



**Kirkby Old Parks Farm, Kirkby Lane, Newbold Verdon,
Leicestershire, LE9 9LN**

Biodiversity Net Gain Report

Document Control

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1. Summary

Table 1: Summary

Report Purpose	The objective of the present Biodiversity Net Gain (BNG) report is to provide an assessment as to whether the proposed development can deliver BNG or not for the design option(s) being considered.
Methodology	- A UKHab and condition assessment survey was carried out on the 13th January 2025 respectively with reference to best practice guidelines by a suitably qualified ecologist. - A biodiversity metric calculation was made, using the Statutory Biodiversity Metric.
Results & Conclusions	Following best practice guidelines for use of the statutory Biodiversity Metric, assessment has shown a total net loss post-development of -1.24 habitat units (-72.68%) and a total net loss post-development of -0.97 hedgerow units (-76.50%). This equates to a deficit of 1.41 habitat units and 1.09 hedgerow units below the biodiversity net gain target of 10%. Trading rules for habitats and hedgerows were not satisfied. It is considered that the on-site delivery of the required habitat and hedgerow units would not be feasible. It is therefore recommended that off-site habitat compensation options are explored, such as via off-site habitat creation/enhancement, a third-party habitat bank, or via a financial contribution to be negotiated with the Local Planning Authority.

2. Introduction

Background

- 2.1. Elton Ecology Ltd was commissioned by Jamie Anderson to conduct a Biodiversity Net Gain (BNG) Study of the site known as Kirkby Old Parks Farm, Kirkby Lane, Newbold Verdon, Leicestershire, LE9 9LN.

Relevant Documents

- 2.2. The present assessment has been informed by the following documents:
- Location Plan (Dwg No. 1001, Revision A) (Brook House Consulting, Jan 25)
 - Existing Site (Dwg No. 1008, Revision B) (Brook House Consulting, Jan 25)

Site description

- 2.3. The site comprises an area of dirt and gravel access tracks, with remaining areas of grassland, a gravel menage bordered by a hedgerow, and a hardstanding driveway. The site is located at Kirkby Old Parks Farm, Kirkby Lane, Newbold Verdon, Leicestershire, LE9 9LN (Figure 1: Site Location Plan) (central OS grid reference: SK 45494 02770).

Development Proposals

- 2.4. The development proposals include the construction of a new agricultural storage building.

Planning status of project, certainty of design and assumptions made

- 2.5. The present strategy has been prepared to support a planning application, based on the Existing Site (Brook House Consulting, Jan 25).
- 2.6. As stated in the 'Limitations' section, necessary assumptions have been made at this stage regarding the types and extents of habitats that will and can be created. It is accepted that re-submission of an updated BNG Report will typically be required with subsequent application(s), unless there are no significant changes to the original design proposed. This would include an updated BNG calculation using an appropriate metric to demonstrate how the net gain will be achieved.

Aims, Objectives & Scope

- 2.7. With reference to the Development Proposals and best practice BNG reporting guidelines (CIEEM, 2021), the objectives & scope of the present strategy are to provide:
- An assessment as to whether the project can feasibly deliver BNG or not for the options being considered;
 - Advice for the project to maximise its ability to deliver BNG considering factors such as location, design, construction methods and programme (where known/relevant);
 - If on-site BNG can't be achieved, consideration of the potential for off-site delivery of BNG, either securing land in close proximity to the project site or other alternatives, including more distant land under direct control or a brokered agreement; and

- Where, following a review of the BNG Principles, the delivery of project-wide BNG as an outcome is not considered possible (e.g., as a result of impacts to irreplaceable habitats or other site constraints), a record of the reasons and next steps towards delivering biodiversity gains elsewhere through the project.

Planning Policy and Legislation

- 2.8. A summary of biodiversity planning policies and wildlife legislation relevant to the site is provided in Appendix 1.
- 2.9. The Hinkley and Bosworth Borough Council Core Strategy does not have a mandatory higher than 10% BNG target set within their local planning policy.
- 2.10. The site is covered by Leicester, Leicestershire and Rutland Biodiversity Action Plan.

3. Methodology

Personnel

- 3.1. The UKHab & condition assessment survey was carried out by Ecologist CM BSc (Hons), MSc, accredited agent on Natural England Bat Licence Reference Number: 2018-33647-CLS-CLS. CM is a Qualifying member of CIEEM and is experienced in undertaking ecology surveys, GIS mapping, and report writing.
- 3.2. The UKHab & condition assessment survey was assisted by Assistant Ecologist EM BSc (Hons), MSc. EM is a Qualifying member of CIEEM and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.
- 3.3. The BNG metric calculation was carried out by Senior Ecologist PH BSc (Hons), MSc. PH holds a Natural England Level 1 Bat Licence (CL17) (reference number: 2021-54491-CLS-CLS) and a Natural England Level 1 Great Crested Newt Licence (CL08) (reference number: 2022-10461-CL08-GCN) and a botanical Field Identification Skills Certificate (FISC) Level 3. PH has attended formal training in UKHab survey, Biodiversity Net Gain, and botanical species identification. PH is a Qualifying member of CIEEM and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.
- 3.4. Quality Assurance was undertaken by AC BSc (Hons) MSc MCIEEM. AC has twenty years' experience of Ecological Consultancy.

