and identify any Habitats of Principal Importance (HPI) for the conservation of biodiversity as listed within Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act (2006). The results of this work are detailed in the Ecological Appraisal (FPCR, 2024). Condition assessments for each habitat followed the stated criteria within the SBM guidance⁶.

Proposed Value

2.2 The post-development on-site proposed biodiversity value has been estimated using the information provided in the Framework Plan for the site (10783-FPCR-XX-XX-DR-L-0007).

³ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (<https://www.ukhab.org>)

⁴ Natural England, 2014. Protected species and development: advice for local planning authorities. (updated 2022) [online] Available at: <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications> [Accessed 06/01/2023]

⁵ CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester

⁶ DEFRA (2024) The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

2.3 Calculations make use of the Biodiversity Metric Tool provided by DEFRA (detailed below) and all measurements are taken from georeferenced GIS mapping for assessment of existing on-site habitats.

The Statutory Biodiversity Metric

2.4 DEFRA's published biodiversity net gain metric is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the flat "habitats" and linear features "hedgerows" separately, and is based on pre-determined values, along with published written guidance, set by a Natural England-led team of experts. The latest version of this metric was published in February 2024.

2.5 To facilitate this, the site has been mapped and digitised using the Biodiversity Metric QGIS Template, with the existing habitats identified and areas automatically generated. In accordance with the Metric User Guide, habitats have been defined under UK Habitat Classification. The landscaping proposals for the Site were then uploaded into the QGIS template, and the proposed habitats mapped and digitised to generate areas for each of the habitats proposed for creation.

2.6 These pre- and post-development habitat areas were then inputted into the Metric Calculation tool. Pre-development habitats were grouped into their habitat type and condition based on the results of the UKHab and condition assessment surveys, while post-developments were classified into their UKHab type as identified through the classification of proposed habitats within landscaping plans into appropriate UKHab types and their target condition scores. The metric then provides a habitat distinctiveness score for each of the baseline and proposed habitats which are pre-assigned scores based on the habitat type.

2.7 The strategic significance of the habitats was also assessed for both the pre- and post-development habitats based on the location of the site, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.

2.8 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:

- Difficult of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance.
- Temporal risk: This is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
- Spatial risk: This score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any offsite offsetting solutions.

2.9 Full details of the calculation methodology used is provided in The Statutory Biodiversity Metric User Guide⁷.

⁷ DEFRA (2024), The Statutory Biodiversity Metric User Guide. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Limitations

- 2.10 The UKHab habitat map has been produced from detailed field notes and informed by aerial imagery and OS mapping. The accuracy of this figure is ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 2.11 Natural ecological communities are susceptible to change; at times this change can be rapid as a result of internal and external environmental factors. The biodiversity offsetting calculations are based on ecological assessments of habitats carried out during 2024; as a result, changes which may affect the conclusions of this report may occur, if a prolonged period of time elapses prior to the commencement of the project.
- 2.12 No other known limitations specific to this report influenced this assessment.

3.0 BASELINE CONDITIONS

Desktop Study

Habitat Degradation

- 3.1 There is no evidence to suggest unauthorised degradation of the site has occurred since 30th January 2020 and thus the biodiversity pre-development value of the site is taken as that attributed to the habitats as surveyed on 25th June 2024.

Strategic Significance

- 3.2 No Local Nature Recovery Strategy (LNRS) yet exists to cover the LPA. No formal areas of strategic significance were identified on or adjacent to the site within the NWLLP or the HBLP. The site largely comprised modified grassland, and temporary grass & clover keys with small areas of bramble / mixed / willow scrub, other neutral grassland, other woodland; broadleaved, tall forbs, bare ground, ponds (non-priority habitat), developed land; sealed surface, and artificial unvegetated, unsealed surface with v. low, low and medium ecological value and distinctiveness. The site is not located within and does not have significant connectivity to any important or strategic areas.

Biodiversity Units

Habitats

Irreplaceable Habitats

- 3.3 No irreplaceable habitats are present on the land to which this application relates.

On-site Habitats

- 3.4 The site comprised largely modified grassland, and temporary grass and clover leys. Areas of other neutral grassland, broadleaved woodland and bramble/mixed/willow scrub were identified across the site. Burroughs Road ran through the site and divided the northern and southern parcels. Figure 1 illustrates the baseline habitats recorded during the survey. Baseline habitat distinctiveness and condition are shown on Figure 2 and are detailed in Table 1 below, with species lists available in the Ecological Appraisal (FPCR, 2024).

Hedgerows

3.5 The hedgerows in general supported a good diversity of native species as detailed in the habitats section of the Ecological Appraisal, with a single hedgerow (H4) considered “species-rich”. The hedgerow type and associated details plus the biodiversity units for each hedgerow on site have been calculated and are presented in Table 2 below. Hedgerow references are indicated on Figure 1.

