



BIODIVERSITY NET GAIN (BNG) ASSESSMENT

Wood Lane, Norton-Juxta-Twycross.

DOCUMENT PRODUCTION RECORD	
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Non-technical Executive Summary

EXECUTIVE SUMMARY

This report has been compiled to support the proposals comprising the erection of four self-build residential dwellings and associated works on land at Wood Lane, Norton-Juxta-Twycross, CV9 3QB (delineated as the redline boundary, totalling 0.81 ha, OS grid reference SK32540679). It can be confirmed that if planning permission is granted, the proposed development would be subject to the Biodiversity Net Gain Condition.

This Biodiversity Net Gain Assessment and Preliminary Ecological Appraisal¹ (the latter is outlined in a separate report, produced by BN Ecology, which should be read in conjunction with the Biodiversity Net Gain Assessment) shows how both the Biodiversity Gain Hierarchy and the Mitigation Hierarchy have been followed. This report also illustrates how the development proposals will secure 10% biodiversity net gain in accordance with the Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

As indicated above, this assessment should be read in conjunction with the Preliminary Ecological Appraisal, as well as Statutory Metric and completed Habitat Condition Sheets, which have been prepared by BN Ecology.

This report demonstrates that the development will achieve a minimum of 10% Biodiversity Net Gain (BNG) through on-site measures and the purchase of off-site units.

Concerning on-site measures, it is proposed that this will be through the following intervention proposals:

Creation proposals:

- TN9, g3c – Other Neutral Garden targeting 'moderate' condition, 0.0271 ha;
- TN10, g4 – Modified Grassland targeting 'moderate' condition, 0.065 ha;
- 31 – Individual Trees – Urban Trees, comprising 11 small in size class trees targeting 'moderate' condition;
- L2, 33 – Line of Trees targeting 'moderate' condition, 0.0407 km;
- L3, 33 – Line of Trees targeting 'moderate' condition, 0.0282 km; and
- H1, h2a – Native Hedgerow targeting 'poor' condition, 0.018 km, 0.04 units.

Enhancement proposals:

- TN6, w1g – Woodland and Forest – Other Woodland; Broadleaved Woodland, 0.0606 ha, from 'poor' to 'moderate' condition.

Retention proposals:

- L1, 33 – Line of Trees, 0.04 km.

Concerning the purchase of off-site units, it is proposed that the required unit deficit which currently sits at 1.46 Area units are to be purchased from a local habitat bank. Specifically:

- 1.20 A1 Class Units

¹ Rice, E (24/05/2026). Wood Lane, Norton-Juxta-Twycross Preliminary Ecological Appraisal (PEA). Bristol: BN Ecology.

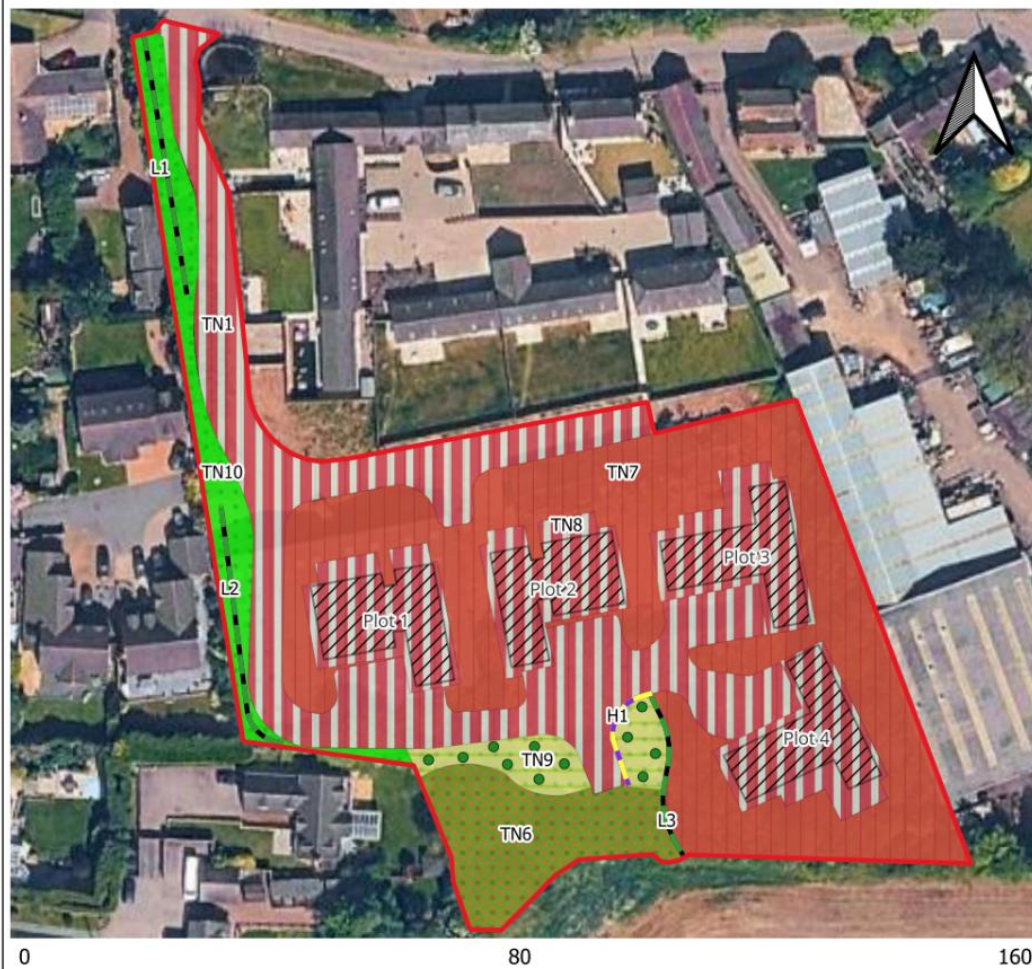
- 0.26 A2 Class Units

This report demonstrates that if the proposals obtain planning consent, the client is capable of discharging the Biodiversity Gain Condition, as demonstrated in this report.

Baseline Habitat Map (UKHab) (Figure 1)



Post-intervention Habitat Map (UKHab) (Figure 2)



Post-development Proposed Habitat Plan

-  Redline
-  Artificial unvegetated, unsealed surface
-  Developed land; sealed surface
-  Modified grassland
-  Other neutral grassland
-  Other woodland; broadleaved
-  Buildings
-  Line of trees
-  Native hedgerow
-  31 - Individual Trees - Urban Trees

Project: Wood Lane

Location: CV9 3QB

Scale: 1:800



1.Introduction, Background and Project Details

- 1.1. This report has been compiled to support a proposal comprising the erection of four self-build residential dwellings and associated works on land at Wood Lane, Norton-Juxta-Twycross, CV9 3QB, delineated as the 'redline boundary', totalling 0.81 ha. The grid reference for the redline boundary site is SK32540681.
- 1.2. The Biodiversity Net Gain Assessment has been carried out by BN Ecology to assess the ecological baseline of the site to enable completion of the Statutory Biodiversity Metric.

Table 1. – Site Specific Information	
Category	Site Specific Information
Site Name	Wood Lane
Site Location	Wood Lane, Norton-Juxta-Twycross, CV9 3QB
OS GRID REFERENCE & SCALE	Grid reference: SK32540679 Please refer to Standalone Plans for Scale
Local Authority	
Overall Site Area (Redline)	0.81 ha
Existing Land Use (Redline)	Agricultural Land
Proposed Land Use (Redline)	Residential and Landscaped Open Space

2. Methodology

HABITAT CLASSIFICATION AND CONDITION ASSESSMENT	During the survey, UK Habitat Classification survey techniques (UKHab Ltd, 2023) were utilised by the surveyor when mapping all habitat types within the Site. A condition assessment of the habitats was undertaken by the surveyor where appropriate. The condition assessment was undertaken and supported by the Statutory Biodiversity Metric Condition Assessment sheet (DEFRA, July 2025) for each respective habitat type(s) that were present within the Site boundary.
BIODIVERSITY NET GAIN CALCULATIONS APPROACH	The latest version of the DEFRA Statutory Biodiversity Metric (DEFRA, July 2025) has been used to calculate the pre-development biodiversity unit baseline of the Site and the post-development value. The baseline habitat values are assessed in accordance with the above classification system. The report then assessed the baseline score value for the Site against that of the post-development score, the result of which shows (when compared) the overall change in biodiversity units for the development (displayed as a net positive, neutral, or negative figure).
HABITAT UNIT TYPES	The Statutory Biodiversity Metric displays and assesses the pre-development and post-development types based on three separate types of habitat, calculated as separate 'modules' in the calculations. The inclusion of these habitats are only recorded within the Biodiversity Net Gain Assessment report where they are existent within the pre-development baseline or are proposed as part of the Biodiversity Net Gain strategy to achieve 10% net gain post-development. The three separate modules are as follows: • Area Habitat Units – these are measured in hectares (ha), some examples of which include grassland, woodland, ponds and scrub. • Linear Hedgerow Units – These are measured in kilometres (km), some examples of which include treelines, hedgerows and hedgerows with associated ditches. • Linear Watercourse Units – these are measured in kilometres (km), some examples of which include rivers, streams and ditches.

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accordance with criterion that must be met. This is delineated in Table 3 (DEFRA, July 2025).

