

BNG Feasibility Report

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

June 2025



Matthew Kirby
OAK ECOLOGY

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.

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.

Contents

1.	Introduction	1
1.1.	Commission brief	1
1.2.	Site location	1
1.3.	Proposed development	2
1.4.	Scope of the survey	2
1.5.	Legislation and planning policy.....	2
1.5.1.	Priority habitats and species	2
1.5.2.	Biodiversity Net Gain (BNG)	2
2.	Methodology	3
2.1.	Surveyors and equipment.....	3
2.2.	Survey	3
2.3.	Limitations	3
3.	Results.....	4
3.1.	Weather Conditions.....	4
3.2.	Desk Study	4
3.2.1.	Protected species	4
3.2.2.	Designated sites and priority habitats.....	4
3.3.	Site visit results.....	4
3.3.1.	Area Habitats	4
3.4.	Baseline units.....	6
3.4.1.	Habitats	6
3.4.2.	Hedgerows	6
3.5.	Post – development units	6
4.	Feasibility of Biodiversity Net Gain	11
5.	Further Surveys.....	12
5.1.	Further surveys.....	12
6.	Photographs.....	13
7.	References	14



1. Introduction

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 12th February 2024 all major developments were required to meet a minimum 10% increase in biodiversity units, calculated from the Statutory Biodiversity Metric. On 2nd April 2024, the mandatory 10% was extended to 'small sites'.



2. Methodology

2.1. Surveyors and equipment

The site was attended by Matthew Kirby, an ecologist with over 9 years' experience on Thursday 12th 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 25m² 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

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 m²)

Signs of disturbed ground and remnants of structures and building materials. No ecological value attributed to this habitat.

Urban – Vegetated garden (62 m²)

Area towards the east of the site. Former garden of the site, starting to become overgrown. A small cherry tree was present in the corner of the garden. The diameter at breast height was less than 30cm and therefore did not need to be included separately in the BNG calculations.

Heath and Scrub (59 m²)