Watercourses

3.6 No watercourses, or riparian zones thereof, are currently present within or overlap the site boundary.

Table 1: Biodiversity Units: Baseline On-Site Habitats

Habitat	Description	Area (ha)	Distinctiveness	Condition	Biodiversity Units
Other Neutral Grassland	<p>A small area of other neutral grassland was situated north of Desford Road to the southeast of the site. Species composition was dominated by oxeye daisy <i>Leucanthemum vulgare</i> alongside a number of forb species indicative of higher distinctiveness grassland. Grass species included red fescue <i>Festuca rubra</i>, false oat grass <i>Arrhenatherum elatius</i> and cock's-foot <i>Dactylis glomerata</i>.</p> <p>Criterion A – Pass, Criterion B – Pass, Criterion C – Pass, Criterion D – Pass, Criterion E – Pass, Criterion F – Pass</p>	0.033	Medium	Good	0.40
Other Neutral Grassland	<p>The grassland within F8 was unmanaged and comprised frequent and locally abundant false oat grass, frequent bent grass <i>Agrostis</i> sp. and Yorkshire fog <i>Holcus lanatus</i> and occasional cock's-foot. Forbs included common sorrel <i>Rumex acetosa</i>, ribwort plantain <i>Plantago lanceolata</i>, germander speedwell <i>Veronica chamaedrys</i>, knapweed <i>Centaurea nigra</i>, red clover <i>Trifolium pratense</i>, and meadow buttercup <i>Ranunculus acris</i>.</p> <p>A small patch in field F5 towards the southeast of the site was identified as other neutral grassland. Species composition included Yorkshire fog, smooth meadow-grass <i>Poa pratensis</i>, meadow buttercup, crested dog's-tail <i>Cynosurus cristatus</i>, and lady's bedstraw <i>Galium verum</i>.</p> <p>North of Burroughs Road was a small area of other neutral grassland with species comprising marsh cudweed <i>Gnaphalium uliginosum</i>, soft rush <i>Juncus effusus</i>, marsh foxtail <i>Alopecurus geniculatus</i>, creeping buttercup, and redshank <i>Persicaria maculosa</i>.</p> <p>Criterion A – Fail, Criterion B – Fail, Criterion C – Fail, Criterion D – Pass, Criterion E – Pass, Criterion F – Fail</p>	0.6767	Medium	Poor	2.70
Bramble Scrub	Scrub was present across the site, largely dominated by bramble <i>Rubus fruticosus</i> .	0.1212	Medium	Condition Assessment N/A	0.48

Habitat	Description	Area (ha)	Distinctiveness	Condition	Biodiversity Units
Mixed Scrub	An area of mixed scrub was identified to the east of the site. Species composition included hawthorn <i>Crataegus monogyna</i> , bramble, elder <i>Sambucus nigra</i> , field maple <i>Acer campestre</i> , ash <i>Fraxinus excelsior</i> , holly <i>Ilex aquifolium</i> , and oak <i>Quercus robur</i> . Criterion A – Pass, Criterion B – Pass, Criterion C – Pass, Criterion D – Pass, Criterion E – Fail	0.2189	Medium	Moderate	1.75
Mixed Scrub	Mixed scrub was noted to the north of Burroughs Road and included goat willow <i>Salix caprea</i> , hawthorn, blackthorn <i>Prunus spinosa</i> and ash. Criterion A – Pass, Criterion B – Fail, Criterion C – Pass, Criterion D – Fail, Criterion E – Fail	0.0794	Medium	Poor	0.32
Pond (non-priority habitat)	Two ponds were identified onsite, one of which was assessed as being in moderate condition. This pond was situated on the western side of hedgerow H10. Criterion A: Pass, Criterion B: Fail, Criterion C: Pass, Criterion D: Pass, Criterion E: Pass, Criterion F: Pass, Criterion G: Pass, Criterion H: Fail, Criterion I: Fail	0.0082	Medium	Moderate	0.07
Pond (non-priority habitat)	The second pond onsite was situated under a large ash tree in the southeast corner of field F3. Criterion A: Fail, Criterion B: Fail, Criterion C: Pass, Criterion D: Pass, Criterion E: Pass, Criterion F: Pass, Criterion G: Pass, Criterion H: Fail, Criterion I: Fail	0.0018	Medium	Poor	0.01
Other Woodland; Broadleaved	One area of broadleaved woodland (W2) was assessed to be in moderate condition. Dominated by hazel <i>Corylus avellana</i> coppice plantation, additional species included ash, oak, field maple, silver birch <i>Betula pendula</i> and alder <i>Alnus glutinosa</i> . Ground flora predominantly comprised species associated with the surrounding grassland, with ruderal species such as common nettle and willowherb <i>Epilobium</i> sp. dominant along the woodland edge.	0.2213	Medium	Moderate	1.77