Table 3: Statutory Biodiversity Metric Strategic Significance Categories, with appropriate descriptions and criteria where a Local Natural Recovery Strategy has been published (DEFRA, July 2025):

Category	Score	Description
High (Formally identified in local strategy)	1.15	This category can only be applied to post development interventions when: - the location of the habitat parcel has been mapped in the Local Habitat Map⁴ as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and - the proposed intervention is consistent⁵ with the mapped potential measure in the LNRS for the habitat parcel You should record that you have applied the published LNRS in your gain plan.
Medium (Location ecologically desirable but not in local strategy)	1.10	This category cannot be applied.
Low (Area / compensation not in local strategy)	1	Where the definitions for high strategic significance are not met. Even if your project is in an area mapped with a potential measure, if the proposed intervention is not consistent with a potential measure proposed by the LNRS for that location, you should record strategic significance as low.

The assessment has utilised data sources and resources to inform the Strategic Significance of the Site and its habitats within. The following resources have been utilised:

- Multi-Agency Geographic Information for the Countryside (MAGIC)
- Relevant published Local Nature Recovery Strategy (LNRS), where available
- Environmental Local Record Centre data sources, if appropriate to obtain such data
- The Natural England² and Joint Nature Conservancy Council³ websites were visited to obtain citation details of the statutory designated sites

² <https://designatedsites.naturalengland.org.uk/>

³ <http://jncc.defra.gov.uk/page-2>

- Ordnance Survey maps and aerial images, including google maps

Table 4: Statutory Biodiversity Metric Strategic Significance Categories, with appropriate descriptions and criteria where a Local Natural Recovery Strategy has not been published (DEFRA, July 2025):

Category	Score	Description
High (Formally identified in local strategy)	1.15	The habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority. If your project delivers the mapped habitat creation or enhancement actions set out within specified alternative documents, or enhances an existing habitat identified within specified alternative documents as locally ecologically important, strategic significance can be recorded as high in the post-intervention sheets. If the specified alternative documents identify existing habitat as locally ecologically important within a specified location, strategic significance may be recorded as high in the baseline. You should record the name of the plan the relevant planning authority has specified in the user comments and record that you have used the specified document in your gain plan.
Medium (Location ecologically desirable but not in local strategy)	1.10	This category can be applied when the LPA has not identified a suitable document for assessing strategic significance. Users should: • explain how the habitat type is ecologically important within a specific location • demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations • use professional judgement When the above criteria are met, strategic significance may be recorded as medium in the baseline and post-intervention sheets.
Low (Area / compensation not in local strategy)	1	Where the definitions for high or medium strategic significance are not met.

Additional Notes and Limitations

Please note: Statutory Biodiversity Metric

Table F of the Statutory Biodiversity Metric summarises common issues and any actions required to resolve these.

One of the most commonly occurring issues is that the metric assigns a unit value to the closest two decimal places, which can result in a 0.01

unit discrepancy, as the 'true' unit values are used to calculate the end values and then rounded to the two decimal places.

Habitat condition surveys were undertaken in March, which represents a sub-optimal time of year for the accurate assessment of certain habitat types, particularly grassland and woodland ground flora. At this time, many diagnostic plant species have not fully emerged or are identifiable, which may result in an underestimation of species diversity and overall habitat condition.

It should be noted concerning the creation of vegetated garden that, whilst created habitats cannot be recorded within the private curtilages of garden, the proposals recommend incorporating species-rich native hedgerows; native tree planting (such as native fruiting trees, or other trees of native stock as outlined above); and high nectar-producing shrub species.

It should also be noted that whilst biodiversity measures that provide species-specific enhancements are not measurable in unit value in the metric calculations, the proposals also recommend incorporating bird and bat boxes on the proposed four no. dwellings; the incorporation of bee bricks in the proposed four no. dwellings; and ensuring that any new fencing incorporates accessible hedgehog holes.

3.Key Information Checklist Requirements

CONFIRMATION THAT THE DEVELOPMENT PROPOSAL SHOULD OR SHOULD NOT BE SUBJECT TO BNG.	Yes, the development proposal should be subject to Biodiversity Net Gain.
CONFIRMATION THAT THE APPROPRIATE METRIC VERSION HAS BEEN USED.	Statutory Biodiversity Metric (July 2025).
IS AN ALTERNATIVE DATE BEING USED TO CALCULATE THE BIODIVERSITY BASELINE VALUE OF THE SITE?	No, an alternative date is not being used.
HAS THERE BEEN ANY UNAUTHORISED HABITAT DEGRADATION SINCE THE 30th OF JANUARY 2020?	No, no habitat degradation has occurred since 30 th of January 2020.
IS THERE ANY ON-SITE IRREPLACEABLE HABITAT	No, no Irreplaceable habitat was recorded on-site.

PRE-DEVELOPMENT BASELINE ON-SITE BIODIVERSITY VALUE

The habitats recorded within the Site are described in detail below with the appropriate condition assessment results justifying their condition classifications. A DAFOR (Dominant, abundant, frequent, occasional and rare) scale has been applied to the species recorded in each habitat type.

Only habitats which fall under the 'Area Unit' and 'Linear Hedgerow Units' categories are present within the Site. No habitats which fall under the 'Watercourse Units' categories are present, and subsequently, an assessment of these features was not required.

The habitats areas within the Site comprise of eight habitat types;

- Developed Land – Sealed Surface; Buildings (u1b5);
- Developed Land – Sealed Surface (u1b);
- Sparsely Vegetated Land – Ruderal/Ephemeral (u1f 81);
- Heathland and Shrub – Bramble Scrub (h3d);
- Grassland – Modified Grassland (g4);
- Other Woodland – Broadleaved Woodland (w1g);
- Line of Trees (33); and
- Individual Tree – Urban Tree (31).

u1b5 – Developed Land – Sealed Surface; Buildings, 0.1492 ha, B1 and B2 | The Site contains two buildings: B1 (0.1152 ha) located along the western boundary of the site, and B2 (0.034 ha) located along the eastern boundary of the site

B1 is a large agricultural steel-frame barn with corrugated sheet cladding. The structure is divided into two sections, with the eastern side open-fronted and the western section enclosed and inaccessible at the time of survey. It has a pitched roof with translucent panels and partial brickwork at the base of the walls. The building is in a state of limited use and moderate disrepair, with scattered debris and areas of ruderal vegetation present.

B2 is a single-storey, elongated timber-framed building in a highly dilapidated condition. It features corrugated asbestos roofing, much of which is heavily weathered, with sections collapsed or missing.

Timber cladding is degraded and broken in places, creating large openings into the interior. The roof shows extensive moss growth and is structurally compromised. B2 is in an advanced state of disrepair, with significant structural failure, particularly at the eastern extent. The building and its margins are heavily colonised by dense ruderal vegetation, bramble, and climbing species such as ivy, indicating prolonged neglect. Although bramble is present in abundance, particularly to the south of B2, it has not been classified as a separate habitat as it falls below the 25 m² de minimis threshold.

u1b – Developed Land – Sealed Surface, 0.0901 ha, TN1 | A hardstanding access track extends from Wood Lane at the northern boundary of the site, running southwards to B1 and providing vehicle access. An additional area of hardstanding is present immediately adjacent to the north elevation of B1, likely associated with previous agricultural use for storage or vehicle manoeuvring.

u1f 81 – Sparsely Vegetated Land – Ruderal/Ephemeral, 0.0391 ha, Poor Condition, Low Distinctiveness, TN2 | To the west of the access track, along the western site boundary, is an area of sparsely vegetated land associated with a line of trees. The ground layer is species-poor, comprising rare occurrences of common ivy, common nettle, bramble, cleavers, and common nipplewort. Extensive areas of bare ground are present, along with patches of gravel and scattered debris, including general litter.

u1f 81 – Sparsely Vegetated Land – Ruderal/Ephemeral, 0.1391 ha Moderate Condition, Low Distinctiveness, TN3 | A large area of sparsely vegetated land extends south of B2, wrapping around to a smaller area to the north of B1. The habitat is heavily disturbed and characterised by early-stage colonisation by ruderal vegetation.

Species richness is relatively low, averaging approximately six species per square metre. However, several flowering, nectar-rich species of value to invertebrates are present, including buddleia, bramble, white clover, scentless mayweed, creeping thistle, and purple dead-nettle. These species occur infrequently and with low cover, and the sward overall lacks both diversity and structural complexity.

Average Species-richness: 6 per meter²

Species	Quadrat 1	Quadrat 2	Quadrat 3	Quadrat 4	Quadrat 5
Buddleia	R	R	-	-	-
Bramble	R	-	-	-	-
Red fescue	R	O	-	-	-
Common Nettle	R	R		R	-
Colts foot	R	-	-	-	-
Dove's-foot crane's-bill	-	R	-	-	-
Common dock	-	R	-	-	R
White clover	-	R	R	-	-
Yorkshire fog	-	O	R	R	R
Cock's-foot	-	-	R	-	-

Common mugwort	-	-	O	O	-
Early forget-me-not	-	-	R	-	-
Grey field-speedwell	-	-	-	R	-
Scentless mayweed	-	-	-	R	-
Purple dead-nettle	-	-	-	R	R
Creeping thistle	-	-	-	R	-
Bulbous buttercup	-	-	-	-	F
Perennial rye-grass	-	-	-	-	R

h3d – Bramble Scrub, 0.0158 ha, Medium Distinctiveness, TN4 | Two areas of bramble-dominated scrub are present within the Site. The larger area is located along the north-eastern corner of the Site, where dense bramble forms the dominant cover, with rare occurrences of elder and goat willow. This area shows clear signs of human disturbance, with substantial quantities of debris and waste materials present.