Desk Study

Important Ecological Features

- 3.5. A desk study was undertaken within the Preliminary Ecological Appraisal (Elton Ecology, 2025), which should be read in conjunction with this report. The proposed development is not assessed to impact any designated sites of nature conservation or irreplaceable habitats.

Field Survey

UKHab & Condition Assessment Survey

- 3.6. A UKHab and condition assessment survey of the site was carried out on 13th January 2025 with reference to best practice guidelines from UKHab Ltd (Butcher et al, 2023). The site was walked over, and the habitats present classified based on key indicator species present.
- 3.7. The condition assessment was carried out with reference to guidance within the Statutory Biodiversity Metric Condition Sheets and Technical Supplement (Defra, 2024). The condition of each habitat was assessed by scoring each habitat parcel against the criteria set out in the Statutory Biodiversity Metric Habitat Condition Assessment Sheets. A condition score was assigned to each habitat parcel based on a range of positive and negative indicators of quality against the optimum ecological state for the habitat, such as a grassland having species richness (positive) or the presence of invasive non-native plants (negative). This is used as an indicator for whether the habitat is a good or poor example of its habitat type/distinctiveness, and to inform future management for ecological enhancement where applicable.

Biodiversity Net Gain Metric Calculation

- 3.8. The prevailing biodiversity metric calculation spreadsheet at the time of writing was used, the Statutory Biodiversity Metric, with reference to the Technical Supplement and User Guide (Natural England, 2024).

- 3.9. The Statutory Biodiversity Metric calculates the biodiversity units present as follows:

Baseline Habitats:

Size of Habitat Parcel x Distinctiveness x Condition x Strategic Significance = Baseline Biodiversity Units

Post-intervention Habitats are calculated as above, and then:

x Difficulty x Time to Target Condition x Spatial Risk = Post-intervention Biodiversity Units

The net gain or loss in Biodiversity Units is then calculated as:

Post-intervention units – Baseline units = (+/-) Net Change

- 3.10. As the basis of the calculations, the Statutory Biodiversity Metric requires the user to enter a series of variables for each baseline, enhanced or created habitat parcel. These variables and decisions made are summarised in the sections below and presented in the results section. No river habitats were present at the site, and as such variables relating only to river habitats have not been included.

Classification and Measurement of Habitats

- 3.11. The UK Habitat Classification System (UKHab) (UKHab Ltd, 2023) was used during field surveys and converted to the appropriate habitat classification via the Statutory Metric guidance (Defra, 2024), to complete the broad habitat and habitat type variables of the Statutory Metric calculator.
- 3.12. The habitat areas were mapped via the QGIS geographic information system application using a geo-referenced and ground-checked satellite image of the site.
- 3.13. Post-development habitat areas were measured from the illustrative Proposed Site Plans, georeferenced into QGIS.
- 3.14. Following the Statutory Biodiversity Metric QGIS Template and Import Tool User Guide (Natural England Joint Publication JP039), each habitat parcel was entered into the QGIS Template where the data was exported into the Import Tool to consolidate the data to be entered into the Statutory Metric calculator.

Strategic Significance

- 3.15. This is a score assigned to baseline and proposed habitats based on whether the habitat is significant for nature based on its location and habitat type. An assessment of this variable requires consideration as to whether the site is located within the relevant biodiversity local strategy, plan or policy, designated sites for nature conservation, and the sites position within the landscape.
- 3.16. With reference to the Department of Environment, Food & Rural Affairs (DEFRA) Policy paper 'Local Nature Recovery Strategies', there are 48 local nature recovery strategy areas covering England¹. The relevant strategy area for the site is Leicestershire, Leicester and Rutland and the relevant responsible body is Leicestershire County Council².

¹ <https://www.gov.uk/government/publications/local-nature-recovery-strategies/local-nature-recovery-strategies>

² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1166611/Map_of_local_nature_recovery_strategy_areas_and_responsible_authorities.pdf

3.17. If no LNRS is available for the local authority area applicable to the site, other relevant documents and criteria are used which can include local published plans, strategies or policies, as listed within the Statutory Biodiversity Metric User Guide and any other relevant documents. If the geographic location or type of habitat present is listed within the other relevant documents, a score of high is assigned to the given habitat area. These include:

- Statutory Designated Sites
- Non-Statutory Designated Sites
- National BAP Priority Habitats
- Local Plan
- Neighbourhood Plan
- Area of Outstanding Natural Beauty Management Plan
- Local Biodiversity Action Plan
- Species and protected sites conservation strategies
- Green Infrastructure / Tree / Woodland Strategies
- River Basin Management Plans
- Catchment Plans and Catchment Planning Systems
- Habitats Supporting Populations of Notable/ Priority and/or Protected Species
- Biodiversity Opportunity Map (BOM)

3.18. Where there are no relevant documents, professional judgement was used to assign a strategic significance score of either 'medium' or 'low'. If a habitat location or type is not listed within a relevant document and there is a lack of evidence to support a professional judgement of 'medium' strategic significance, a score of 'low' is assigned.