Habitat	Description	Area (ha)	Distinctiveness	Condition	Biodiversity Units
	Criterion A – 2, Criterion B – 3, Criterion C – 3, Criterion D – 3, Criterion E – 3, Criterion F – 3, Criterion G – 1, Criterion H – 3, Criterion I – 1, Criterion J – 2, Criterion K – 1, Criterion L – 1, Criterion M – 3 ; Total Score = 29				
Other Woodland; Broadleaved	<p>Three compartments of broadleaved woodland in poor condition were present to the west of the site which included two areas of mixed woodland plantation and a compartment of willow plantation.</p> <p>The willow plantation (W1) was located to the northwest boundary of the site and comprised a biomass plantation of osier willow <i>Salix viminalis</i>. Ground flora predominantly comprised species associated with the surrounding grassland with no recognisable NVC community.</p> <p>Additional small areas of woodland were present to the south of Burroughs Road, and to the southeast of the site, north of Desford Lane. The compartment to the south of Burroughs Road (W3) included elder, field maple, hawthorn, silver birch, hazel and rugosa rose <i>Rosa rugosa</i>. The compartment to the north of Desford Lane (W4) comprised hawthorn, wild cherry <i>Prunus avium</i>, dogwood <i>Cornus sanguinea</i>, dog rose <i>Rosa canina</i>, elder, oak, ivy, sycamore <i>Acer pseudoplatanus</i>, and blackthorn. Ground flora included hogweed <i>Heracleum sphondylium</i>, cleavers <i>Galium aparine</i>, common nettle, hedge woundwort <i>Stachys sylvatica</i>, woodavens <i>Geum urbanum</i>, and goat's-beard <i>Tragopogon pratensis</i>.</p> <p>W1: Criterion A – 1, Criterion B – 3, Criterion C – 3, Criterion D – 1, Criterion E – 3, Criterion F – 3, Criterion G – 1, Criterion H – 3, Criterion I – 1, Criterion J – 1, Criterion K – 1, Criterion L – 1, Criterion M – 2; Total Score = 24</p> <p>W3: Criterion A – 1, Criterion B – 3, Criterion C – 3, Criterion D – 3, Criterion E – 2, Criterion F – 3, Criterion G – 1, Criterion H – 3, Criterion I – 1, Criterion J – 1, Criterion K – 1, Criterion L – 1, Criterion M – 2; Total Score = 25</p>	1.6554	Medium	Poor	6.62

Habitat	Description	Area (ha)	Distinctiveness	Condition	Biodiversity Units
	W4: Criterion A – 2, Criterion B – 3, Criterion C – 3, Criterion D – 3, Criterion E – 2, Criterion F – 3, Criterion G – 1, Criterion H – 3, Criterion I – 1, Criterion J – 1, Criterion K – 1, Criterion L – 1, Criterion M – 1 ; Total Score = 25				
Rural Trees	A large number of mature trees were noted within hedgerows and within F7. Species composition was dominated by ash, with oak also noted. The majority were recorded to be large in good condition under the statutory metric, with most supporting features of biodiversity value such as woodpecker holes, knot holes, cracks and fissures.	0.9079	Medium	Good	10.89
Rural Trees	A large number of mature trees were noted within hedgerows and within F7. Species composition was dominated by ash, with oak also noted. A small number of these onsite trees were noted to have been subject to a management regime that reduced the canopy below the 75% threshold of the expected canopy for the age range or did not possess any ecological niches for vertebrates or invertebrates.	0.057	Medium	Moderate	0.46
Modified Grassland	Field F7 situated in the centre of the southern side of the site was assessed as being in moderate condition with an average of 6-8 species per metre squared. Forb species included meadow buttercup, common sorrel, common mouse ear, cut-leaved cranesbill <i>Geranium dissectum</i> , common daisy <i>Bellis perennis</i> and common ragwort <i>Jacobaea vulgaris</i> . Criterion A: Pass, Criterion B: Fail, Criterion C: Pass, Criterion D: Pass, Criterion E: Fail, Criterion F: Pass, Criterion G: Pass	2.7338	Low	Moderate	10.94
Modified Grassland	Field F1 was dominated by perennial ryegrass <i>Lolium perenne</i> . Fields F2-F6 were largely dominated by Yorkshire fog with frequent smooth meadow-grass. Additional grass species included creeping bent <i>Agrostis stolonifera</i> , Timothy <i>Phleum pratense</i> , meadow foxtail <i>Alopecurus pratensis</i> , cock's-foot, and crested dog's-tail. Yellow oat grass <i>Trisetum flavescens</i> was also noted within F3 and F5.	13.974	Low	Poor	27.95