The second area is smaller and situated adjacent to the south-eastern corner of B1. It is similarly dominated by bramble scrub and includes two young ash trees within the vegetation. Only one ash tree (T1) has been mapped, as the second falls below the minimum size threshold, whereby individual trees are defined by a diameter at breast height (DBH) exceeding 7.5 cm. Overall, these areas represent disturbed scrub habitat with limited species diversity but some structural variation.

g4 – Grassland – Modified Grassland, 0.2087 ha, Moderate Condition, Medium Distinctiveness, TN5 | Grassland extends southwards from the eastern boundary of B2, rising to an area of higher ground characterised by a moderately steep slope leading to a flatter plateau that supports a greater diversity of grassland species.

The grassland is unmanaged and appears to be undergoing natural colonisation following previous development activities. The sward is variable in height, comprising a mosaic of short to tall grasses interspersed with scattered tall ruderal species. Areas of tussocky and flattened vegetation are present, indicating seasonal dieback and limited recent management.

Disturbance is evident throughout, with rubble and debris distributed across the grassland and localised patches of bare ground associated with historic ground disturbance. Species richness is relatively high for g4, averaging approximately 8 species per square metre. Several flowering species of value to invertebrates are present, including white clover, creeping buttercup, square-stalked willowherb, mugwort, hedge woundwort, dandelion, creeping thistle, and dove 's-foot crane 's-bill.

Overall, the habitat exhibits characteristics of early successional grassland on previously disturbed ground, with moderate structural variation provided by scattered taller ruderal species.

In the southwest corner of the Site, beneath T1–T4, the vegetation becomes dominated by ruderal and ephemeral species, including cow parsley, ivy, lords-and-ladies, bramble, and cleavers.

Average species-richness: 8 per meter²

Species	Quadrat 1	Quadrat 2	Quadrat 3	Quadrat 4
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Mugwort	R	-	-	-
Dandelion	R	R	-	-
Common dock	-	F	-	O
Creeping thistle	R	-	-	R
Perennial rye-grass	A	-	F	F
Yorkshire fog	O	O	F	F
Cock's-foot	O	A	-	-
Dove's-foot crane's-bill	-	R	O	R
White clover	-	R	-	-
Ribwort plantain	-	R	-	R
Creeping buttercup	-	-	F	-
Wood club-rush	-	R	-	-
Hedge woundwort	-	-	O	O
False oat-grass	-	-	O	-
Square-stalked willowherb	-	-	R	-
Common nettle	-	-	-	R

w1g, Other Woodland – Broadleaved Woodland, 0.1680 ha, Poor Condition, Medium Distinctiveness, TN6

| Broadleaved woodland lies south of grassland, on a steep slope descending to the southern Site boundary. It is classified as w1g – Other Woodland: Broadleaved Woodland under the UK Habitat Classification. A review of the MAGIC database, which is supported by the field survey, confirms it is not and should not be designated/classified as a Priority Habitat under Section 41 of the Natural Environment and Rural Communities Act 2006. The woodland comprises a mix of native and non-native species, including ash, sycamore, goat willow, elder, hawthorn, apple, and cherry plum.

Apple and cherry plum are located mainly along the eastern edge, reflecting past planting pertaining to adjacent land use. Localised deadwood and early signs of decay provide some ecological interest, though the woodland has a limited age structure and no veteran trees. The understory is moderately developed, with common nettle, ivy, cleavers, common lungwort, bramble, lords-and-ladies, and cow parsley, indicating nutrient-rich, managed conditions. Spanish bluebell (listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)) is also present throughout. Ground disturbance is evident, including dumped materials. A shallow area of standing water reflects temporary surface water following recent heavy rainfall rather than a permanent feature.

Overall, the woodland supports a mix of native and non-native broadleaved species, with a moderately developed understory typical of nutrient-enriched conditions, and provides moderate ecological value, but lacks features indicative of ancient or priority woodland habitats.

33 – Line of Trees, 0.07 km, Moderate Condition, Low Distinctiveness, L1 | Immediately west of the access track, a narrow line of trees is present, dominated by sycamore with rare occurrences of cedar, averaging approximately 2 m in width. Tree trunks are heavily colonised by ivy. The understory (TN2) is sparse, with the ground layer largely comprising leaf litter, deadwood, and scattered debris, including construction materials and general litter.

31 – Individual Tree – Urban Tree, Moderate Condition, Medium Distinctiveness, T1 | An ash tree in the 'small' size class category is located within bramble scrub adjacent to B1.

31 – Individual Tree – Urban Tree, Moderate Condition, Medium Distinctiveness, T2 | An ash tree in the 'small' size class category adjacent to the south elevation of B1.

31 – Individual Tree – Urban Tree, Good Condition, Medium Distinctiveness, T3 | A field elm in the 'medium' size class category adjacent to the south elevation of B1.

31 – Individual Tree – urban Tree, Good Condition, Medium Distinctiveness, T4 | A field elm in the 'medium' size class category south of B1 with canopy extending into residential gardens south of the site.

BASELINE BIODIVERSITY VALUE (ON-SITE)

BASELINE ON-SITE AREA UNITS	2.66 Area Units
BASELINE ON-SITE AREA HABITAT	Habitat on-site comprises: • B1 and B2, u1b5 – Developed Land – Sealed Surface; Buildings, 0.1492 ha, 0.00 units; • TN1, u1b – Developed Land – Sealed Surface; 0.0901 ha, 0.00 units; • TN2, u1f 81 – Sparsely Vegetated Land – Ruderal/Ephemeral, 0.0391 ha, 0.08 units; • TN3, u1f 81 – Sparsely Vegetated Land – Ruderal/Ephemeral, 0.1391 ha, 0.56 units; • TN4, h3d – Heathland and Shrub – Bramble Scrub, 0.0158 ha, 0.06 units; • TN5, g4 – Grassland – Modified Grassland, 0.2087 ha, 0.83 units; • TN6, w1g – Woodland and Forest – Other Woodland; Broadleaved Woodland, 0.168 ha, 0.67 units; • T1, 31 – Individual Tree – Urban Tree, 0.03 units; • T1, 31 – Individual Tree – Urban Tree, 0.03 units; • T3, 31 – Individual Tree – Urban Tree, 0.20 units; and • T4, 31 – Individual Tree – Urban Tree, 0.20 units.
BASELINE ON-SITE LINEAR HEDGEROW UNITS	0.28 Linear Hedgerow Units
BASELINE ON-SITE HEDGEROW HABITAT	Habitat on-site comprises: • L1, 33 – Line of Trees, 0.07 km, 0.28 units.
BASELINE ON-SITE WATERCOURSE	N/A

POST-INTERVENTION BASELINE BIODIVERSITY VALUE (ON-SITE)	
POST-INTERVENTION ON-SITE AREA UNITS	1.46 Area Units
POST-INTERVENTION ON-SITE AREA HABITAT	Creation proposals: • u1b5 (buildings) – Developed land; sealed surface, 0.1078 ha comprising Plot 1, Plot 2, Plot 3 and Plot 4 dwellings, 0.00 units; • u1b – Developed land; sealed surface, 0.0579 ha comprising the patio for Plots 1, 2, 3 and 4, 0.00 units; • u1b5 – Developed land; sealed surface, 0.2289 ha comprising the access and driveways, 0.00 units; • 828 – Vegetated Garden, 0.2627 ha comprising the private residential gardens for Plots 1, 2, 3 and 4, 0.51 units; • g3c – Other Neutral Garden targeting 'moderate' condition, 0.0271 ha, 0.18 units; • g4 – Modified Grassland targeting 'moderate' condition, 0.065 ha, 0.23 units; and • 31 – Individual Trees – Urban Trees, targeting 'moderate' condition, comprising 11 small trees, 0.14 units. Enhancement proposals: • TN6, w1g – Woodland and Forest – Other Woodland; Broadleaved Woodland, 0.606 ha, from 'poor' to 'moderate' condition, 0.41 units. Please refer to the 'Detailed Results' page in the Statutory Biodiversity Metric. Overall, total grassland creation and enhancement values will be 0.41 Area Units; Total urban creation values will be 0.51 Area Units; Total Woodland enhancement values will be 0.41; and total Individual Tree values will be 0.14 Units.
POST-INTERVENTION ON-SITE LINEAR HEDGEROW HABITAT	0.33 Linear Hedgerow Units Retention proposals: • L1, 33 – Line of Trees, 0.04 km, 0.16 units. Creation proposals: • L2, 33 – Line of Trees targeting 'moderate' condition, 0.0407 km, 0.08 units; • L3, 33 – Line of Trees targeting 'moderate' condition, 0.0282 km, 0.06 units; and • H1, h2a – Native Hedgerow targeting 'poor' condition, 0.018 km, 0.04 units.
POST-INTERVENTION ON-SITE WATERCOURSE	N/A
Gain/Loss	- 45.03 % (-1.20 Area Units). + 19.06 % (+0.05 Linear Hedgerow Units)

4. BNG Strategy

BNG Mitigation Hierarchy	Planning policy makes it clear that any proposed development duly considers and applies the below Mitigation Hierarchy when considering impacts to ecological species and habitats: • Avoidance: every attempt should be made to avoid creating impacts on features from the outset; • Minimisation: where avoidance cannot be wholly achieved, measures by design, suitably designed methods of working or other actions to minimise impacts (otherwise known as mitigation) should be employed; • Compensation/restoration: if avoidance and minimisation cannot be wholly achieved, significant impacts on features should be compensated in such a way to restore an area to its original ecosystem or any other ecological functions/services that existed prior to impacts relating to the development. The hierarchy requires that avoidance is applied where possible. When it is not feasible to avoid such impacts, rationale for minimisation/compensation/restoration should be sufficiently detailed, showing the measures are feasible to implement. The ecological constraints associated with the development have been assessed in accordance with the Mitigation Hierarchy, with due consideration to apply, as much as possible, actions to avoid impacts on ecological features. In addition to the above, Section 40 of the Natural Environment and Rural Communities Act 2006 states that <i>'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'</i> as well as <i>'Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'</i>.
HOW HAVE THE PROPOSALS MINIMISED BIODIVERSITY IMPACTS	All potential ecological constraints in relation to the developments proposals have been thoroughly considered in the separate Preliminary Ecological Appraisal, undertaken by BN Ecology. Opportunities to deliver ecological enhancement in accordance with local and national planning policy have also been considered and are outlined in the Preliminary Ecological Appraisal.

