

# BNG Feasibility Report

Land behind 35 Eskdale Road, Hinckley, Leicestershire, LE10 0NP

June 2025



Matthew Kirby  
OAK ECOLOGY



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## Executive Summary

A Biodiversity Net Gain assessment was conducted at Land behind 35 Eskdale Road, Hinckley, Leicestershire, LE10 0NP on 12/06/2025.

The proposed development was for the construction of new dwelling.

The site had a baseline 0.0756 area and 0.0120 linear units.

The post development units under the current proposal would be 0.0151 area and 0.009 linear units.

The proposed site would have a vegetated garden which cannot be enhanced or be subject to tree planting.

Therefore, the site has not met the require BNG targets. Scheme alterations or offsite credits would be required to meet the BNG deficit.

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***This report is valid for up to 12 months after the initial survey date. After this time, a new survey will be required.***

***The information within this report is based on the information gathered at the time of the survey, the possibility of other ecological issues arising in the cannot be eliminated.***

***This report remains the property of Oak Ecology Ltd until payment has been made in full.***

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## 1. Introduction

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### 1.1. Commission brief

Oak Ecology were commissioned to undertake a Biodiversity Net Gain (BNG) assessment of an area of land behind 35 Eskdale Road, Hinckley, Leicestershire, LE10 0NP (hereafter referred to as the “Site”).

### 1.2. Site location

The site (centred at SP 41071 93564) was situated within Hinckley. The surrounding area was primarily suburban with rural/arable field to the south



Figure 1: Red Line Boundary.



Figure 2: 1 Km Buffer zone around site.

### 1.3. Proposed development

It is understood that the site would be subject to a planning application for the development of a new dwelling.

### 1.4. Scope of the survey

The purpose of this survey was to:

- Identify and provide a description of the habitats present on the site,
- Identify potential ecological enhancements on the site,
- Evaluate the biodiversity units of the habitats on site.

### 1.5. Legislation and planning policy

UK and European policies and legislation deal with conservation of biodiversity. This section briefly outlines the legal and policy protection afforded to species and habitats scoped into this survey and described within the report.

#### 1.5.1. Priority habitats and species

The NERC Act 2006 places a duty on public authorities to conserve biodiversity. It also states that a list of priority species and actions must be drawn up and contains species and habitats of principal importance for the purpose of conserving biodiversity. These lists of Priority Species and Priority Habitats, which encompass the previous UK Biodiversity Action Plan (BAP) habitats and species, are those identified as being the most threatened and requiring conservation action. Priority habitats and species were chosen based on international importance, rapid decline, and high risk. The list contains over 1000 habitats and species in total.

#### 1.5.2. Biodiversity Net Gain (BNG)

Mandatory BNG is a part of the Environment Act 2021 requiring developments in England to have more or higher quality habitats than prior to the development. From 12<sup>th</sup> February 2024 all major developments were required to meet a minimum 10% increase in biodiversity units, calculated from the Statutory Biodiversity Metric. On 2<sup>nd</sup> April 2024, the mandatory 10% was extended to 'small sites'.

## 2. Methodology

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### 2.1. Surveyors and equipment

The site was attended by Matthew Kirby, an ecologist with over 9 years' experience on Thursday 12<sup>th</sup> June 2025.

### 2.2. Survey

The survey consisted of a site walkover to identify the key habitats within the Site. The UK Habitat Classification v2.0 was used to categorize the habitats (UKHAB Ltd, 2023). A minimum mapping units of 5m for linear habitats and 25m<sup>2</sup> for area habitats was used when creating the maps.

Notes and photos were taken throughout the Site to document the habitats present . Any habitats or features that would be suitable for protected species were identified and marked with a target note on the maps.

The baseline and proposed habitats were digitally mapped in QGIS software. Details from the site walkover were then inputted into the Small Site Metric BNG Calculation Tool to calculate the feasibility of a 10% BNG.

### 2.3. Limitations

No limitations.

## 3. Results

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### 3.1. Weather Conditions

Table 1: Weather conditions at the Site on 12/06/2025.

| Parameter     |                   |
|---------------|-------------------|
| Temperature   | 21 °C             |
| Precipitation | 0 – Dry           |
| Wind speed    | 0 Beaufort – Calm |
| Cloud cover   | 80%               |

### 3.2. Desk Study

#### 3.2.1. Protected species

A 1km search radius was conducted using Magic (2025), to identify any previous confirmed records of protected or notable species in the area. The search returned zero European Protected Species Licences (EPSL) within 1km. One GCN licence return records was identified within a 1 km radius.