Habitat	Description	Area (ha)	Distinctiveness	Condition	Biodiversity Units
	<p>The grassland in all six compartments failed criterion A (did not have 6-8 vascular plant species per m² present, including at least two forbs) and therefore could not surpass poor condition.</p> <p>F2-6: Criterion A: Fail, Criterion B: Fail, Criterion C: Pass, Criterion D: Pass, Criterion E: Fail, Criterion F: Pass, Criterion G: Pass</p>				
Temporary grass and clover leys	<p>Arable land was the dominant habitat type recorded within the north of the site, comprising temporary grass and clover leys. At the time of survey, the westernmost field was sown with red clover, with the remaining fields to the north of Burroughs Road supporting rye grass <i>Lolium</i> sp.</p> <p>Margins ranged from 0.5m to 1m wide with limited diversity, largely dominated by perennial weeds and coarse grasses. Species composition included abundant common nettle <i>Urtica dioica</i> and false-oat grass, frequent creeping thistle <i>Cirsium arvense</i> and broad-leaved dock <i>Rumex obtusifolius</i>. Less frequently recorded species included dandelion <i>Taraxacum</i> agg., perennial rye-grass, barley <i>Hordeum</i> sp., cow parsley <i>Anthriscus sylvestris</i> and hogweed.</p>	11.9615	Low	Condition Assessment N/A	23.92
Tall Forbs	<p>Two areas of tall forbs in moderate condition were identified onsite. The bund to the east of the site situated in an area of modified grassland had a species composition including fat hen, broad-leaved dock, spear thistle, creeping thistle, and bristly ox-tongue. The area of tall forbs located to the southeast of the site, north of Desford Lane, comprised bristly ox-tongue, teasel, mugwort, creeping thistle, bindweed, and willowherb.</p> <p>Criterion A – Fail, Criterion B – Pass, Criterion C – Pass</p>	0.0925	Low	Moderate	0.37
Tall Forbs	<p>Two areas of tall forbs in poor condition were identified on the southern side of the site. The area along the western boundary comprised common nettle, creeping thistle, hogweed, and broadleaved dock. The area to the southern boundary solely comprised common nettle.</p> <p>Criterion A – Fail, Criterion B – Fail, Criterion C – Pass</p>	0.0586	Low	Poor	0.12

Habitat	Description	Area (ha)	Distinctiveness	Condition	Biodiversity Units
Bare Ground	An area of unvegetated ground was present to the north of the site within F8, which was being utilised as a carpark and site compound for the Phase 1 development.	0.3839	Low	Poor	0.77
Artificial Unvegetated, Unsealed Surface	A public footpath crossing an area of other neutral grassland to the north of the site was assessed as artificial unvegetated, unsealed surface.	0.0227	V. Low	N/A – Other	0.00
Developed Land; Sealed Surface	Burroughs road runs the length of the main site parcel, dividing the northern and southern habitats.	0.489	V. Low	N/A – Other	0.00
Total		32.73 (exc. individual trees)			89.53

Table 2: Summary of Baseline Hedgerows

Hedgerow Reference	Type	Length (km)	Condition	Biodiversity Units
H1	Native Hedgerow	0.267	Good	1.60
H2	Native Hedgerow	0.15	Moderate	0.60
H3	Native Hedgerow	0.199	Good	1.19
H4	Species-rich Native Hedgerow	0.1	Good	1.20
H5	Native Hedgerow – Associated with Bank or Ditch	0.056	Good	0.67
H6	Native Hedgerow	0.188	Good	1.13
H7	Native Hedgerow	0.126	Good	0.86
H8	Native Hedgerow	0.054	Moderate	0.22
H9	Native Hedgerow	0.153	Good	0.92
H10	Native Hedgerow with Trees	0.097	Poor	0.39
H11	Native Hedgerow	0.162	Good	0.97
H12	Native Hedgerow	0.066	Good	0.40
H13	Native Hedgerow	0.157	Good	0.94
H15	Native Hedgerow	0.06	Good	0.36
H16	Native Hedgerow	0.198	Good	1.19
H17	Native Hedgerow	0.107	Good	0.64
H18	Native Hedgerow	0.077	Good	0.46
H19	Native Hedgerow	0.151	Moderate	0.60
H20	Native Hedgerow	0.192	Good	1.15
H22	Native Hedgerow	0.13	Moderate	0.52
H23	Native Hedgerow	0.148	Good	0.89
H24	Native Hedgerow	0.19	Moderate	0.76
H25	Line of Trees	0.177	Moderate	0.71

4.0 PROPOSED DESIGN

4.1 Habitat proposals have been informed by the Framework Plan (10783-FPCR-XX-XX-DR-L-0007, FPCR, 2024). Proposals aim to create habitats appropriate to the local area, with conditions targeted to be realistically achievable.

Retained Habitats

4.2 Areas of modified grassland, mixed scrub, willow scrub, broadleaved woodland, and one of the two onsite ponds are to be retained under current proposals, refer to Figure 3. Burroughs Road, running through the centre of the site, is also to be retained.

Habitat Creation

4.3 Post-development habitats are shown in Figure 4. Proposed habitat distinctiveness and condition are shown on Figure 5.

4.4 Green Infrastructure (GI) proposals include the woodland planting to the west of the Site, and the areas of other neutral grassland and mixed scrub to the west and in association with the SUDs to the south.

Biodiversity Units

4.5 The biodiversity units for each habitat on the site have been calculated and are present in Table 3, along with a description of the management recommendations which will be employed to achieve the target conditions for each habitat type.