3.19. The relevant planning policy documents are:

- Hinkley and Bosworth Borough Council Core Strategy

3.20. The site is not included within the planning policies as a nature conservation priority.

3.21. The relevant Local Biodiversity Action Plan for the site is the Leicester, Leicestershire and Rutland Biodiversity Action Plan.

Bespoke Compensation Agreed for Unacceptable Losses

3.22. This is a yes/no decision cell to indicate whether bespoke compensation has been agreed with decision makers for any losses in very high distinctiveness habitats.

Temporal Multiplier

3.23. Within the temporal multiplier for each created/ enhanced habitat parcel the metric requires the user to enter the following variables:

- Habitat created in advance/ years: The Statutory Metric rewards habitat creation in advance of losses by reducing the temporal risk multipliers added.
- Delay in starting habitat creation/ years. If there will be a significant delay in the creation of a habitat type relative to any losses (e.g. phased development), the number of full years that the creation will be delayed is entered. The Statutory Metric then adds the number of years to the pre-populated time to target condition, which increases the effect of the risk multiplier.

Limitations

- 3.24. The accuracy of habitat area measurement is limited by the methods by which the baseline data was collected and resolution of development proposal plans. In this instance, baseline habitat areas have been calculated by cross referencing illustrative habitat plans mapped in the field with georeferenced aerial imagery. Post-development habitat areas were measured from the concept landscape plans, georeferenced into QGIS.
- 3.25. Reasonable assumptions have been made with regards to the type/condition of habitats that could be created, which would need to be informed by a detailed Landscape Ecological Management & Monitoring Plan.
- 3.26. The Statutory Biodiversity Metric uses habitats as a proxy for biodiversity, which is a simplification of the real world. Although informed by evidence and reasoning, the outputs of the Metric are not scientifically precise or absolute values. The generated biodiversity unit scores are a proxy for the relative biodiversity worth of a habitat or site. The metric and its outputs must be interpreted with ecological expertise and a common-sense approach. The metric is an aid to biodiversity decisions.
- 3.27. The UKHab Habitat survey was undertaken outside of the optimal survey period of April to October. However, species identification of plants present outside of the optimal period is typically still possible based on the vegetative characteristics. Where additional surveys during the optimal period are required to assess the habitat type present, these are recommended.
- 3.28. All dimensions and distances provided are approximate.
- 3.29. The present study has been informed by the Existing Site (Brook House Consulting, Jan 25), and as such assumptions have been made regarding the final planned design including the precise extent of proposed hard and soft landscaping and property boundaries.
- 3.30. With reference to Section 14 of the Environment Act 2021, where habitats have been degraded on site since 30th January 2020, *'the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities'*. Evidence via historic satellite imagery showed site clearance occurring between April 2020 and June 2021, including the removal of grassland and hedgerows. A retrospective approach has therefore been applied to include the habitats prior to degradation within the baseline assessment, using historic imaging and professional judgement to assess the size and condition.

4. Results

Baseline Habitats

- 4.1. The baseline habitats and condition assessments at the site including the data entered into the Biodiversity Metric are given in the following tables and mapped on Figure 2.1: Baseline Habitat Plan. The baseline habitat condition scores and post-development retentions are shown in Figures 2.2 and 2.3. The 'consolidated' data is provided in the present report. Photographs of the habitats referred to are presented in Appendix 2: Photographs.
- 4.2. No watercourses were present within the baseline habitats.
- 4.3. No irreplaceable habitats were present on site.
- 4.4. The baseline habitat date was taken to be April 2020, the closest historic satellite imagery data available prior to the habitat degradation on site.

Table 2: On-Site Habitat Baseline Areas

Broad Habitat	Habitat Type	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Metric Reference No.	Area (hectares)	Condition	Strategic Significance	Habitat retained/enhanced/lost		
Grassland	Modified grassland	1	0.1086	Poor	Area/compensation not in local strategy/ no local strategy	0.0995ha retained, 0.0091ha lost	Areas of modified grassland were present at the east and south site boundaries and along the access road in the west of the site. Species within the modified grassland at the east and south of the site was dominated by Yorkshire fog <i>Holcus lanatus</i> and annual meadow grass <i>Poa annua</i> , with frequent cocksfoot <i>Dactylis glomerata</i> and broadleaved dock <i>Rumex obtusifolius</i> , occasional dandelion <i>Taraxacum officinale</i> agg., bramble <i>Rubus fruticosus</i> and cow parsley <i>Anthriscus sylvestris</i> , and rarely present hogweed <i>Heracleum sphondylium</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> and rose <i>Rosa</i> sp. The modified grassland along the access road in the west of the site was dominated by annual meadow grass, with occasional white clover <i>Trifolium repens</i> , and rarely present dandelion, creeping thistle <i>Cirsium arvense</i> , broadleaved dock, and daisy <i>Bellis perennis</i> .	1 & 2
Grassland	Other neutral grassland	2	0.3731	Poor		0.067ha retained, 0.3061ha lost	Areas of remaining other neutral grassland were scattered throughout the east of the site, with evidence of recently cleared areas. The other neutral grassland areas included approximately 50% bare ground cover with abundant Yorkshire fog, unidentified oat grass, and smooth meadow grass <i>Poa pratensis</i> , frequent mugwort <i>Artemisia vulgaris</i> , scentless mayweed <i>Tripleurospermum inodorum</i> , and creeping thistle, occasional perennial rye grass <i>Lolium perenne</i> , ribwort plantain <i>Plantago lanceolata</i> , clover <i>Trifolium</i> sp., broadleaved dock, and bristly oxtongue <i>Picris echioides</i> , and rarely present deadnettle <i>Lamium</i> sp., yarrow <i>Achillea millefolium</i> , teasel <i>Dipsacus fullonum</i> , cleavers <i>Galium aparine</i> , creeping buttercup, cranesbill <i>Geranium</i> sp., vetch <i>Vicia</i> sp., bramble, common nettle, rough meadow grass <i>Poa trivialis</i> , gorse <i>Ulex europaeus</i> and cock's foot.	3
Urban	Artificial unvegetated, unsealed surface	3	0.081	N/A - Other		Retained	Areas of dirt and gravel access tracks were present throughout the eastern area of the site, and a gravel menage was present at the east site boundary.	1
Urban	Developed land; sealed surface	4	0.1253	N/A - Other		Retained	A sealed surface access road was present in the west of the site.	2