#### 3.2.2. Designated sites and priority habitats

There were no designated sites within the 1km search radius of the site.

The priority habitat index (PHI) identified one habitat within the buffer zone, all of which were a significant distance away from the site.

### 3.3. Site visit results

#### 3.3.1. Area Habitats

##### **Urban – Vacant or Derelict Land (99 m<sup>2</sup>)**

Signs of disturbed ground and remnants of structures and building materials.

##### **Urban – Vegetated garden (62 m<sup>2</sup>)**

Area towards the east of the site. Former garden of the site, starting to become overgrown.

##### **Heath and Scrub (59 m<sup>2</sup>)**

Area in the north of the site that had started to become overgrown with bramble scrub

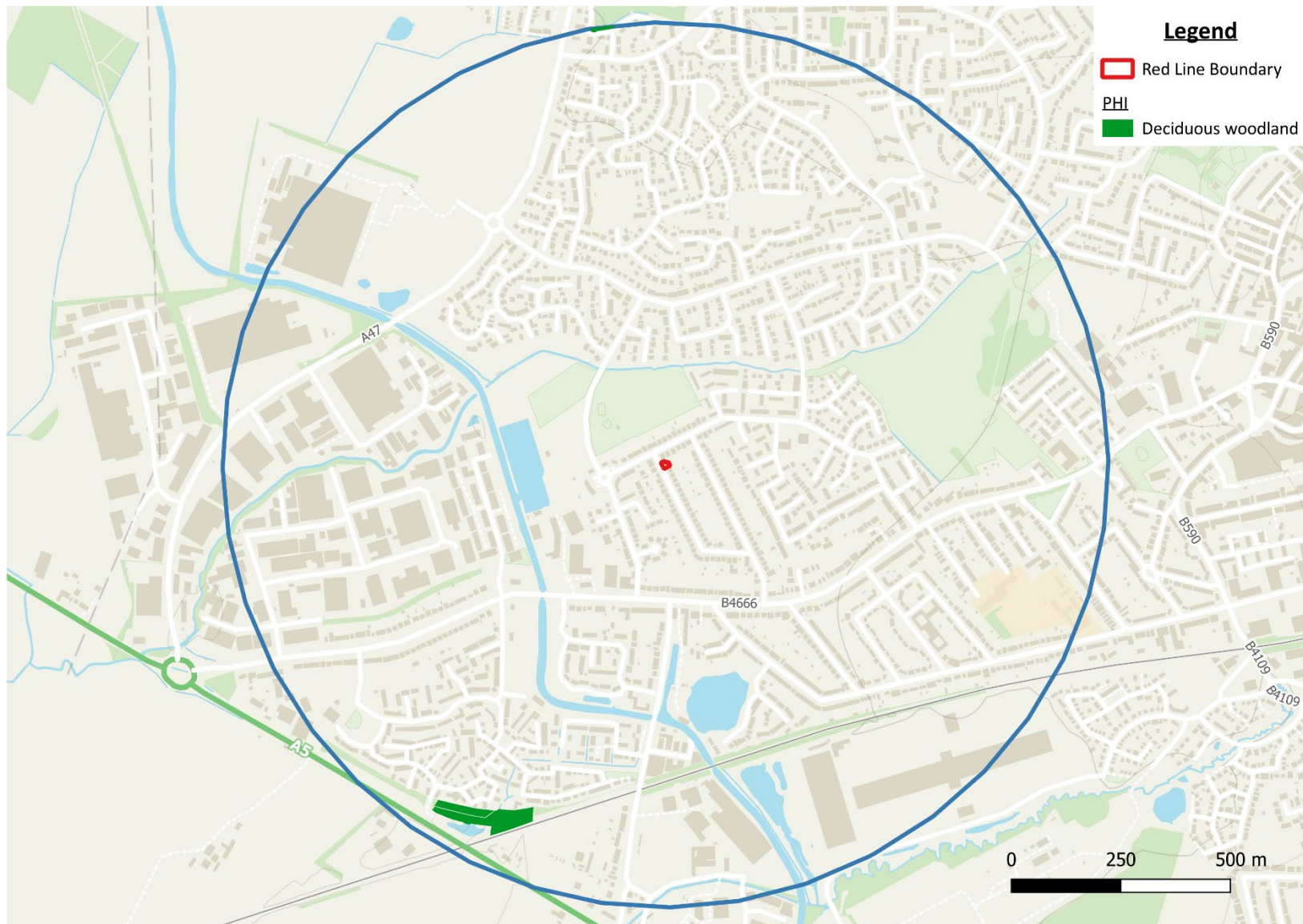


Figure 3: Wider landscape map.