Table 3: Biodiversity Units: Proposed On-Site Habitats

Habitat (UKHab Type)	Targets for Creation/Management	Area	Target Condition	Distinctiveness	Biodiversity Units
Other Woodland; Broadleaved	<p>Areas of woodland will be included to buffer existing woodland to the east of the site. These will be managed to achieve moderate condition through the following measures:</p> <ul style="list-style-type: none"> ▪ Planting will ensure a minimum of five native woody species are present and the understorey also comprises native species only; ▪ Management will encourage a diverse structure of woodland; ▪ The borders of woodland will be subject to relaxed management extended at least 2m from the edge to encourage a diverse interface between habitats; ▪ Replacement planting of failed specimens during establishment period; ▪ Additional planting after 10 years where natural regeneration has not been successful; and ▪ Suitable trees felled as part of the site clearance are to be kept and used to provide standing and/or fallen deadwood in advance throughout all areas of woodland planting within the green infrastructure 	0.9182	Moderate	Medium	4.30
Other Woodland; Broadleaved	<p>Areas of woodland will be included to buffer existing woodland to the east of the site. These will be managed to achieve moderate condition through the following measures:</p> <ul style="list-style-type: none"> ▪ Planting will ensure a minimum of five native woody species are present and the understorey also comprises native species only; ▪ Management will encourage a diverse structure of woodland; ▪ The borders of woodland will be subject to relaxed management extended at least 2m from the edge to encourage a diverse interface between habitats; ▪ Replacement planting of failed specimens during establishment period; and ▪ Suitable trees felled as part of the site clearance are to be kept and used to provide standing and/or fallen deadwood in advance throughout all areas of woodland planting within the green infrastructure 	0.0701	Poor	Medium	0.23
Other Neutral Grassland	<p>Management will focus on maximizing biodiversity to create a diverse sward by employing the following management measures:</p> <ul style="list-style-type: none"> ▪ Using a native species rich seed mix containing at least 10 vascular plant species to achieve a diverse sward; ▪ Management will be reduced to create a varied sward height, following the suppliers' specifications with one cut per year following establishment; 	2.3865	Good	Medium	20.05

	<ul style="list-style-type: none"> ▪ Removal of any bracken bramble, or scrub clumps; and ▪ Reseeding any areas of failed establishment. 				
Other Neutral Grassland	<p>Management will focus on maximizing biodiversity to create a diverse sward by employing the following management measures:</p> <ul style="list-style-type: none"> ▪ Using a native species rich seed mix to achieve a diverse sward; ▪ Management will be reduced to create a varied sward height, following the suppliers' specifications with one cut per year following establishment; ▪ Removal of any bracken bramble, or scrub clumps; and ▪ Reseeding any areas of failed establishment. 	3.926	Moderate	Medium	26.28
Other Neutral Grassland	<p>Areas targeted to poor condition are noted as being likely highly utilised by the public.</p> <p>Management will focus on maximizing biodiversity to create a diverse sward by employing the following management measures:</p> <ul style="list-style-type: none"> ▪ Using a native species rich seed mix to achieve a diverse sward; and ▪ Removal of any bracken bramble, or scrub clumps. 	2.108	Poor	Medium	7.85
Mixed Scrub	<p>Areas of native scrub planting will be incorporated into the green infrastructure. Larger areas are targeting moderate condition and will be managed to achieve this through the following measures:</p> <ul style="list-style-type: none"> ▪ Planting will ensure a diversity of at least three native species within each block of scrub with no one species comprising more than 75% cover in any block; ▪ Any invasive non-native species are to be removed if present; ▪ Replacement planting of failed specimens during the establishment period; and ▪ Additional planting after 10 years where natural regeneration has not been successful. 	0.9529	Moderate	Medium	6.38
Mixed Scrub	<p>Areas of native scrub planting will be incorporated into the green infrastructure. Smaller areas are targeting poor condition and will be managed to achieve this through the following measures:</p> <ul style="list-style-type: none"> ▪ Planting will ensure a diversity of native species within each block of scrub with no one species comprising more than 75% cover in any block; ▪ Any invasive non-native species are to be removed if present; and ▪ Replacement planting of failed specimens during the establishment period. 	0.099	Poor	Medium	0.38
Ponds (non-priority habitat)	<p>A single pond will be incorporated into the green infrastructure to the northwest of the site.</p> <p>A target condition of moderate will be achieved through the following measures:</p> <ul style="list-style-type: none"> ▪ The pond will be kept clear of pollution; ▪ Species composition comprises varied native planting to provide resources year-round to a range of species; 	0.011	Moderate	Medium	0.08