Table 3: Condition Assessment – Medium Distinctiveness Grassland (Adapted from Natural England, 2024)

Condition Assessment Criteria		Remaining areas of other neutral grassland on site
1	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type NB - this criterion is essential for achieving moderate or good condition.	N – a high level of indicator species indicative of suboptimal condition was present, including creeping thistle, broadleaved dock, and creeping buttercup.
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y – sward height is varied
3	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y – localised bare ground observed.
4	Cover of bracken is less than 20% and cover of scrub is less than 5%.	Y – no bracken or scrub observed.
5	Combined cover of species indicative of suboptimal condition and physical damage accounts for less than 5% of total area. No invasive non-native plant species present.	N- over 5% cover of species indicative of suboptimal condition was present, including creeping thistle, broadleaved dock, and creeping buttercup.
6	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type – Essential for good condition	N – 7 species per square metre
Essential criterion 1 achieved (Y/N)		N
Number of criteria passed		3
Condition Assessment Result	Condition Assessment Score	
Passes 5 or 6 criteria, including essential criterion 1 and additional criterion 6.	Good (3)	
Passes 3 - 5 criteria, including essential criterion 1.	Moderate (2)	
"Passes 2 or fewer criteria;	Poor (1)	✓

Table 4: Condition Assessment – Low Distinctiveness Grassland (Adapted from Natural England, 2024)

Condition Assessment Criteria		Modified grassland in east of site	Modified grassland at road verges
		Condition Achieved (Y/N)	Condition Achieved (Y/N)
1	"There must be 6-8 species per m². If a grassland has 9 or more species per m² it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition."	N – average 4 species per square metre.	N – average 2 species per square metre.
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y – varied sward height present.	N – managed to a short sward
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y – scrub present but approximately only 5%	Y – no scrub observed.
4	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y – damage present from tractor tyres, but less than 5%	Y – no damage observed
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y – approximately 1% bare ground cover present	Y – little bare ground observed
6	Cover of bracken less than 20%.	Y – no bracken observed	Y – no bracken observed
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y – no INNS observed.	Y – no INNS observed.
Essential criterion 1 achieved (Y/N)		N	N
Number of criteria passed		6	5
Condition Assessment Result	Condition Assessment Score		
Passes 6 or 7 of 7 criteria including passing essential criterion 1	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion 1	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion 1	Poor (1)	✓	✓

Table 5: On-Site Hedge Baseline

Hedgerow Type	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
	Hedgerow number	Length (km)	Condition	Strategic Significance	Hedgerow retained/enhanced/lost		
Native hedgerow	H1	0.043	Good	Formally identified in local strategy	Retained	Hedgerow H1 related to the hedgerow at the east site boundary and was approximately 2m in height and 2m in width. The hedgerow was dominated by hawthorn <i>Crataegus monogyna</i> with occasional bramble, and the ground flora included abundant common nettle, with frequent Yorkshire fog and cow parsley, occasional cleavers, and rarely present broadleaved dock.	1
Native hedgerow	H2	0.024	Good		Lost	Three further hedgerows were visible via the historic satellite imagery, and it has been assumed likely that the type and condition closely matched that of hedgerow H1.	N/A
Native hedgerow	H3	0.065	Good		Lost		
Native hedgerow	H4	0.051	Good		Lost		

Table 6: On-Site Condition Assessment – Hedgerows (Adapted from Natural England, 2024)

	Condition Sheet: Hedgerow Habitat Types	
Attributes and functional groupings (A, B, C, D & E)	Criteria (the minimum requirements for ‘favourable condition’)	Condition Achieved (Y/N)
		H1
Functional Group A.		
A1. Height	>1.5 m average along length	Y – hedgerow was an average of 2m high
A2. Width	>1.5 m average along length	Y – hedgerow was an average of 2m wide
Functional Group B.		
B1. Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless ‘line of trees’)	Y – no gaps observed
B2. Gap - hedge canopy continuity	Gaps make up <10% of total length and no canopy gaps >5 m	Y – no gaps observed
Functional Group C.		
C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	Y – undisturbed vegetation present to the east of the hedgerow.
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Y – the ground flora included abundant nettle
Functional Group D		
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Y – no such species observed
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	N – regular mowing evidence observed.
Functional Group E (for hedgerows with trees only)		
E1. Tree age	There is more than one age- class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	N/A
E2. Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	N/A
Condition Categories		
Category/ Weighting (score)	Maximum number of attributes that can fail to meet ‘favourable condition’ criteria	Hedge 1
Good (3)	No more than 2 failures in total; AND No more than 1 failure in any functional group.	✓
Moderate (2)	No more than 4 (5 for hedgerows with trees) failures in total; AND <u>does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).	
Poor (1)	Fails a total of more than 4 (5 for hedgerows with trees) attributes; OR <u>fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	