Steps proposed to minimise adverse impacts and to deliver net gain include:

- Allocating over 18 % of the Sites redline boundary for on-site habitat enhancement & creation (see above for details).
- Recommending that the created vegetated gardens incorporate hedgerows that are species-rich native hedgerows (h2a5) and comprise the following: hazel, blackthorn, hawthorn, spindle and dogrose.
- Recommending that any new shrubs be high nectar-producing to encourage invertebrates to the Site, as well as providing continued foraging for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators" provides a well-suited plants list of both native and non-native species. In addition, it's been recommended that all new trees planted on-site should be from local, native stock, such as alder, hawthorn, crab apple and goat willow.
- Ensuring that habitats proposed to be lost are of low biodiversity and ecological value. The habitats to be lost are predominantly 'low' distinctiveness. Where 'Medium' distinctiveness habitats are being lost, these losses have been limited as much as possible. The woodland is also a poor example of a 'medium' distinctiveness habitat, as it is currently in 'poor' condition, and is being retained as far as possible.

The proposed development has also been recommended to provide additional enhancement for species likely to already utilise the Site and associated boundaries, including:

- Recommending that a Habitat 001 bat box or similar is built into each dwelling at least four metres above ground level and away from windows of the west or south-facing elevation.
- Recommending that a Vivra Pro Woodstone House Martin nest or similar be mounted directly under the eaves of the north elevations on each of the dwellings.
- Recommending that a bee brick is built into the walls about 1 metre above ground level on the south or southeast elevations of each of the dwellings.
- Recommending that new fencing (if required) incorporates accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgehogs into and out of the Site.

It should also be noted that the Preliminary Ecological Appraisal also delineated considerations for the following protected species or notable features:

	• Above ground nesting birds • Bats (as well as sensitive lighting design recommendations) • Terrestrial badger activity • The habitat suitability for amphibians and reptiles during terrestrial phases • Suitability for hazel dormouse • Terrestrial habitat potential for hedgehog • Root Protection Zones for retained hedgerows • Protocol measures for the containment, control and removal of non-native invasive Schedule 9 Listed plant species It should be highlighted that biodiversity measures that provide species-specific enhancements are not a measure that can be considered in the metric calculations.
WHAT IS THE PROPOSED STRATEGY TO FULFILL THE BIODIVERSITY GAIN OBJECTIVE?	To offset, compensate and achieve the mandatory 10% Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), on-site creation and enhancement of habitat, and the purchase of off-site units are also proposed. A Landscape Ecological & Environmental Management Plan or Habitat Management & Monitoring Plan (HMMP) will be prepared, which shall delineate a suitable approach to manage, maintain and monitor the habitats created and enhanced on-site.

4.1 On-site Proposals

PROPOSED ON-SITE APPROACH

Please refer to section 'BASELINE BIODIVERSITY VALUE (ON-SITE)' for the existing on-site Area Habitats that will accommodate the proposed created habitats and 'POST-INTERVENTION BASELINE BIODIVERSITY VALUE (ON-SITE)' for the areas pertaining to habitat creation, enhancement and retention.

The proposals comprise:

Creation proposals:

- u1b5 (buildings) – Developed land; sealed surface, 0.1078 ha comprising Plot 1, Plot 2, Plot 3 and Plot 4 dwellings, 0.00 units;
- u1b – Developed land; sealed surface, 0.0579 ha comprising the patio for Plots 1, 2, 3 and 4, 0.00 units;
- u1b5 – Developed land; sealed surface, 0.2289 ha comprising the access way and driveways, 0.00 units;
- 828 – Vegetated Garden, 0.2627 ha comprising the private residential gardens for Plots 1, 2, 3 and 4, 0.51 units;
- g3c – Other Neutral Garden targeting 'moderate' condition, 0.0271 ha, 0.18 units;
- g4 – Modified Grassland targeting 'moderate' condition, 0.065 ha, 0.23 units;
- 31 – Individual Trees – Urban Trees, targeting 'moderate' condition, comprising 11 small trees, 0.14 units;
- L2, 33 – Line of Trees targeting 'moderate' condition, 0.0407 km, 0.08 units;
- L3, 33 – Line of Trees targeting 'moderate' condition, 0.0282 km, 0.06 units; and
- H1, h2a – Native Hedgerow targeting 'poor' condition, 0.018 km, 0.04 units.

Enhancement proposals:

- TN6, w1g – Woodland and Forest – Other Woodland; Broadleaved Woodland, 0.606 ha, from 'poor' to 'moderate' condition, 0.41 units.

Retention proposals:

- L1, 33 – Line of Trees, 0.04 km, 0.16 units.

The following have been taken into consideration, and prescriptions proposed.

Creation of 0.0271 ha of Other Neutral Grassland targeting 'moderate' condition.

Soilscape 18:

Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

Texture:

Loamy and clayey

Coverage:

England: 19.9%, Wales: 2.4%, England & Wales: 17.5%

Drainage:

Impeded drainage



Fertility:

Moderate



Soilscape (LandIS) indicates that the Site sits within an area of slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils. Therefore, the following grassland on-site seed mixes have been considered:

- **EM5 Meadow Mixture for Loamy Soils.** This seed mix comprises species that are adapted to growing on soils which have clayey and lime content with a significant chalk or limestone composition. The supplier of this mix is Emorsgate Seeds.
- **EM4 Wild Flowers for Clayey Soils.** EM4F is composed of wildflower species that are adapted to growing on soils with a high clay content. The supplier of this mix is Emorsgate Seeds.

Taking the above into consideration, a locally sourced seed mix such as EM5 and EM4 (both supplied by Emorsgate Seeds) are examples of possible seed mixtures that could be incorporated. These seed mixes are suited to soil compositions as indicated by Soilscape, making them favourable choices for the on-site proposals for landscaped open space.

Some human intervention (especially in the first few years) may be required to overseed the areas where bare ground is increasing, with locally sourced, species-rich seed mix to assist and aid the growth and species diversity.

Creation of 0.065 ha of g4 – Modified Grassland targeting 'moderate' condition

The same seed mixes proposed above can also be applied to the modified grassland area to enable it to meet Criterion A for species richness within the condition assessment. This area is proposed as a narrow strip along the western boundary of the site, beneath two lines of trees, where increased shading is likely to create small patches of bare ground throughout the grassland. Due to the limited size of the area, it would not be practical to manage for a varied sward structure.

Some human intervention (especially in the first few years) may be required to overseed the areas where bare ground is increasing, with locally sourced, species-rich seed mix to assist and aid the growth and species diversity.

Creation of 11 no. tree's targeting 'moderate' condition

Examples of species being considered that are tolerant of the identified soil conditions (see above), while also remaining suitable as small specimen trees to minimise excessive shading of the underlying grassland, include alder, hawthorn, crab apple, and goat willow.

The planted trees may need to be stock fenced to prevent damage from wildlife. Such preventative measures will ensure damage to the tree is minimal, to ensure it grows healthily. Some human intervention (especially in the first few years) may be

required to prune and water the tree, especially in periods of excessively dry weather.

Enhancement of TN6, w1g – Woodland and Forest – Other Woodland; Broadleaved Woodland, 0.606 ha from ‘poor’ to ‘moderate’ condition

This is proposed to be achieved through targeting the following criteria:

Criterion A: Woodland Age Structure

The woodland currently supports one age class, corresponding to a ‘Poor’ condition for Criterion A. The introduction of additional saplings would result in the presence of two age classes, allowing the woodland to meet the ‘Moderate’ condition threshold. This would result in an improvement in scoring from 1 point (Poor) to 2 points (Moderate) for this criterion.

Criterion C: Invasive Plant Species

The woodland currently supports a notable presence of Spanish bluebell, resulting in the habitat meeting the ‘Moderate’ condition threshold for Criterion C, defined as rhododendron or cherry laurel not present, and other invasive species present at <10% cover. To enhance the condition of the woodland, it is proposed that Spanish bluebell will be removed and subject to ongoing management to prevent regrowth. Following the successful removal and control of Spanish bluebell, the woodland would meet the ‘Good’ condition threshold, defined as no invasive species present within the woodland. This would result in an improvement in scoring from 2 points (Moderate) to 3 points (Good) for this criterion.