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

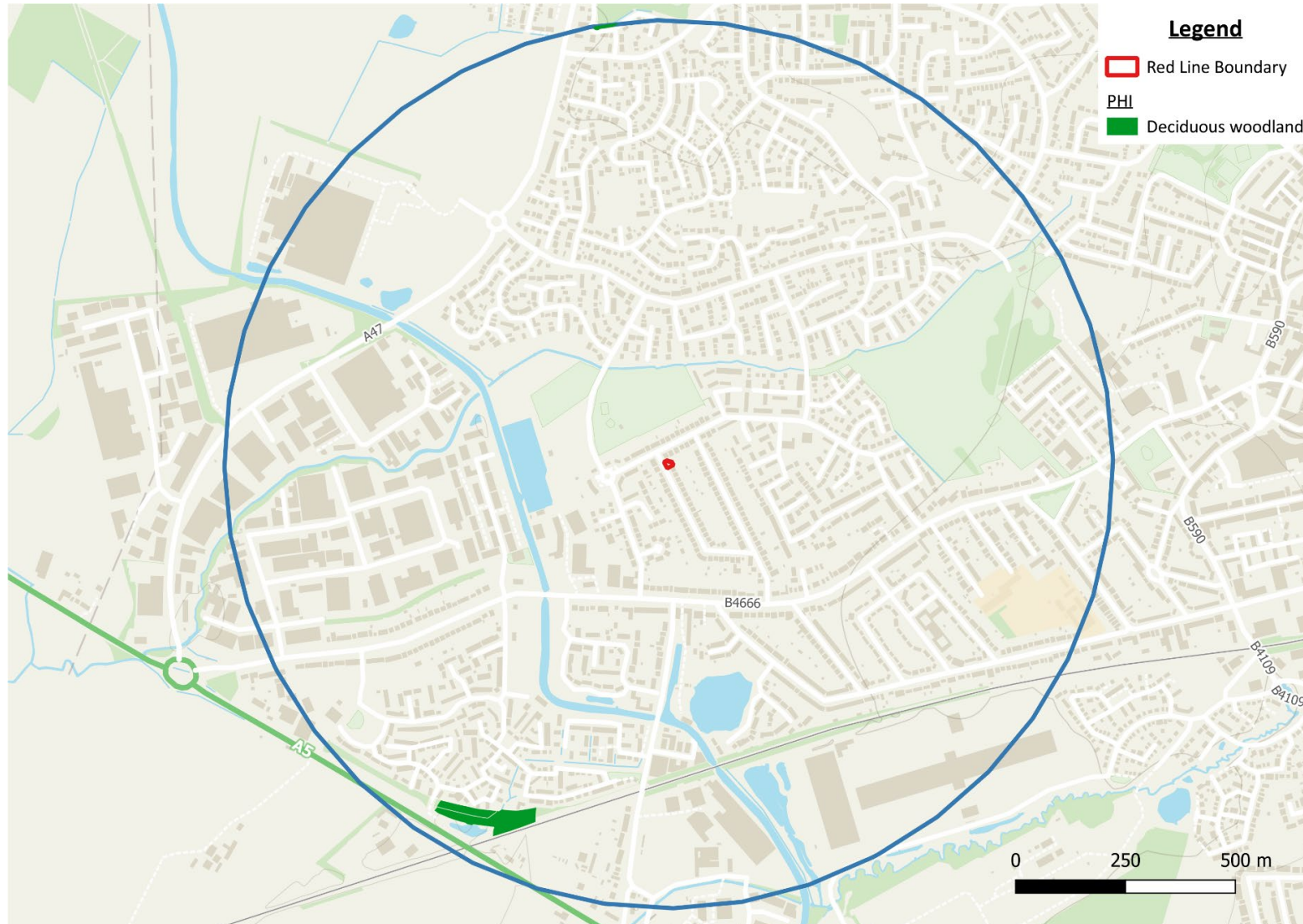


Figure 3: Wider landscape map.



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 ²)	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
Total	3	220	0.0756

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
Total	1	12	0.012

3.5. Post – development units

Table 5: Area habitats to be created.

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



Table 6: Area habitat change.

Ref	Enhanced m ²	Lost m ²	Retained m ²	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
Total	0	165	55	-0.0646

Table 7: Linear habitat change.

Ref	Enhanced m	Lost m	Retained m	BNG unit change
6.1a.1	0 m	3	9	-0.003
Total	0 m	6 m	0 m	-0.003

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.