Proposed Design

- 4.5. The development proposals include the construction of a new agricultural storage building.
- 4.6. The proposed 'consolidated' values for post-development created habitats and hedgerows at the site entered into the Biodiversity Metric are given in the following Tables and mapped on Figure 3.1: Proposed Habitats Plan. The target conditions for the habitats are shown in Figure 3.2: Proposed Habitat Target Condition Plan.

Table 7: On-site Habitat Creation

Data Entered into Metric						
Broad Habitat	Proposed Habitat	Area (hectares)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years
Urban	Artificial unvegetated, unsealed surface	0.2243	N/A - Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Developed land; sealed surface	0.0909	N/A - Other	Area/compensation not in local strategy/ no local strategy	0	0

Biodiversity Metric Results

- 4.7. The completed biodiversity metric excel spreadsheet has been issued with the present report and should be read in conjunction with it. The 'headline results' output of the Biodiversity Metric calculation are presented in Table 10 below.

Table 8: Summary of Biodiversity Metric Output

	Habitat / Hedgerow	Unit
On-site Baseline Units	Habitat Units	1.71
	Hedgerow Units	1.26
On-Site Post-Intervention Units	Habitat Units	0.47
	Hedgerow Units	0.30
Total Net Unit Change	Habitat Units	-1.24
	Hedgerow Units	-0.97
Total % Unit Change	Habitat Units	-72.68%
	Hedgerow Units	-76.50%
Trading Rules Satisfied?		No

5. Conclusion

- 5.1. Following best practice guidelines for use of the statutory Biodiversity Metric, assessment has shown a total net loss post-development of -1.24 habitat units (-72.68%) and a total net loss post-development of -0.97 hedgerow units (-76.50%). This equates to a deficit of 1.41 habitat units and 1.09 hedgerow units below the biodiversity net gain target of 10%. Trading rules for habitats and hedgerows were not satisfied.
- 5.2. It is considered that the on-site delivery of the required habitat and hedgerow units would not be feasible. It is therefore recommended that off-site habitat compensation options are explored, such as via off-site habitat creation/enhancement, a third-party habitat bank, or via a financial contribution to be negotiated with the Local Planning Authority.

6. References

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CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

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

7. Figures

Figure 1: Site Location Plan (Overleaf)

Figure 2.1: Baseline Habitat Plan (Overleaf)

Figure 2.2: Baseline Habitat Condition Plan (Overleaf)

Figure 2.3: Baseline Habitat Retention Plan (Overleaf)

Figure 3.1: Proposed Habitat Plan (Overleaf)

Figure 3.2: Proposed Habitat Condition Plan (Overleaf)



Legend

 Red Line Boundary

Project:
**Kirkby Old Parks Farm, Kirkby Lane,
Newbold Verdon, Leicestershire, LE9 9LN**