Table 2: Summary of species on site.

| Species              | Identified on site | Impact potential                                                                                                 |
|----------------------|--------------------|------------------------------------------------------------------------------------------------------------------|
| Amphibians           | No                 | Negligible – No evidence and minimal potential habitat on site.                                                  |
| Badger               | No                 | Negligible – No evidence and minimal potential habitat on site.                                                  |
| Bats                 | No                 | Negligible – No evidence or signs of potential habitats.                                                         |
| Birds                | No                 | Low – minimal nesting potential within the hedgerow.                                                             |
| Invasive species     | No                 | Negligible – No invasive species identified                                                                      |
| Invertebrates        | No                 | Negligible – No notable invertebrates identified on site.                                                        |
| Otter and Water vole | No                 | Negligible – No evidence and minimal potential habitat on site.                                                  |
| Reptiles             | No                 | Negligible – No evidence and minimal potential habitat on site.                                                  |
| Small mammals        | No                 | Low – Presence of small mammals within the site is highly likely however, the likelihood of impact would be low. |

### 3.4. Baseline units

#### 3.4.1. Habitats

Table 3: Baseline area habitats.

| Ref          | Habitat                         | Area (m <sup>2</sup> ) | BNG units     |
|--------------|---------------------------------|------------------------|---------------|
| 5.1a.1       | Urban – Vacant or derelict land | 99                     | 0.0396        |
| 5.1a.2       | Urban – Vegetated Garden        | 62                     | 0.0124        |
| 5.1a.3       | Scrub – Bramble Scrub           | 59                     | 0.0236        |
| <b>Total</b> | <b>3</b>                        | <b>220</b>             | <b>0.0756</b> |

#### 3.4.2. Hedgerows

Table 4: Baseline linear habitats.

| Ref          | Habitat                         | Area (m)  | BNG units    |
|--------------|---------------------------------|-----------|--------------|
| 6.1a.1       | Hedgerow: Non-native/ornamental | 12        | 0.012        |
| <b>Total</b> | <b>1</b>                        | <b>12</b> | <b>0.012</b> |

### 3.5. Post – development units

Table 5: Area habitats to be created.

| Ref          | Habitat                            | Area m <sup>2</sup> | BNG units     |
|--------------|------------------------------------|---------------------|---------------|
| 5.1b.1       | Urban – Developed, sealed surfaces | 144                 | 0.00          |
| 5.1b.2       | Urban – Introduced Shrub           | 21                  | 0.0041        |
| <b>Total</b> | <b>2</b>                           | <b>165</b>          | <b>0.0041</b> |



Table 6: Area habitat change.

| Ref          | Enhanced m <sup>2</sup> | Lost m <sup>2</sup> | Retained m <sup>2</sup> | BNG unit change |
|--------------|-------------------------|---------------------|-------------------------|-----------------|
| 5.1a.1       | 0                       | 99                  | 0                       | -0.0396         |
| 5.1a.2       | 0                       | 7                   | 55                      | -0.0014         |
| 5.1a.3       | 0                       | 59                  | 0                       | -0.0236         |
| <b>Total</b> | <b>0</b>                | <b>165</b>          | <b>55</b>               | <b>-0.0646</b>  |

Table 7: Linear habitat change.

| Ref          | Enhanced m | Lost m     | Retained m | BNG unit change |
|--------------|------------|------------|------------|-----------------|
| 6.1a.1       | 0 m        | 3          | 9          | -0.003          |
| <b>Total</b> | <b>0 m</b> | <b>6 m</b> | <b>0 m</b> | <b>-0.003</b>   |

Table 8: BNG metric breakdown.

| Unit Type | Baseline unit | 10% net gain | Units required | Units lost | Units created | Post development unit | Unit deficit |
|-----------|---------------|--------------|----------------|------------|---------------|-----------------------|--------------|
| Habitat   | 0.0756        | 0.08316      | 0.00756        | 0.0646     | 0.0041        | 0.0151                | -0.06806     |
| Hedgerow  | 0.012         | 0.0132       | 0.0012         | 0.003      | 0.00          | 0.009                 | -0.0042      |

10% BNG net gain not achieved, and trading rules not met.