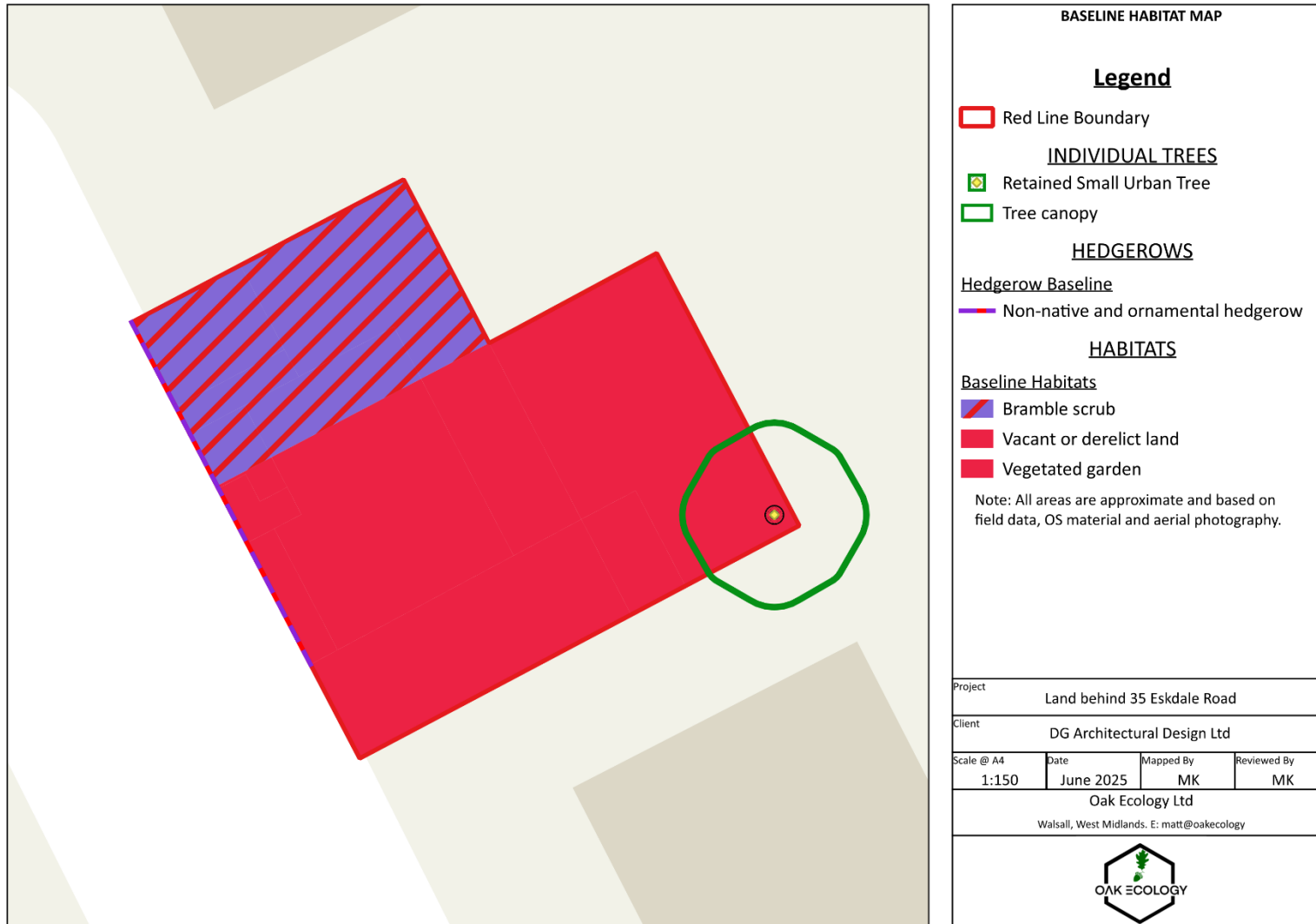


Figure 4: Baseline Habitat Map.