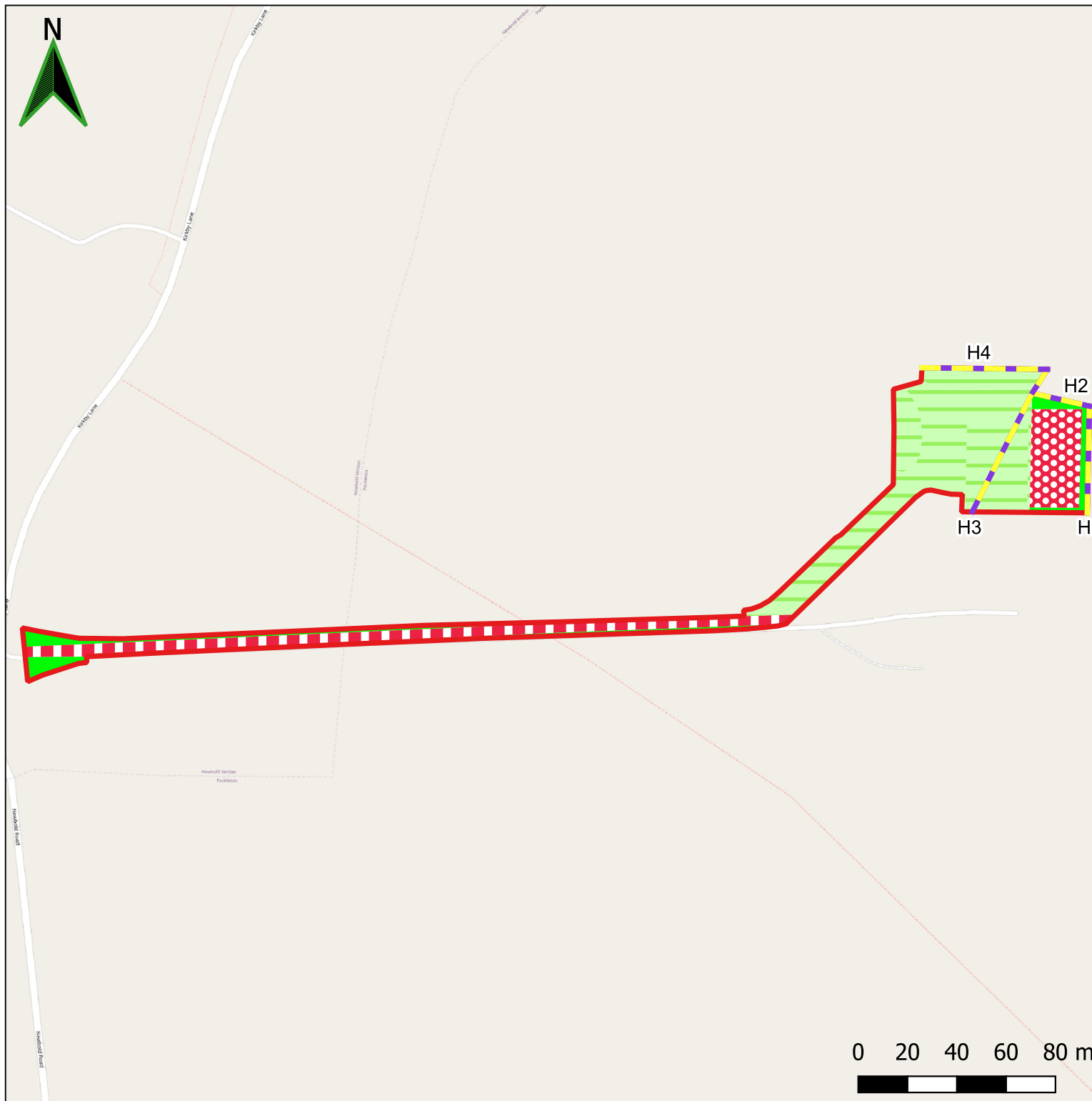
Drawing:
Figure 1: Site Location Plan

Date: 12-02-2025 Version: FINAL
Author: PH Job No: P2738/2



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Legend

-  Red Line Boundary
-  Artificial unvegetated, unsealed surface
-  Developed land; sealed surface
-  Modified grassland
-  Other neutral grassland
-  Native hedgerow

Project:
**Kirkby Old Parks Farm, Kirkby Lane,
 Newbold Verdon, Leicestershire, LE9 9LN**

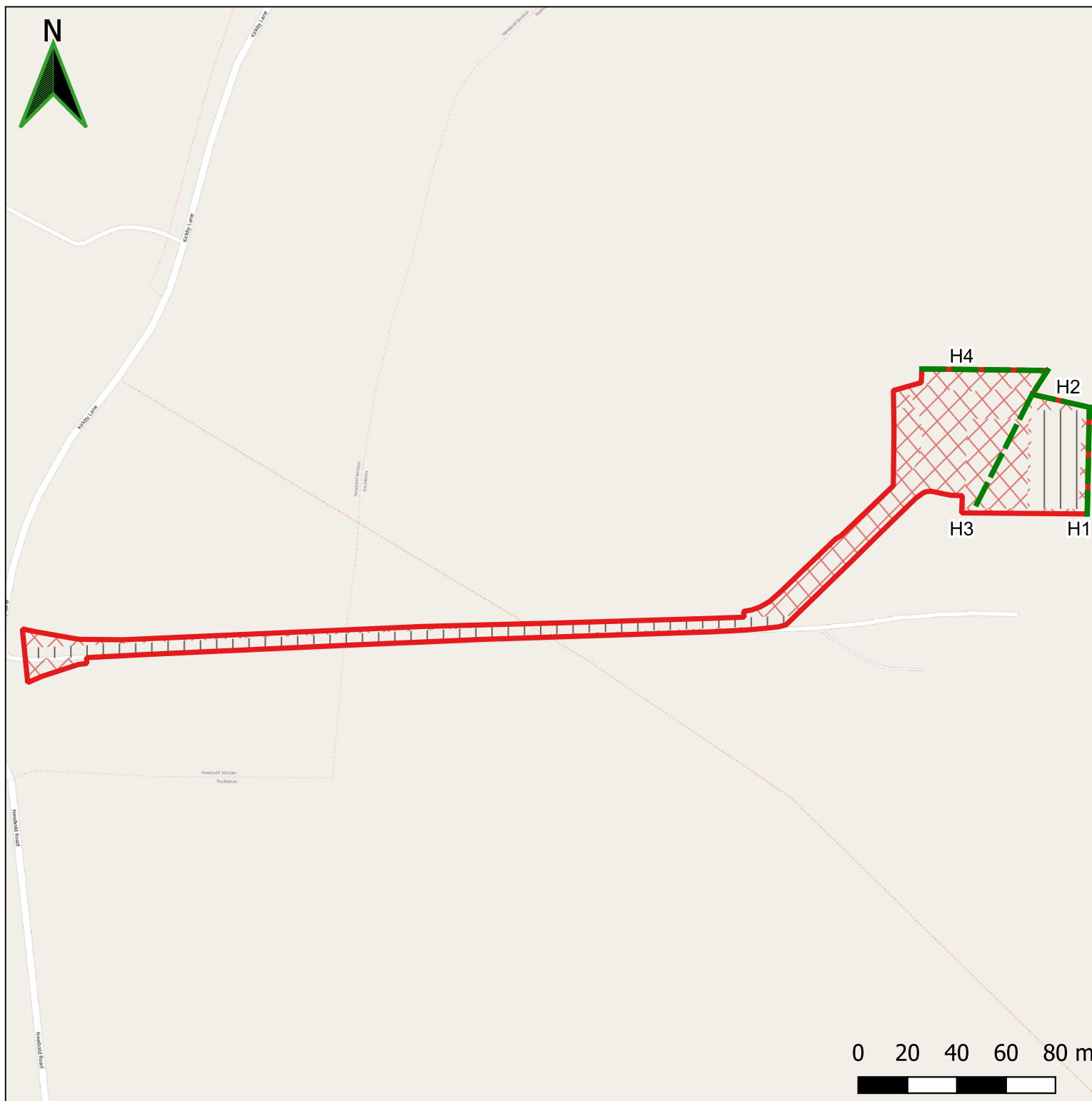
Drawing:
Figure 2.1: Baseline Habitat Plan