Criterion J: Woodland Vertical Structure.

The woodland currently meets the ‘Moderate’ condition threshold for vertical structure, defined as two storeys present across survey plots. Following the establishment of additional regeneration layers, the woodland would develop three or more vertical storeys across survey plots, enabling it to meet the ‘Good’ condition threshold. This would result in an improvement in scoring from 2 points (Moderate) to 3 points (Good) for this criterion.

Overall, the proposed enhancement measures, including the removal of Spanish bluebell and the introduction and encouragement of additional regeneration through sapling planting, would increase the woodland condition score from 25 points (Poor condition) to 28 points, thereby meeting the threshold for ‘Moderate’ condition under the Biodiversity Net Gain condition assessment criteria.

Native tree species in line with the existing woodlands’ current species composition will be prioritised and sourced by a local supplier that is certified under the [Plant Healthy Certification Scheme](#) or equivalent.

Creation of h2a - Native Hedgerow targeting ‘poor’ condition

Examples of species being considered which are tolerant to the indicated soil conditions include hazel, blackthorn, hawthorn, spindle and dogrose. The months

to plant hedgerows are in the autumn and winter months, particularly between November and March, although planting should be avoided in especially cold or windy weather and never if the soil is frozen or waterlogged.

Creation of 33 - Line of Trees targeting 'moderate' condition

L2, 33 – Line of Trees targeting 'moderate' condition, 0.0407 km. L3, 33 – Line of Trees targeting 'moderate' condition, 0.0282 km, 0.06 units.

Examples of species being considered that are tolerant of the identified soil conditions (see above), while also remaining suitable as small specimen trees to minimise excessive shading of the underlying grassland, include alder, hawthorn, crab apple, and goat willow. L3 is currently proposed as a line of silver birch trees. Silver birch prefers slightly acidic soils but is highly adaptable.

The planted trees may need to be stock fenced to prevent damage from wildlife. Such preventative measures will ensure damage to the tree is minimal, to ensure it grows healthily. Some human intervention (especially in the first few years) may be required to prune and water the tree, especially in periods of excessively dry weather

The above methods represent an example of how contributing to achieve Biodiversity Net Gain can be achieved, in part, on-site. The Landscape Ecological Management Plan or Habitat Maintenance and Monitoring Plan (HMMMP) will provide the particular details required in relation to the necessary management activities relating to duration, inspection practices, timings of activities and whom will be the competent responsible personnel. It is anticipated that this will be secured by way of a planning obligation, such as a Condition or Section 106 agreement.

It should also be noted that whilst biodiversity measures that provide species specific enhancements are not measurable in unit value in the metric calculations, the proposals also recommend incorporating bat & bird boxes, bee bricks, accessible holes for small mammals installed into fence panels, and more general wildlife rich landscape planting.

REASONING FOR ON-SITE APPROACH

Even though additional measures that sit within residential curtilage (if feasible hedgerow creation, tree planting, nectar rich shrub planting and species-specific enhancements as outlined above), cannot be legally secured and are therefore not individually valued as respective post-intervention habitat features, the floral and faunal on-site incorporations will provide local biodiversity and ecological enrichment to the Site. Likewise, the removal of Schedule 9 non-native invasive species will enhance the Site's optimal status for native habitat compositions.

Whilst habitats allocated within private gardens cannot be considered to contribute to the strategic significance, the incorporation and creation of native species rich hedgerow, tree planting and nectar rich shrub planting will undoubtedly provide microecosystem enhancements for local species populations. In particular, benefits will likely be realised for terrestrial species such as hedgehogs, reptiles, nesting birds, as well as commuting, low-flying species such as bats.

ARE PROPOSED HABITATS DEFINED AS SIGNIFICANT ON-SITE ENHANCEMENTS

Habitats categorised as 'u1b - Urban developed land; sealed surface', 'u1b5 - Urban Developed Land; Sealed Surface' and '828 - Vegetated gardens' are considered to be either 'very low' or 'low' distinctiveness. These habitat types are heavily modified, sealed surfaces that provide negligible ecological function & extremely limited capacity to support biodiversity. As such, they are not subject to condition assessments within the Metric due to their perceived low value as a biodiversity proxy.

Part of the proposed on-site biodiversity units to be delivered comprise of private residential gardens. The management and monitoring of the proposed features are not legally securable due to being within the private residential curtilages of the proposed dwellings, therefore, these cannot be defined as 'significant' on-site enhancements.

The proposals also comprise of creating and enhancing 'medium' distinctiveness habitats on-site. The total on-site Area Units being delivered are 1.46 Units. Specifically, the creation of g3c – Other Neutral Garden targeting 'moderate' condition, 0.0271 ha, will deliver 0.18 units; the creation of g4 – Modified Grassland targeting 'moderate' condition, 0.065 ha, will deliver 0.23 units; the creation of 31 – Individual Trees – Urban Trees, comprising 11 small trees, will deliver 0.14 units; the creation of 33 – Line of Trees targeting 'moderate' condition, 0.0407 km, will deliver 0.08 units; the creation of L2, 33 – Line of Trees targeting 'moderate' condition, 0.0282 km, will deliver 0.06 units, and the creation H1, h2a – Native Hedgerow targeting 'poor' condition, 0.018 km, will deliver 0.04 units. All such habitats will remain outside of residential curtilage.

The enhancement of TN6, w1g – Woodland and Forest – Other Woodland; Broadleaved Woodland, 0.606 ha, from 'poor' to 'moderate' condition will deliver 0.41 units. All such habitats will remain outside of residential curtilage.

The Hinckley and Bosworth Borough Council does not delineate a local definition of 'significant' on-site habitat gains. Therefore, for the purposes of this assessment, the government definition of on-site significant habitat gains has been used, which is defined as follows:

'Significant enhancements are areas of habitat enhancement which contribute significantly to the proposed development's BNG, relative to the biodiversity value before development.'

Retention of existing habitat does not count as an on-site enhancement. What counts as a significant enhancement will vary depending on the scale of development and existing habitat, but these would normally be:

- **habitats of medium or higher distinctiveness in the biodiversity metric**
- *habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development*
- *habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development*

- *areas of habitat creation or enhancement which are significant in area relative to the size of the development*
- **enhancements to habitat condition, for example from poor or moderate to 'good'**

As outlined above, two of the Government's definitions of significant on-site enhancement are met by the proposed works, specifically relating to the enhancement of woodland, a medium distinctiveness habitat, from 'poor' condition targeting 'moderate' condition.

Consequently, the proposed development would deliver significant on-site biodiversity enhancements, as defined under the Biodiversity Net Gain framework.

Government guidance states that such gains concerning *'the maintenance of these significant enhancements must be secured with a legal agreement (planning obligation or conservation covenant) or planning condition for 30 years in the same way as off-site gains. LPAs will consider the most appropriate mechanism and this will need to be agreed at the planning permission stage.'*

Therefore, the Local Planning Authority will determine the best securing mechanism.

4.2 Off-site Proposals

OFF-SITE UNITS LIKELY TO BE REQUIRED	1.46 off-site units (A1 Area Class) are required to satisfy the trading rules and achieve the biodiversity objective of 10% biodiversity net gain. Specifically: • 1.20 A1 Class Units • 0.26 A2 Class Units
OFF-SITE APPROACH	The client does not have any suitable off-site land available to create or enhance further habitats to offset the losses resulting from the proposals. Therefore, the client shall purchase the required Area Units (A1 Unit Category and A2 Unit Category) from a local Habitat Bank site, which is registered on the Biodiversity Gain Site Register. It is recommended that the Habitat Bank be located as close as possible to the development site, to ensure that local biodiversity gains associated with the local site networks are maintained. The site lies in the Hinckley and Bosworth Borough Council Local Planning Authority Area and the Mease/Sence Lowlands (NCA). There are no current available habitat banks within either the Hinckley and Bosworth Borough Council Local Planning Authority Area or the Mease/Sence Lowlands (NCA). An article published on the Hinckley and Bosworth Borough Council website on 11 February 2026, titled “<i>New investment will secure 30 years of habitat enhancement in Hinckley and Bosworth</i>”, confirms that the Borough Council has agreed to establish parts of Burbage Common and Woods as a Biodiversity Net Gain (BNG) habitat bank. However, the article does not indicate when habitat units are expected to become available for purchase. It is therefore recommended that, prior to purchasing units, the client contacts the Council directly to confirm availability. If available, it would avoid the need to secure units from a habitat bank within an adjacent National Character Area (NCA), which would result in negative spatial risk multipliers being applied in accordance with the Statutory Biodiversity Metric Trading Rules. A habitat bank within the neighbouring Arden National Character Area (NCA), namely the Dragonfly Habitat Bank at Wood End, currently has broadleaved woodland and neutral grassland units available. These habitat unit types could be purchased to offset biodiversity losses arising from the proposed

	development and contribute towards achieving the mandatory 10% Biodiversity Net Gain (BNG) required to satisfy the Biodiversity Gain Objective. In addition, the Newton Harcourt Habitat Bank is located within the adjacent Leicestershire Vales NCA and falls within the Harborough District Council administrative area. This habitat bank currently offers mixed scrub and other neutral grassland units. A combination of units from both habitat banks could therefore be utilised to meet the biodiversity unit requirements necessary to deliver the mandatory 10% BNG target. However, as both habitat banks are located outside the project's originating NCA, the purchase of these units would be subject to the application of spatial risk multipliers, which are likely to increase the overall cost of off-site compensation. Therefore, it has been demonstrated that the off-site approach can reasonably achieve the required 10% net gain. Furthermore, it has been demonstrated that the general Biodiversity Gain Condition as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment 31 Act and the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments)(England) Regulations 2024), can reasonably be fulfilled if permission pertaining to the erection of four residential dwellings was granted.
OFF-SITE JUSTIFICATION	The Area Units (A1 and A2 Categories) required to offset habitat losses resultant from the proposals will be delivered through purchase from a local Habitat Bank registered on the Biodiversity Gain Site Register. While there are currently no habitat banks available within either the site's National Character Area (NCA) or Local Planning Authority (LPA) area, two habitat banks located within adjacent NCAs have been identified as potential off-site compensation options. This will provide a significant enhancement in relatively close proximity to the site. On-site habitat creation and enhancement are also proposed, as well as species-specific enhancements in accordance with the National Planning Policy Framework (Section 193d). It has been sufficiently demonstrated how the Mitigation Hierarchy, the Somerset Council Biodiversity Net Gain Principles and Biodiversity Gain Hierarchy has been followed.