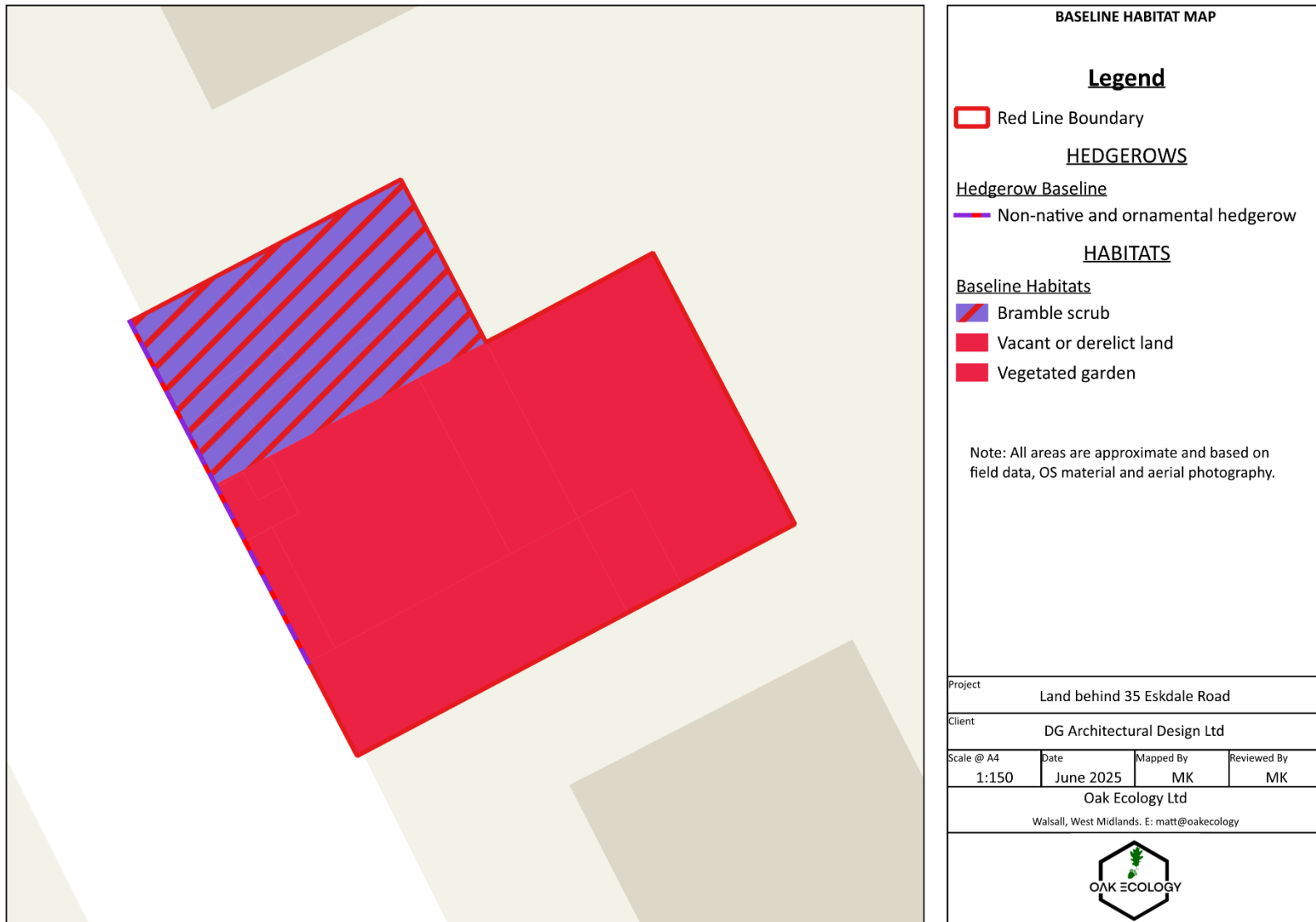


Figure 4: Baseline Habitat Map.