Date: 12-02-2025 Version: FINAL
 Author: PH Job No: P2738/2



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Legend

 Red Line Boundary

Baseline Habitat Condition

 Poor

 N/A - Other

Baseline Hedgerow Condition

 Good

Project:

**Kirkby Old Parks Farm, Kirkby Lane,
Newbold Verdon, Leicestershire, LE9 9LN**

Drawing:

**Figure 2.2: Baseline Habitat Condition
Plan**

Date: 12-02-2025

Version: FINAL

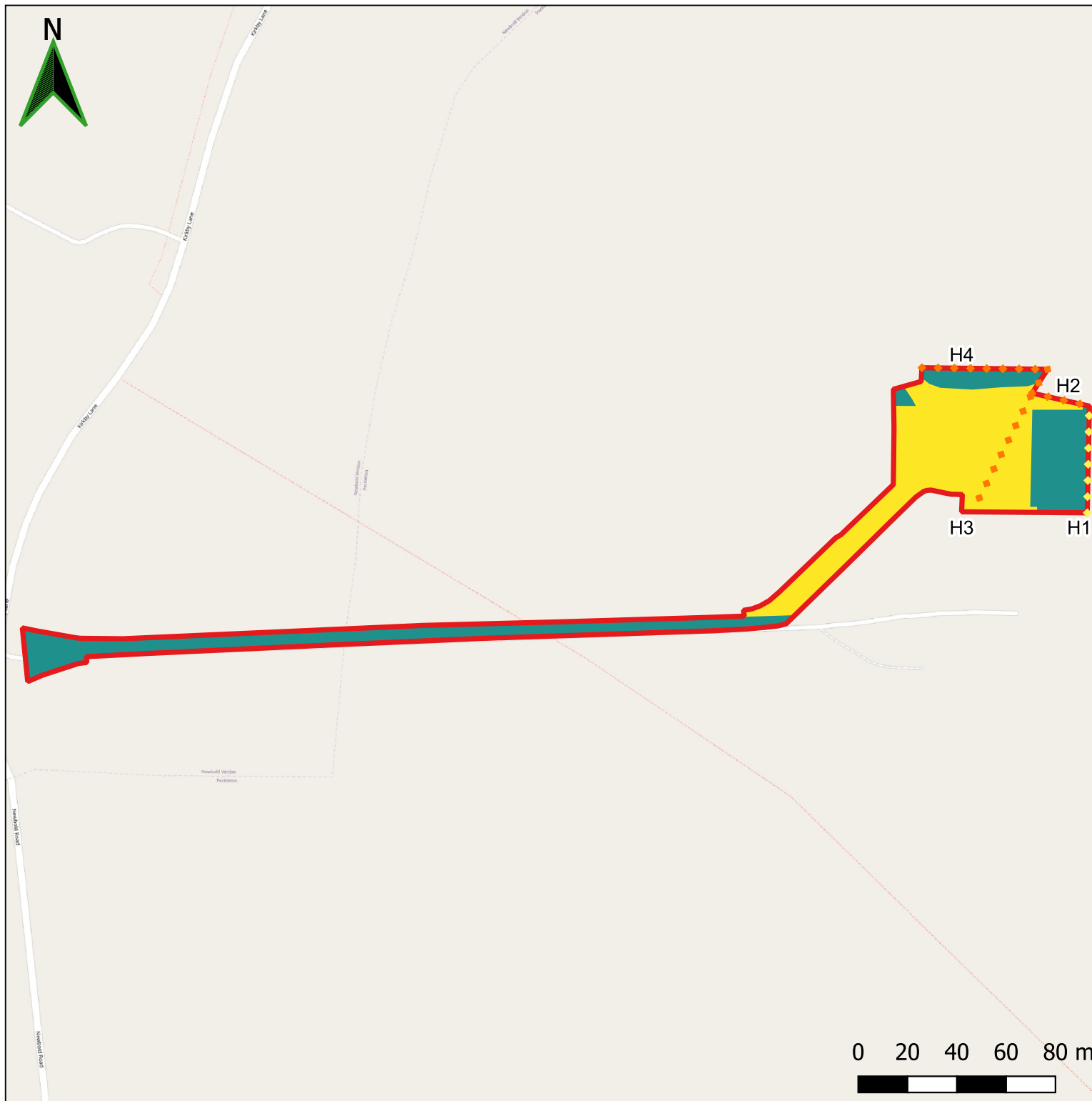
Author: PH

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Legend

 Red Line Boundary

Habitats Retention

 Retained

 Lost