4.3 How the proposals have considered guidance

Biodiversity Net Gain Good Practice Principles	BNG Principle	Indicators
	Principle 1. Apply the Mitigation Hierarchy	Measures to avoid and minimise biodiversity loss and to rehabilitate/restore biodiversity affected by the project are: 1) Specified and recorded, 2) Implemented and monitored, 3) Managed for the longevity of the project and to mitigate impacts of losses impacts.
	Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere	This part discusses impacts on irreplaceable habitats and other vulnerable biodiversity resources. These are habitats where their losses cannot be replaced within a reasonable timescale and therefore require bespoke compensatory measures.
	Principle 3. Be inclusive and equitable	This principle discusses how stakeholders should be engaged with early in the project, and if feasible involve them in designing, implementing, monitoring and evaluating the approach to Biodiversity Net Gain. Achieving this in partnership with stakeholders is advised to be done where possible.
	Principle 4. Address risks	Here, it should be considered how Biodiversity Net Gain is being achieved concerning the project. If there is any uncertainty in the implementation or design, these should be documented. If there are any risks associated with the project within the 30-year timeframe, particularly in relation to management, these should be highlighted and contingencies put in place.
	Principle 5. Make a measurable net gain	It is described that a suitable metric calculator is used so that all habitat impacts are quantified in relation to the pre-development baseline and post-development baseline. Any gains associated with the post-development baseline are also quantified in relation to the anticipated condition compared to what the condition of such habitats would otherwise be without any creation, enhancement or management activities.
	Principle 6. Achieve the best outcomes for biodiversity	This discusses ways in which evidence should be presented on how Biodiversity Net Gain commitments contribute (both now as well as in the future) to regional or national conservation goals. Evidence should be provided where it is possible to contribute to priority species populations.
	Principle 7. Be additional	Evidence is provided that conservation gains were a causation by the project specifically and would otherwise not have resulted in the same outcomes without such interventions.
	Principle 8. Create a Net Gain legacy	The provision of evidence should be shown that those who are responsible for implementing the project have the necessary

		and required technical knowledge and capacity to undertake the specific roles.
	Principle 9. Optimise sustainability	Evidence provided that the project takes BNG targets and priority objectives into consideration. It also aims to seek opportunities for gains for the wider environment, the community and the economy.
	Principle 10. Be transparent	The developer has made their commitments to Biodiversity Net Gain clear in a publicly available document. Results of project audits are publicly available where claims of BNG are made at relevant project stages, including project closure and any deviations from original design specifications are clearly stated. Evidence that the best available scientific knowledge and methods have been used in BNG design and implementation, and knowledge is transferred back to the scientific community.
Biodiversity Gain Hierarchy Order	The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2025 have brought in the concept of the Biodiversity Gain Hierarchy. This is complementary and supplements the wider mitigation hierarchy and applies specifically to the application of Biodiversity Net Gain. 1) AVOID adverse effects to on-site habitat 2) MITIGATE any adverse effects to habitat which cannot be avoided 3) ENHANCE OR CREATE on-site habitat where any on-site habitat is adversely affected by the development 4) ENHANCE OR CREATE off-site habitat where on-site habitat gains are either in part or not at all possible. 5) SECURE REGISTERED OFF-SITE GAINS 6) PURCHASE STATUTORY CREDITS	
How the above Good Practice guidelines, principles and Biodiversity Gain Hierarchy Order have been considered	The local authority will be consulted, and engagement with the Local Planning Authority in relation to advice and guidance shall be sought. Where appropriate, BN Ecology has duly considered local planning Biodiversity Net Gain Principles. Additionally, BN Ecology's separate Preliminary Ecological Appraisal has considered Local policies pertaining to Biodiversity and the Environment. On-site avoidance, mitigation and, where necessary, compensation measures for protected species and habitats have been considered along with species-specific enhancements, in accordance with the Local and National Planning Policies. Losses have been limited as far as possible; - Onsite are mainly limited to 'low' distinctiveness habitats. Where medium distinctiveness habitats are being lost, these are poor examples of their habitat type, and retention & enhancement has been prioritised as demonstrated in this assessment. There are no habitat losses on-site that cannot be readily offset and compensated on-site and off-site, which shall be achieved through the proposals pertaining to	

habitat enhancement and creation and the purchase of off-site units from a local habitat bank.

Enhancements within the Site boundary have been considered in the design stage, which is demonstrative due to over 18% of the redline boundary being allocated for landscaped open space (outside of residential curtilage), which forms part of the Biodiversity Net Gain strategy.

Over 36% of the existing 'medium' distinctiveness woodland will be enhanced, as part of the Biodiversity Net Gain Strategy.

The Statutory Biodiversity Metric determines that the creation of Other Neutral Grassland, Modified Grassland, Individual Trees, Line of Trees, Native Hedgerow and the enhancement of Other Broadleaved Woodland (proposed on-site) are all of 'low' difficulty to create/enhance, thus meaning the skills required to deliver the proposals are not demanding, making these proposals realistic in their delivery.

Onsite and offsite habitat creation and enhancement prescriptions will be delineated in a Landscape Ecological & Environmental Management Plan or Habitat Management & Monitoring Plan (HMMP) which will outline risks and associated timescales, which will, in turn, inform any contingency measures that may need to be in place. The LEMP or HMMP will expand on the roles and responsibilities for the project. It is anticipated that the client will employ a suitably qualified person to undertake these activities, and therefore, there is no reason to believe that the client will not have the technical resource and capacity to perform the necessary activities.

Given the scale of the project, it is not proportionate to focus these proposals on how the project will achieve gains for the wider environment. However, evidence is demonstrated in the Biodiversity Net Gain report that the Biodiversity Net Gain Good Practice Principles, relevant local Biodiversity Net Gain Principles, the Mitigation Hierarchy and the Biodiversity Gain Hierarchy have been thoroughly considered, as well as the targets & objectives within those respective frameworks.

On-site enhancements proposed in accordance with the National Planning Policy Framework (Section 193d), albeit beyond measurable value in the biodiversity metric, include embedded erection of bird & bat boxes, bee bricks, accessible holes for small mammals, the incorporation of nectar rich shrubs, and native trees & species rich native hedgerow within the boundaries of the gardens if feasible.

Other avoidance & mitigation measures pertaining to the on-site anticipated impacts on protected species comprise of; protection of all retained tree's prior to and during the development phase; sensitive habitat clearance in relation to amphibians, nesting birds and hedgehogs; measures to be put in place to ensure terrestrial mammals which may fall into excavated areas have a means of escape; designing a sensitive lighting strategy for light intolerant species, particularly bats; measures to contain, control and remove Schedule 9 listed non-native invasive species; and the recommendation for further Phase II species specific survey work to ascertain the presence or likely absence of roosting bats concerning Building B1 on-site.

Additionally, BN Ecology have suggested the following species-specific enhancements in the separate Preliminary Ecological Appraisal:

- Recommending that Habibat 001 bat boxes or similar are erected at least four metres above ground level and away from windows of the west or south facing elevations
- Recommending that a Vivara Pro Woodstone House Martin nest or similar is mounted directly under the eaves of the north elevations.
- Recommending that a bee brick is built into the walls about 1 metre above ground level on the south or southeast elevations.
- Recommending that any new fencing (if required) incorporates accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgehogs into and out of the Site.

All measures are outlined in detail within the separate Preliminary Ecological Appraisal and accord with the Mitigation Hierarchy.

The proposed development will also include a light sensitive strategy for artificial light adverse species (particularly nocturnal mammals which are likely to utilise the linear networks, such as bats.

Due to the limited scale of the proposals, it is reasonable to assume that the opportunities to increase interaction with nature are limited in scope. However, the residents of the proposed dwellings will benefit from the landscaped open space proposals and will enjoy observing additional species-specific enhancements which are embedded into the proposal's designs (as recommended by the separate Preliminary Ecological Appraisal, undertaken by BN Ecology), being used by the targeted species.

On-site habitat enhancements will be locally sourced and comprise solely of native stock.