	<ul style="list-style-type: none"> ▪ Duckweed or filamentous algae will be removed when necessary to ensure coverage is kept below 10%; ▪ The pond will not be artificially connected to other waterbodies and will be allowed to have fluctuating water levels; ▪ The pond will not be stocked artificially with fish. 				
Modified Grassland	<p>The modified grassland areas will be primarily situated beside roads and residential areas and thus heavily disturbed. Targeting poor condition requires minimal management though the below prescriptions are recommended to ensure establishment of the right habitats in these areas:</p> <ul style="list-style-type: none"> ▪ Regular management to prevent scrub/bracken encroachment; and ▪ Reseeding any areas of failed establishment. 	2.6026	Poor	Low	5.02
Sustainable Drainage System	<p>An area of sustainable drainage is to be incorporated into the green infrastructure. The SUDs is targeting moderate condition and will be managed through the following measures to achieve this;</p> <ul style="list-style-type: none"> ▪ Vegetation will be managed to vary vegetation structure with no one habitat component or vegetation type accounting for more than 80%; ▪ Species composition comprises varied native planting to provide resources year-round to a range of species; ▪ Any invasive non-native species are to be removed if present; and ▪ Plant species present are suited to wetland / riparian habitat. 	1.4399	Moderate	Low	3.47
Vegetated Garden	N/A	3.9433	Condition Assessment N/A	Low	7.61
Developed Land; Sealed Surface	N/A	2.2988	N/A – Other	V. Low	0.00
Artificial Unvegetated, Unsealed Surface	N/A	0.0758	N/A – Other	V. Low	0.00

Hedgerows

4.6 Two stretches of species-rich native hedgerow are to be planted in the western parcel of the southern side with a further four stretches planted in the northern side of the site as detailed in Table 4.

4.7 All new hedgerow management will target good condition. To achieve this management should include the following measures:

- Failed specimens will be replaced during establishment on a like-for-like basis;
- Hedgerows will be managed to encourage tall, wide, and bushy features with only one side of hedgerows cut each year;
- Fertiliser use will be prohibited within grasslands in the site Boundary that are adjacent to hedgerows to reduce nutrient enrichment; and
- A minimum of 1m adjacent to the hedgerows will be managed as ‘undisturbed’ ground where possible. Management of grasslands within these areas adjacent to hedgerows will be in line with the management of meadow grasslands.

Table 4. Site Hedgerow Creation

Proposed Hedgerow Type	Distinctiveness	Target Condition	Length (km)	Strategic Significance	Hedgerow Units Delivered
Species-Rich Native Hedgerow	Medium	Good	0.645	Area/compensation not in local strategy/ no local strategy	5.05

5.0 BIODIVERSITY NET GAIN (BNG) METRIC SUMMARY

1.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. Table 5 provides a summary of the headline results of the Statutory Biodiversity Metric assessment completed for the proposals.

Table 5: Biodiversity Unit Summary

Baseline	Habitat Units	89.53
	Hedgerow Units	22.20
Post-Intervention	Habitat Units	105.31
	Hedgerow Units	24.46
Total Net Unit Change	Habitat Units	+15.78
	Hedgerow Units	+2.26
Total Net Percentage Change	Habitat Units	+17.63%
	Hedgerow Units	+10.17%

5.1 As shown in Table 5, the assessment has demonstrated proposals will deliver a net gain of +15.78 biodiversity units (+17.63%) within the area-based habitat category assessments and a net gain of +2.26 units (+10.17%) in the hedgerow category, under current proposals.

5.2 No high or very high distinctiveness habitats were present on site, therefore, like-for-like or bespoke compensation will not be required.

5.3 Baseline habitats of medium distinctiveness include other neutral grassland, mixed and bramble scrub, broadleaved woodland, and ponds. Medium distinctiveness habitats require compensation by the same broad habitat type or through the creation of habitats of higher distinctiveness to satisfy the trading rules. Current proposals satisfy the trading rules regarding medium distinctiveness habitat.

5.4 Losses of low distinctiveness habitats can be compensated for by the creation of any habitat type in order to deliver an overall gain in biodiversity units. Current proposals satisfy the trading rules regarding low distinctiveness habitat.

5.5 Hedgerow loss has been minimised as far as possible in line with the mitigation hierarchy. The current proposal results in a net gain of +2.26 hedgerow units (+10.17%) which satisfies the legal requirement for a 10% net gain.

5.6 Further details will be submitted in a biodiversity gain plan following the granting of planning permission. This will demonstrate a 10% biodiversity net gain will be achieved. If required a Habitat Management and Monitoring Plan (HMMP) will also be submitted alongside the biodiversity gain plan detailing the management and monitoring practices that will be employed to deliver any significant on-site enhancements.



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Key

- Red Line Boundary**
- Baseline Habitats**
 - Artificial unvegetated, unsealed surface
 - Bramble scrub
 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Ponds (non-priority habitat)
 - Temporary grass and clover leys
 - Willow scrub
 - Tall forbs
 - Bare ground
- Baseline Hedgerows**
 - Line of trees
 - Native hedgerow
 - Native hedgerow - associated with bank or ditch
 - Native hedgerow with trees
- Baseline Individual Trees**
 - Existing Large Rural Tree
 - Existing Medium Rural Tree
 - Existing Small Rural Tree



client
Lagan Homes
project
Land West of Ratby,
Leicestershire
drawing title
BASELINE HABITATS
scale @ A3
1:3,500
drawn
KGF
issue date
12/8/2024