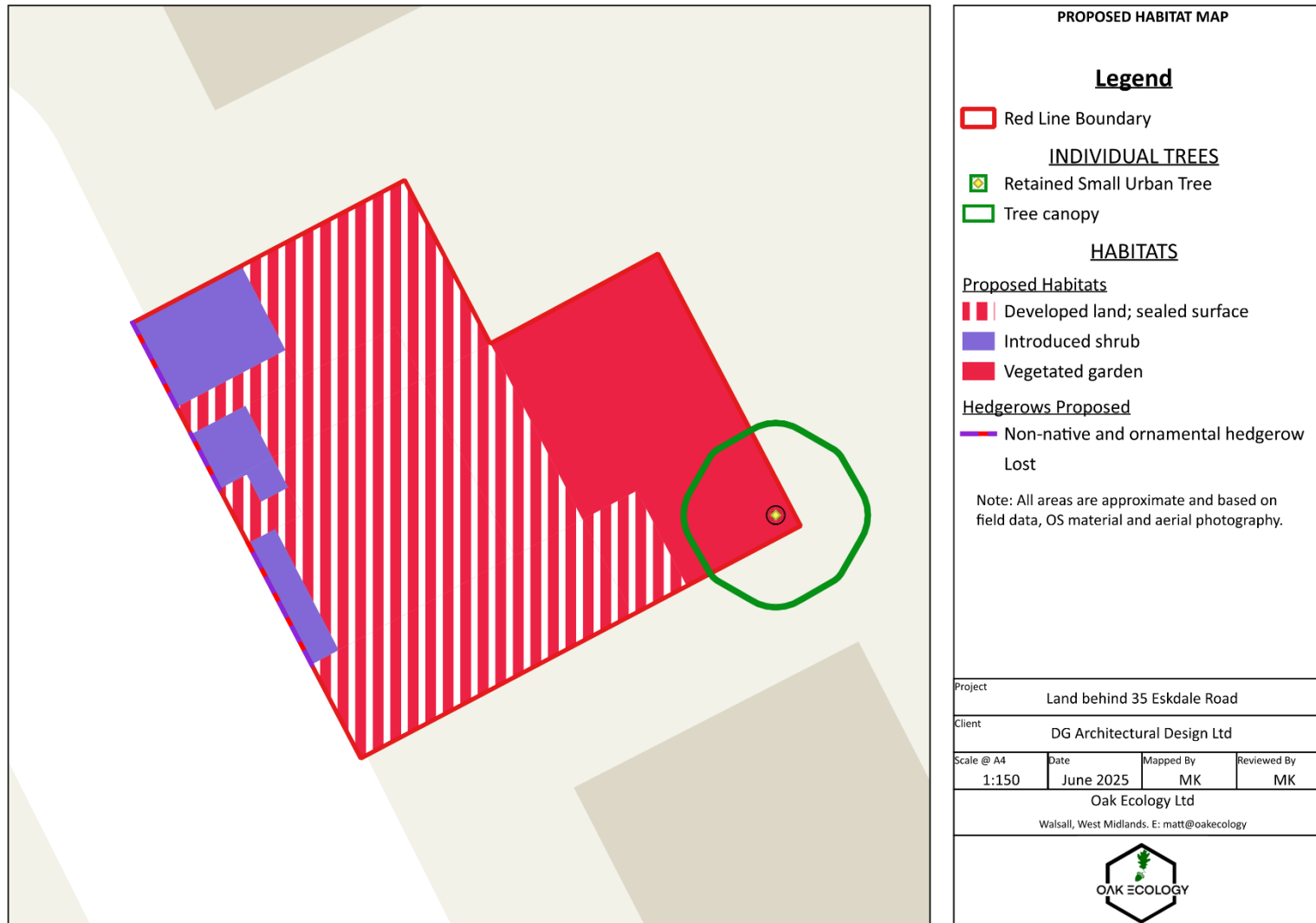


Figure 5: Proposed Habitat Map.