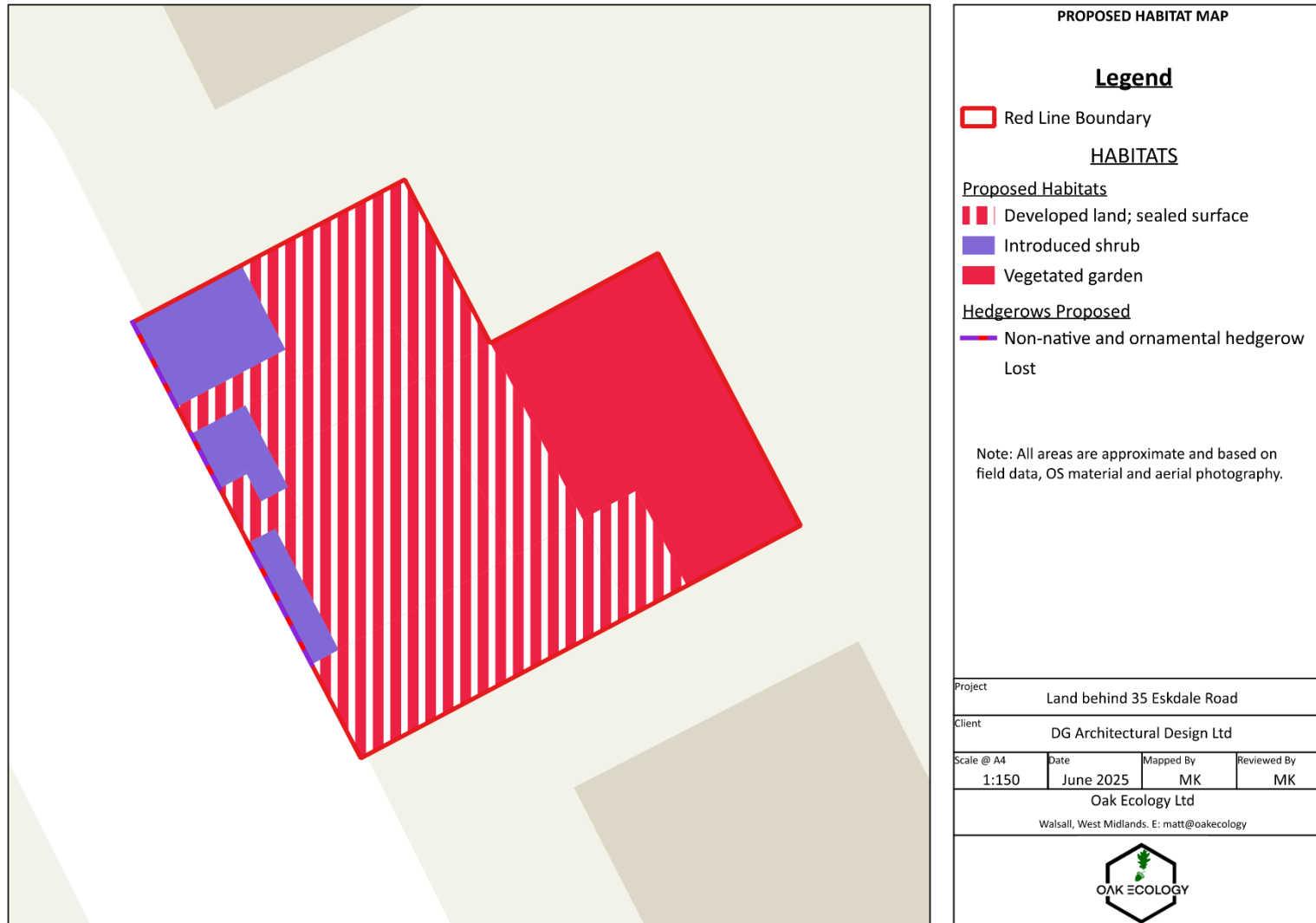


Figure 5: Proposed Habitat Map.