Figure 1



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Key

Red Line Boundary

Baseline Habitat Condition

Good

Moderate

Poor

N/A - Other

Condition Assessment N/A

Baseline Habitat Distinctiveness

Medium

Low

V.Low

Baseline Hedgerow Condition

Good

Moderate

Poor

Baseline Hedgerow Distinctiveness

Medium

Low

Baseline Individual Tree Condition

Moderate

Good

Baseline Individual Tree Distinctiveness

Medium

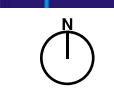
client
Lagan Homes

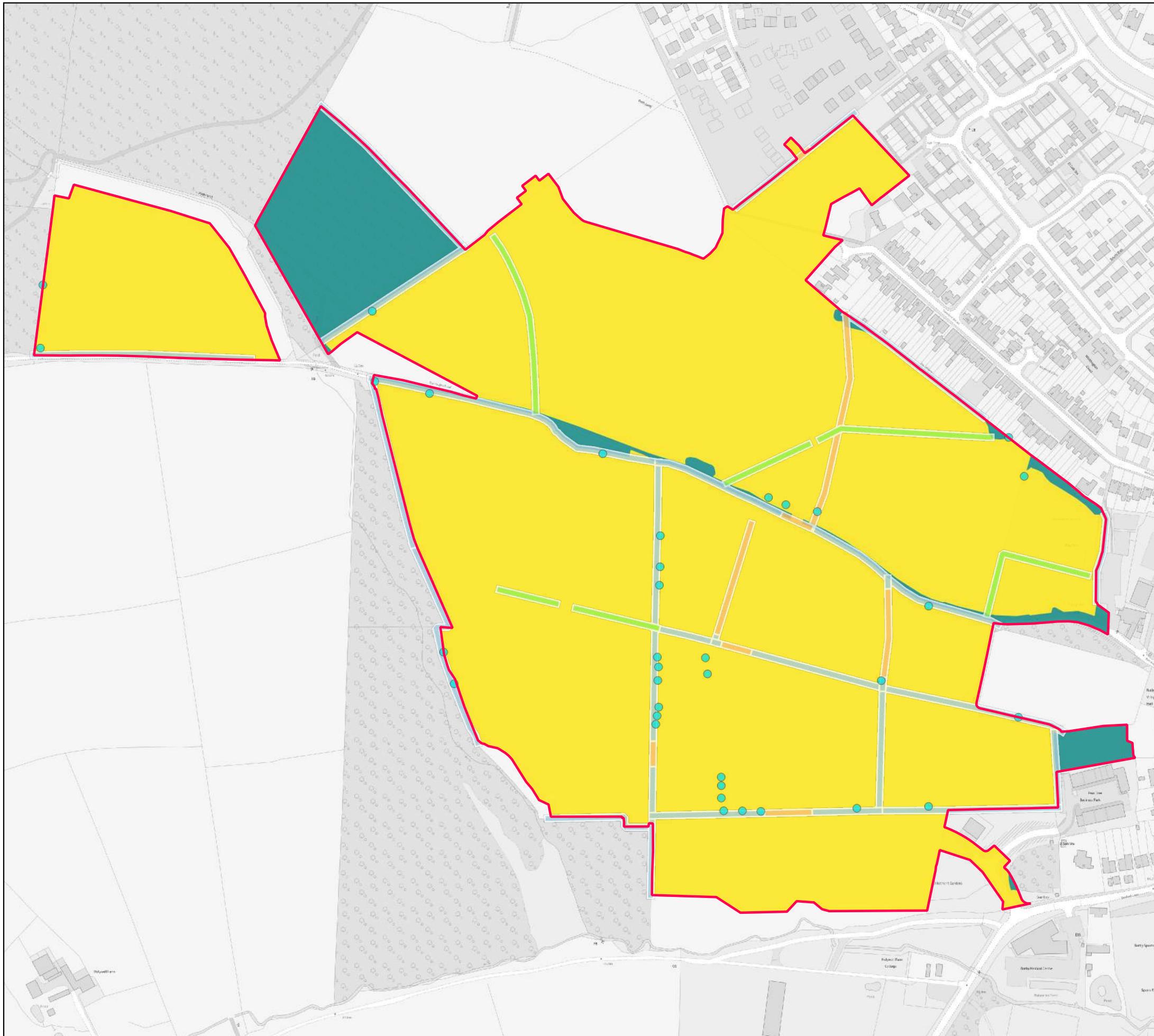
project
Land West of Ratby,
Leicestershire

drawing title
BASELINE HABITAT CONDITION /
DISTINCTIVENESS

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Figure 2





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Key

Red Line Boundary

Retained Habitats

Retained

Lost

Retained Hedgerows

Created

Retained

Lost

Retained Individual Trees

Retained

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Lagan Homes
project
Land West of Ratby,
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HABITAT RETENTION