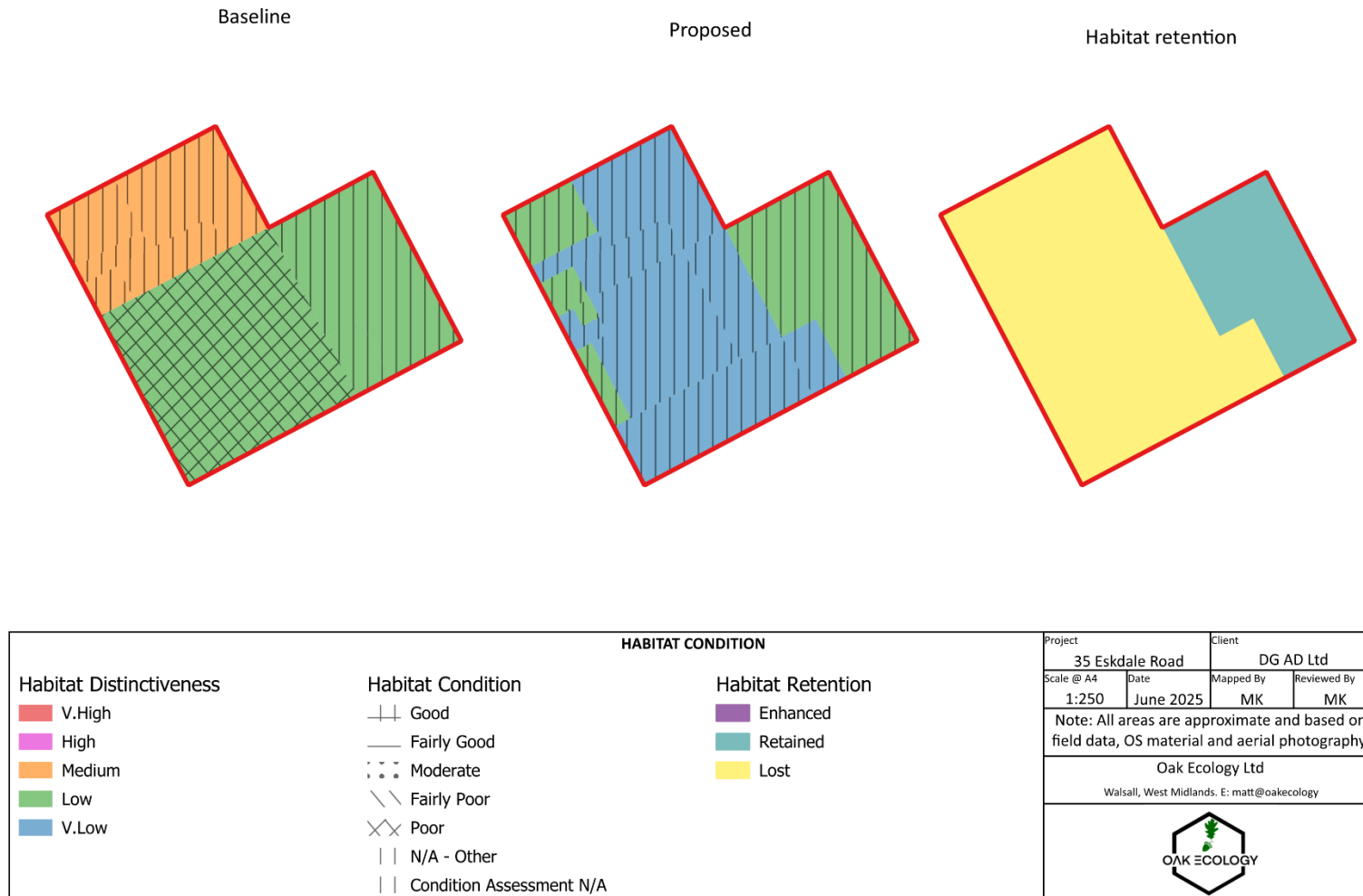


Figure 6: Habitat Condition Map.



4. Feasibility of Biodiversity Net Gain

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 retained tree was less than 30cm in diameter and did not need to be included in the BNG calculations.

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 require BNG targets. Scheme alterations or offsite credits would be required to meet the BNG deficit.

5. Further Surveys

5.1. Further surveys

No further surveys are required.

5.2. Recommendations

To ensure that biodiversity enhancements are provided in line with the NPPF, integrated 1x bat and 1x bird box have been requested by the Local Planning Authority. The make and model of the boxes should be shown on the relevant plans. Examples of the styles available are shown below, the types of boxes can be tailored to match the aesthetics of the proposed development. Installation of the boxes should follow the manufacturers guidelines for optimal functionality.



Figure 7: Ibstock enclosed bat box B.



Figure 8: Vivara Pro Woodstone bat box.



Figure 9: Elisa bat box



Figure 10: Woodstone build-in swift nest box.



Figure 11: Under eaves swift box.



Figure 12: Gable end Nest box.

6. Photographs



Figure 13: Overview of site.



Figure 14: Area of vegetated garden.



Figure 15: Bramble scrub



Figure 16: Building debris

7. References

- ARG UK, 2010. ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index. Amphibians and Reptile Groups of the United Kingdom.
- BSI, 2012. Trees in Relation to Construction. BS 5837:2012.
- BSI, 2013. Biodiversity- Code of Practice for Planning and Development. BS 42020:2013.
- CIEEM, 2017. Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester, [2nd edition].
- Cresswell WJ, Birks J, Dean M, Pacheco M, Trewhella WJ, Wells D and Wray S (2012) UK BAP Mammals: Interim Guidelines for Survey Methodologies, Impact Assessment and Mitigation. The Mammal Society, Southampton.
- DEFRA. (2023, November 29). Statutory biodiversity metric tools and guides. Retrieved from Gov.uk: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
- Harris S, Cresswell P and Jefferies D, 1989. Surveying Badgers. Mammal Society.
- Institute of Environmental Assessment, 1995. Guidelines for Baseline Ecological Assessment. London: E & FN Spon.
- MAGIC, 2013. Available from: <http://www.magic.gov.uk/>.
- National Planning Policy Framework
- Rose, F., 2006. The Wildflower Key – How to identify wildflowers trees and shrubs in Britain and Ireland. 2nd edition. London: Warne.
- Stace, C., 1997. New flora of the British Isles. Cambridge: Cambridge University Press.
- The Conservation of Habitats and Species Regulations, 2012.
- UK BAP Priority Species and Habitats, available at: <http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/prioritylist.aspx>.
- UKHAB Ltd. (2023). UK Habitat Classification Version 2.0. Retrieved from <https://www.ukhab.org>
- Wildlife & Countryside Act, 1981. HMSO (as amended).