Due to the pre-determined lower unit biodiversity values allocated to vegetated gardens (largely because private gardens do not allow public access, meaning biodiversity net gains cannot be legally secured), it is assumed the proposals will likely provide a greater value to biodiversity than is assumed in the metric calculations.

It is recommended that the Statutory Metric and supporting Condition Assessment Sheets are read conjunction with this report.

**Strategic
Significance
considerations
for Local Nature
Recovery
Strategy**

Hinckley & Bosworth Borough Council's planning framework is set out within the Local Plan (2020–2039), published in February 2022, which guides development across the borough and embeds the protection and enhancement of the natural environment within its policy framework.

Ecological considerations are primarily addressed through Policies NAT01 to NAT12. Policy NAT07, for example, affords protection to internationally and nationally designated sites, stating that development likely to adversely affect the notified features of such sites will not normally be permitted. This ensures that sites of the highest ecological importance are safeguarded from inappropriate development. Policy NAT08 focuses on the enhancement of biodiversity and habitat connectivity. It requires development proposals to conserve and enhance features of ecological and geological value, including securing their long-term management.

In addition to the Local Plan, the borough forms part of the Leicester, Leicestershire and Rutland Local Nature Recovery Strategy (LNRS), published in July 2025. The LNRS provides a strategic, landscape-scale framework for habitat restoration, species recovery, and the strengthening of ecological networks across the wider area.

The LNRS identifies eight priority habitat types - woodland, freshwater, grassland, urban, agricultural, open mosaic habitats, green and blue corridors, and geodiversity. Across these habitats, the strategy promotes a consistent approach centred on the protection and expansion of existing assets, the creation of new habitats, and the enhancement of ecological connectivity. It also emphasises the importance of sustainable management practices to improve habitat condition and resilience to climate change, alongside supporting natural processes such as flood management, soil health, and species movement.

BN Ecology has undertaken a detailed review of the Local Nature Recovery Strategy (LNRS) habitat mapping for the site. This assessment confirmed that no mapped priority habitats, as identified within the LNRS framework, are present within the application site boundary. Consequently, the site is not considered to contribute to any strategically significant habitat areas, and therefore no strategic significance multiplier has been applied within the biodiversity metric calculations.

4.4 Summary of Unit changes

BASELINE BIODIVERSITY VALUE (OFF-SITE)	
BASELINE OFF-SITE AREA HABITAT	N/A
BASELINE OFF-SITE HEDGEROW HABITAT	N/A
BASELINE OFF-SITE WATERCOURSE	N/A

POST-INTERVENTION BASELINE BIODIVERSITY VALUE (OFF-SITE)	
POST-INTERVENTION OFF-SITE AREA HABITAT	N/A
POST-INTERVENTION OFF-SITE HEDGEROW HABITAT	N/A
POST-INTERVENTION OFF-SITE WATERCOURSE	N/A

HABITAT SUMMARY	
TOTAL NET UNIT CHANGE	-1.20 Area Unit. +0.05 Linear Hedgerow Unit. +0.26 Area Unit +0.05 Linear Hedgerow Unit (once relevant Area Units have been purchased)
TOTAL COMBINED NET % CHANGE	-45.03 % Area Unit. +19.06% Linear Hedgerow Unit. +10.00 % Area Unit. +19.06% Linear Hedgerow Unit (once relevant Area Units have been purchased).
TRADING RULES SATISFIED	Yes.

Statutory Credit Proposals

STATUTORY CREDITS LIKELY TO BE REQUIRED	N/A
STATUTORY CREDIT JUSTIFICATION	N/A

Phased Development Approach

HOW IS 10% BIODIVERSITY NET GAIN BEING ACHIEVED BROADLY ACROSS THE ENTIRE DEVELOPMENT	N/A
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HOW IS IT ANTICIPATED THAT BIODIVERSITY NET GAIN WILL BE TRACKED AND ACHIEVED PHASE-BY-PHASE, AND WHAT TARGET PERCENTAGE GAINS ARE ANTICIPATED FOR EACH PHASE	N/A
PROPOSED CONTINGENCY IF SUBSEQUENT PHASES DO NOT PROCEED OR FAIL	N/A
PRECAUTIONARY APPROACH	N/A

Irreplaceable Habitats Approach

ON-SITE IRREPLACEABLE HABITAT	N/A
Has there been any previous engagement with responsible and/or statutory organisations?	N/A
Environmental Record Centre Consultation	N/A

Habitat Regulations Assessment

Relationship with HRA Requirements	N/A
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5 Conclusion

As can be seen in this report, the biodiversity value associated with the development has been extensively considered, along with on-site and off-site mitigation in accordance with the Biodiversity Net Gain Good Practice Principles, The Mitigation Hierarchy, Somerset BNG Principles and the Biodiversity Net Gain Hierarchy. The applicant shall achieve Biodiversity Net Gain through a mixture of on-site measures and the purchase of off-site units from a local habitat bank.

Creation proposals:

- g3c – Other Neutral Garden targeting 'moderate' condition, 0.0271 ha;
- g4 – Modified Grassland targeting 'moderate' condition, 0.065 ha;
- 31 – Individual Trees – Urban Trees, comprising 11 small trees;
- L2, 33 – Line of Trees targeting 'moderate' condition, 0.0407 km;
- L3, 33 – Line of Trees targeting 'moderate' condition, 0.0282 km; and
- H1, h2a – Native Hedgerow targeting 'poor' condition, 0.018 km.

Enhancement proposals:

- TN6, w1g – Woodland and Forest – Other Woodland; Broadleaved Woodland, 0.606 ha.

Retention proposals:

- L1, 33 – Line of Trees, 0.04 km.

1.46 Area units will need to be purchased from a local habitat bank. Specifically:

- 1.20 A1 Class Units
- 0.26 A2 Class Units



Appendix A: Figures

For convenience – press “Alt + Left Arrow” to return to the section of the report



Site Photos

Figure 1: Photo showing Site entrance.



Figure 2: Photo showing TN1, TN2 and L1 facing south.



Figure 3: Photo showing TN1, TN2, and L1 facing north.



Figure 4: Photo showing TN1 and B1.



Figure 5: Photo showing B1 north elevation.



Figure 6: Photo showing B1 east elevation.



Figure 7: Photo showing B1 south elevation, TN4 and T1.



Figure 8: Photo showing B1 north elevation (closed western room).



Figure 9: Photo showing B1 internal east room.



Figure 10: Photo showing B1 internal east room.



Figure 11: Photo showing B1 internal east room.



Figure 12: Photo showing B1 south elevation.



Figure 13: Photo showing B1 restricted west elevation.



Figure 14: Photo showing B2 south elevation.



Figure 15: Photo showing B2 north elevation.



Figure 16: Photo showing B2 east elevation.



Figure 17: Photo showing B2 west elevation.



Figure 18: Photo showing B2 internal.



Figure 19: Photo showing B2 internal.



Figure 20: Photo showing TN3.



Figure 21: Photo showing TN3.



Figure 22: Photo showing TN3.



Figure 23: Photo showing TN4 and TN5.



Figure 24: Photo showing TN5.



Figure 25: Photo showing TN5.



Figure 26: Photo showing TN5 ruderal area by T2, T3 and T4.



Figure 27: Photo showing T3 and T4.



Figure 28: Photo showing TN6.



Figure 29: Photo showing TN6.



Figure 30: Photo showing TN6.



Figure 31: Photo showing TN6.



Figure 32: Photo showing TN6.



Figure 33: Photo showing TN6.



Appendix B: Project Implementation Prescriptions

Individual Rural tree planting.	It is proposed that a realistic expectation to achieve the targeted condition can be fulfilled by targeting the following criterion: • The tree is a native species (or at least 70% within the block are native species). • 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). • 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. A relaxed infrequent regime pertaining to pruning should be followed which does not infringe on canopy spread. • Regular maintenance concerning weeding, watering and monitoring for common tree pests will be performed. Checking and, if necessary, replacing tree guards should also be undertaken. • When trees establish (usually after year 10), tree guards should be removed. • While not essential, sensitive pruning is important to encourage upward growth to create a diverse canopy structure. • Coppicing newly planted trees at the base will encourage new growth. It will also allow more light to reach the floor, thus encouraging a flowering understorey. • If necessary, stock fencing to provide an exclusion area should be established to prevent access which may compromise this condition criterion being met in the 30-year time period.
Grassland creation	This can be realistically achieved by increasing the species diversity within the existing sward; the objective will be to create a more diverse species-rich grassland. The Delta Metric Habitat guidance states that other neutral grassland needs to be able to demonstrate a minimum of 10 native plant species (grasses, wildflowers, sedges) per square metre on average. Activities to implement and achieve this may include: • Sowing a species-rich, native grassland seed mix with wildflowers, such as the seed mix delineated above. Alternatively, spreading appropriately selected seeds, provided by a local donor site, could be considered;

- Ensuring there is less than 5% scrub and less than 20% bracken cover;
- Ensuring there is less than 30% of grassland covered by perennial ryegrass and white clover combined;
- Managing the habitat in such a way to ensure that wildflowers (and if appropriate sedge species) grow over at least 20% of the habitat area;
- Protecting the habitat to ensure bare ground and other signs of damage (e.g. excessive littering, poaching etc) covers less than 5% of the total area;
- No invasive non-native plant species as listed on Schedule 9 of the Wildlife and Countryside Act (1981) present;
- Ensuring cover of species indicative of suboptimal condition and physical damage (e.g. excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% and;
- Ensuring that sward height has a wider variation (at least 20% of the sward less than 7cm and at least 20% more than 7cm).