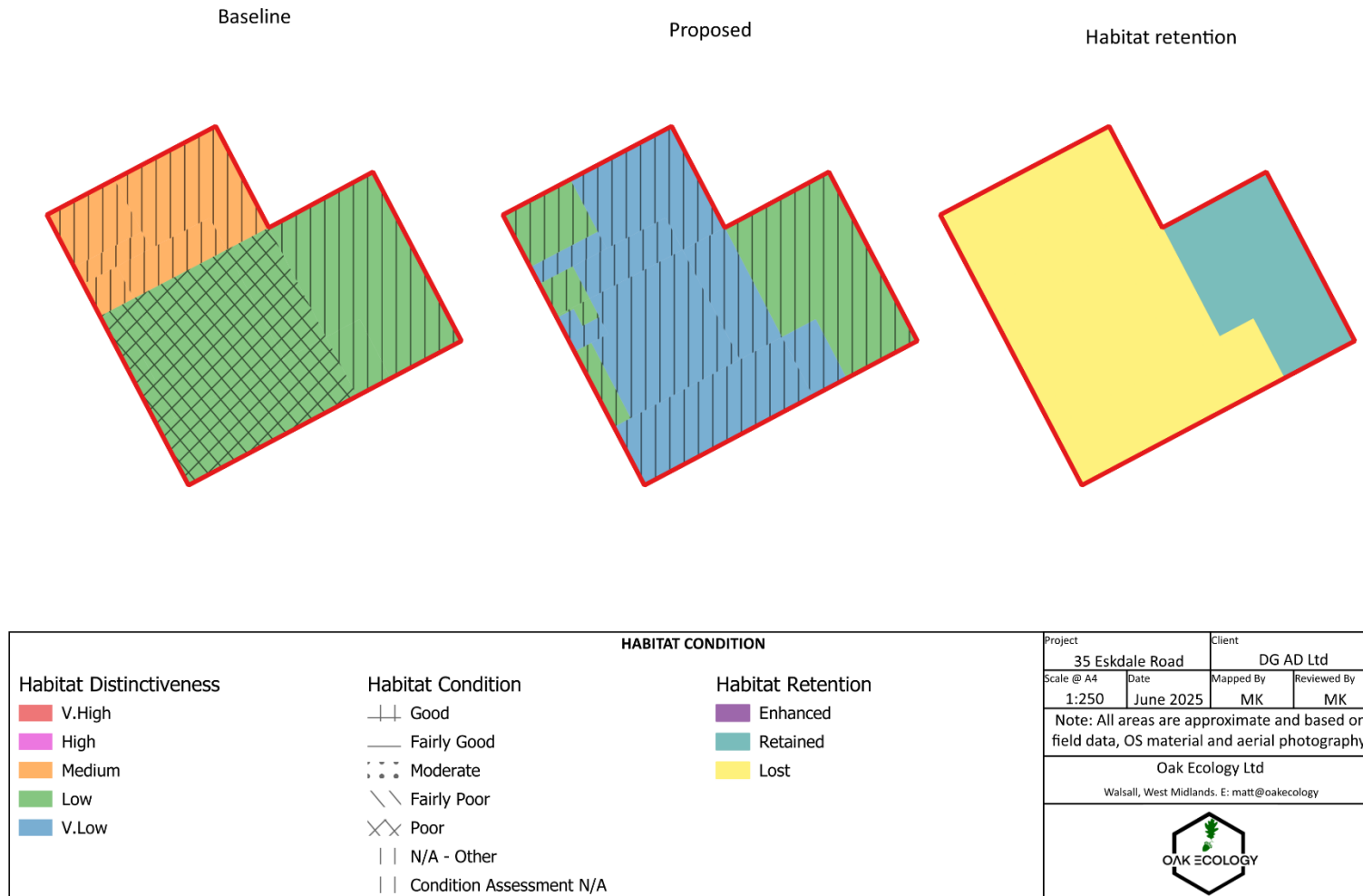


Figure 6: Habitat Condition Map.

## 4. Feasibility of Biodiversity Net Gain

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The site had a baseline 0.0756 area and 0.0120 linear units. A 10% net gain would require a total of 0.08316 area and 0.0132 linear units.

The post development units under the current proposal would be 0.0151 area and 0.009 linear units. This results in a net change of -0.0605 area and -0.003 linear units.

The site contained bramble scrub which had a medium distinctiveness. Trading rules require unit creation within similar habitat types and distinctiveness.

The proposed site would have a vegetated garden which cannot be enhanced or be subject to tree planting.

Therefore, the site has not met the required BNG targets. Scheme alterations or offsite credits would be required to meet the BNG deficit.



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## 5. Further Surveys

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### 5.1. Further surveys

No further surveys are required.

## 6. Photographs



**Figure 7: Overview of site.**



**Figure 8: Area of vegetated garden.**



**Figure 9: Bramble scrub**



**Figure 10: Building debris**

## 7. References

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