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Figure 3



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Key

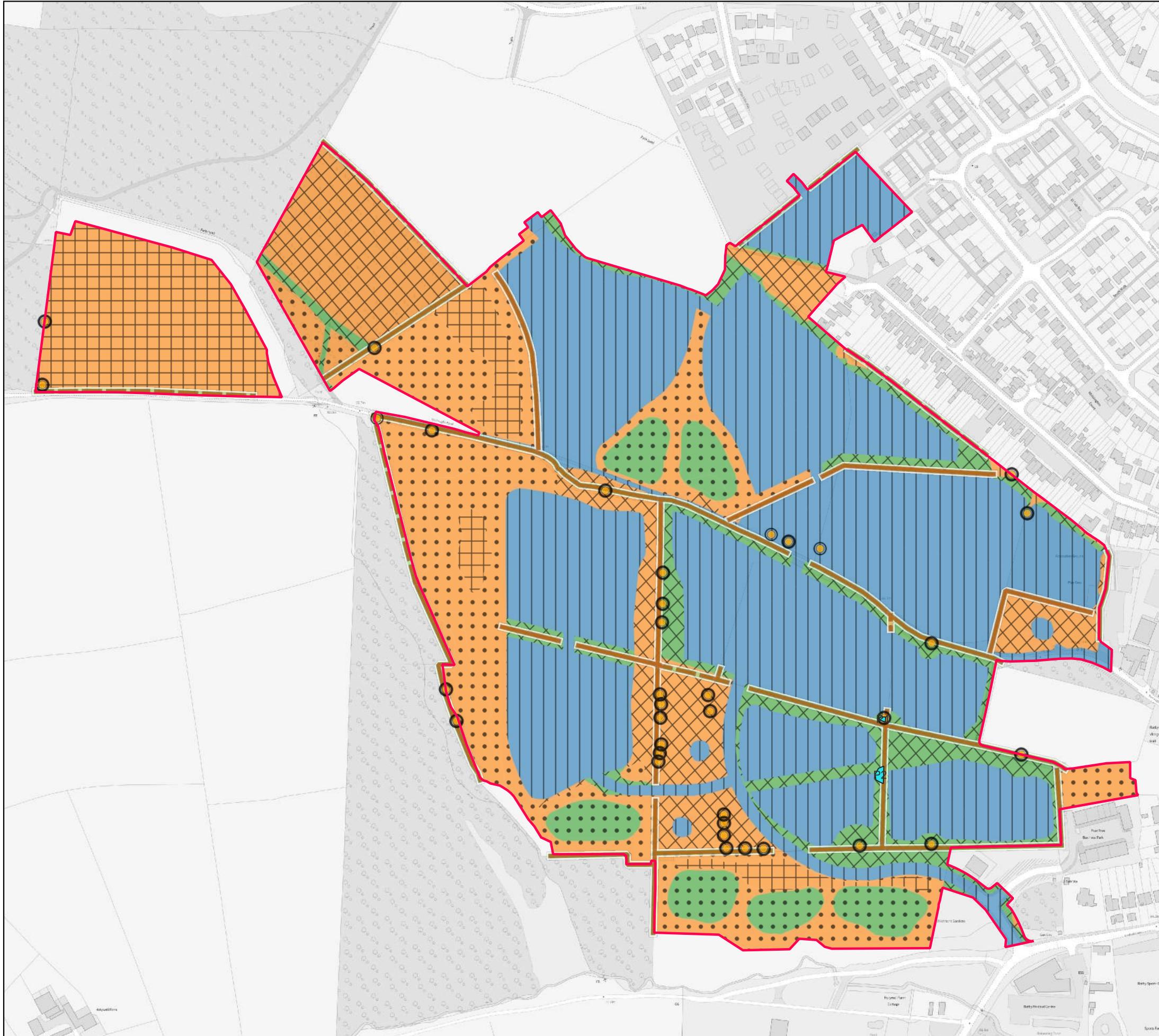
- Red Line Boundary**
- Proposed Habitats**
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 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Ponds (non-priority habitat)
 - Sustainable drainage system
 - Willow scrub
 - Residential
 - School
- Proposed Hedgerows**
 - Line of trees
 - Native hedgerow
 - Native hedgerow - associated with bank or ditch
 - Native hedgerow with trees
 - Species-rich native hedgerow
- Proposed Individual Trees**
 - Retained Large Rural Tree
 - Retained Medium Rural Tree
 - Retained Small Rural Tree

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Land West of Ratby,
Leicestershire
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PROPOSED HABITATS



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Figure 4



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Key

Red Line Boundary

Proposed Habitat Condition

Good

Moderate

Poor

N/A - Other

Condition Assessment N/A

Proposed Habitat Distinctiveness

Medium

Low

V.Low

Proposed Hedgerow Condition

Good

Moderate

Poor

Proposed Hedgerow Distinctiveness

Medium

Low

Proposed Individual Tree Distinctiveness

Medium

Proposed Individual Tree Condition

Moderate

Good

client
Lagan Homes

project
Land West of Ratby,
Leicestershire

drawing title
PROPOSED HABITAT CONDITION /
DISTINCTIVENESS

scale
A3
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drawn
KGF
drawing / figure number
Figure 5