Some human intervention (especially in the first few years) may be required to over-seed the area of modified grassland with the locally sourced, species rich seed mix to assist and aid the growth and species diversity.

Line of Trees

A native line of trees shall be established using locally appropriate species characteristic of the local landscape. Trees shall be planted during the dormant season (November–March) as feathered stock or standard specimens at approximately 8–12 metre centres, with species composition reflecting local site conditions.

Each tree shall be protected with appropriate guards and stakes where necessary to prevent damage from grazing animals, deer or rabbits. A minimum 1 metre diameter weed-free mulch circle shall be maintained around each tree for the first five years following planting.

Management shall comprise annual inspections during the establishment period, replacement of any failed specimens during the next available planting season to maintain at least 90% stocking density, removal of competing vegetation, adjustment or removal of guards and ties as required, and formative pruning where necessary to promote healthy growth and structure. Following establishment, the line of trees shall be retained and managed in perpetuity to provide a continuous linear habitat feature supporting biodiversity, ecological connectivity and landscape enhancement.



Appendix C: Latin names

Floral species	
Species	Latin name
Annual meadow grass	<i>Poa annua</i>
Barren brome	<i>Bromus sterilis</i>
Bird's-foot trefoil	<i>Lotus corniculatus</i>
Bittersweet	<i>Solanum dulcamara</i>
Bluebells	<i>Hyacinthoides non-scripta</i>
Broad-leaved dock	<i>Rumex obtusifolius</i>
Bulbous buttercup	<i>Ranunculus bulbosus</i>
Carnation sedge	<i>Carex panicea</i>
Chickweed	<i>Stellaria media</i>
Cleavers	<i>Galium aparine</i>
Comfrey	<i>Symphytum officinale</i>
Common bent	<i>Agrostis capillaris</i>
Common bindweed	<i>Calystegia sepium</i>
Common dock	<i>Rumex obtusifolius</i>
Common fleabane	<i>Pulicaria dysenterica</i>
Common nettle	<i>Urtica dioica</i>
Common lungwort	<i>Pulmonaria officinalis</i>
Common ragwort	<i>Jacobaea vulgaris</i>
Common reed	<i>Phragmites australis</i>
Common sorrel	<i>Rumex acetosa</i>
Common thistle	<i>Cirsium vulgare</i>
Coltsfoot	<i>Tussilago farfara</i>
Common nipplewort	<i>Lapsana communis</i>
Cocks-foot	<i>Dactylis glomerata</i>
Common mugwort	<i>Artemisia vulgaris</i>
Cows parsley	<i>Anthriscus sylvestris</i>
Cranesbill	<i>Geranium dissectum</i>
Creeping bent	<i>Agrostis stolonifera</i>
Creeping buttercup	<i>Ranunculus repens</i>
Creeping cinquefoil	<i>Potentilla reptans</i>
Crested dogs-tail	<i>Cynosurus cristatus</i>
Cut-leaved cranesbill	<i>Geranium dissectum</i>
Dandelion	<i>Taraxacum officinale</i>
Devil's-bit scabious	<i>Succisa pratensis</i>
Dove's-foot crane's-bill	<i>Geranium molle</i>
Dog's mercury	<i>Mercurialis perennis</i>
Dyer's greenweed	<i>Genista tinctoria</i>
Early forget-me-not	<i>Myosotis ramosissima</i>
False oat grass	<i>Arrhenatherum elatius</i>
Field bindweed	<i>Convolvulus arvensis</i>
Floating sweet-grass	<i>Glyceria fluitans</i>
Garlic mustard	<i>Alliaria petiolata</i>
Great mullein	<i>Verbascum thapsus</i>
Grey field-speedwell	<i>Veronica persica</i>
Ground ivy	<i>Glechoma hederacea</i>

Hairy sedge	<i>Carex hirta</i>
Hawksbeard	<i>Crepis</i>
Heath spotted-orchid	<i>Dactylorhiza maculata</i>
Hedge bedstraw	<i>Galium mollugo</i>
Hedge woodruff	<i>Galium odoratum</i>
Hedge woundwort	<i>Stachys sylvatica</i>
Hemlock	<i>Conium maculatum</i>
Herb-Robert	<i>Geranium robertianum</i>
Hogweed	<i>Heracleum sphondylium</i>
Hop	<i>Humulus lupulus</i>
Horse parsley	<i>Smyrniolus olusatrum</i>
Horsetail	<i>Equisetum arvense</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Ivy	<i>Hedera helix</i>
Lilac	<i>Syringa vulgaris</i>
Lady's bedstraw	<i>Galium verum</i>
Lords and ladies	<i>Arum maculatum</i>
Meadow barley	<i>Hordeum secalinum</i>
Meadow buttercup	<i>Ranunculus acris</i>
Meadow foxtail	<i>Alopecurus pratensis</i>
Meadow thistle	<i>Cirsium dissectum</i>
Meadow vetchling	<i>Lathyrus pratensis</i>
Morning glory	<i>Ipomoea purpurea</i>
Oval sedge	<i>Carex ovalis</i>
Oxeye daisy	<i>Leucanthemum vulgare</i>
Ragwort	<i>Senecio jacobaea</i>
Red campion	<i>Silene dioica</i>
Red clover	<i>Trifolium pratense</i>
Red fescue	<i>Festuca rubra</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Rosebay willowherb	<i>Chamerion angustifolium</i>
Rosemary beetle	<i>Chrysolina americana</i>
Roses	<i>Rosa</i> spp.
Rough hawksbeard	<i>Crepis biennis</i>
Rough meadow grass	<i>Poa trivialis</i>
Pendulous sedge	<i>Carex pendula</i>
Pepper-saxifrage	<i>Silene acaulis</i>
Perennial rye grass	<i>Lolium perenne</i>
Purple beech	<i>Fagus sylvatica purpurea</i>
Purple dead-nettle	<i>Lamium purpureum</i>
Purple orchid	<i>Orchis mascula</i>
Saw-wort	<i>Serratula</i>
Self-heal	<i>Prunella vulgaris</i>
Spanish bluebell	<i>Hyacinthoides hispanica</i>
Scentless mayweed	<i>Tripleurospermum inodorum</i>
Sharp-flowered rush	<i>Juncus acutiflorus</i>
Shepherd's purse	<i>Capsella bursa pastoris</i>
Square-stalked willowherb	<i>Epilobium tetragonum</i>
Silverweed	<i>Potentilla anserina</i>

Smooth meadow-grass	<i>Poa pratensis</i>
Smooth hawksbeard	<i>Crepis capillaris</i>
Snowberry	<i>Symphoricarpos albus</i>
Soft brome	<i>Bromus hordeaceus</i>
Soft rush	<i>Juncus effusus</i>
Spear thistle	<i>Cirsium vulgare</i>
Spiked sedge	<i>Carex spicata</i>
Stitchwort	<i>Stellaria holostea</i>
Sweet vernal grass	<i>Anthoxanthum odoratum</i>
Timothy grass	<i>Phleum pratense</i>
Virginia creeper	<i>Parthenocissus quinquefolia</i>
Wall barley	<i>Hordeum murinum</i>
White clover	<i>Trifolium repens</i>
White dead nettle	<i>Lamium album</i>
Wild onion	<i>Allium vineale</i>
Wild privet	<i>Ligustrum vulgare</i>
Wood club-rush	<i>Scirpus sylvaticus</i>
Wood avens	<i>Geum urbanum</i>
Wood speedwell	<i>Veronica montana</i>
Yarrow	<i>Achillea millefolium</i>
Yorkshire fog	<i>Holcus lanatus</i>

Tree species	
Species	Latin name
Ash	<i>Fraxinus excelsior</i>
Apple	<i>Malus domestica</i>
Beech	<i>Fagus sylvatica</i>
Blackthorn	<i>Prunus spinosa</i>
Bramble	<i>Rubus fruticosus agg</i>
Buddleia	<i>Buddleja davidii</i>
Bird cherry	<i>Prunus padus</i>
Canadian poplar	<i>Populus x canadensis</i>
Common buckthorn	<i>Rhamnus cathartica</i>
Cedar	<i>Cedrus spp.</i>
Cherry plum	<i>Prunus cerasifera</i>
Dog rose	<i>Rosa canina</i>
Dogwood	<i>Cornus sanguinea</i>
Elder	<i>Sambucus nigra</i>
Elm	<i>Ulmus procera</i>
Field maple	<i>Acer campestre</i>
Field elm	<i>Ulmus minor</i>
Garden privet	<i>Ligustrum ovalifolium</i>
Goat willow	<i>Salix caprea</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Highbush cranberry	<i>Viburnum trilobum</i>
Holly	<i>Ilex aquifolium</i>
Hornbeam	<i>Carpinus betulus</i>
Horse chestnut	<i>Aesculus hippocastanum</i>



Lime	<i>Tilia cordata</i>
Oak	<i>Quercus robur</i>
Rowan	<i>Sorbus aucuparia</i>
Scot pine	<i>Pinus sylvestris</i>
Silver birch	<i>Betula pendula</i>
Spindle	<i>Euonymus europaeus</i>
Sweet chestnut	<i>Cryphonectria parasitica</i>
Sycamore	<i>Acer pseudoplatanus</i>
Wayfaring tree	<i>Viburnum lantana</i>



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