Hedgerow Retention

 Retained

 Lost

Project:
**Kirkby Old Parks Farm, Kirkby Lane,
Newbold Verdon, Leicestershire, LE9 9LN**

Drawing:
**Figure 2.3: Baseline Habitat Retention
Plan**

Date: 12-02-2025

Version: FINAL

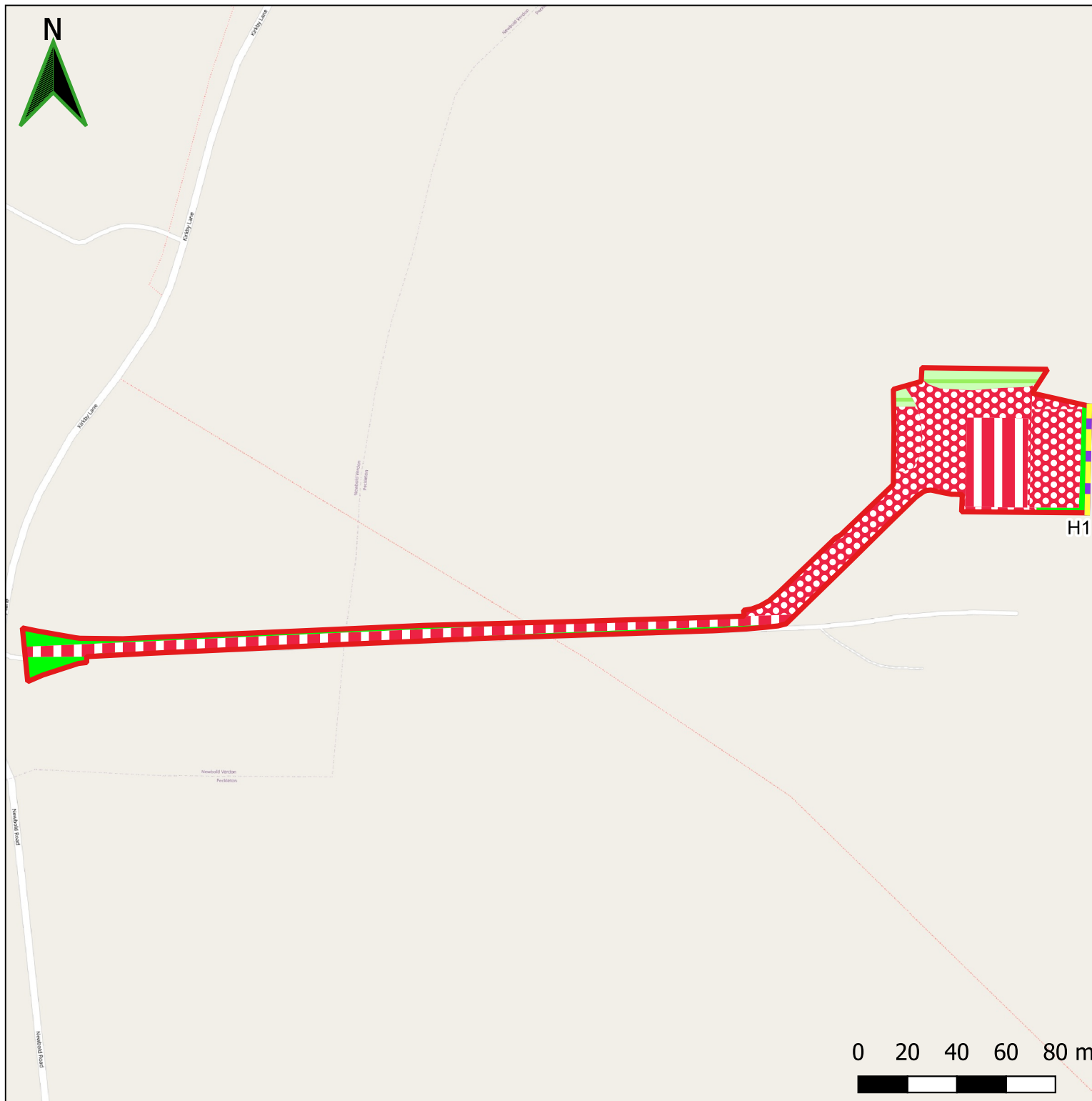
Author: PH

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Legend

-  Red Line Boundary
-  Artificial unvegetated, unsealed surface
-  Developed land; sealed surface
-  Modified grassland
-  Other neutral grassland
-  Native hedgerow

Project:
**Kirkby Old Parks Farm, Kirkby Lane,
 Newbold Verdon, Leicestershire, LE9 9LN**

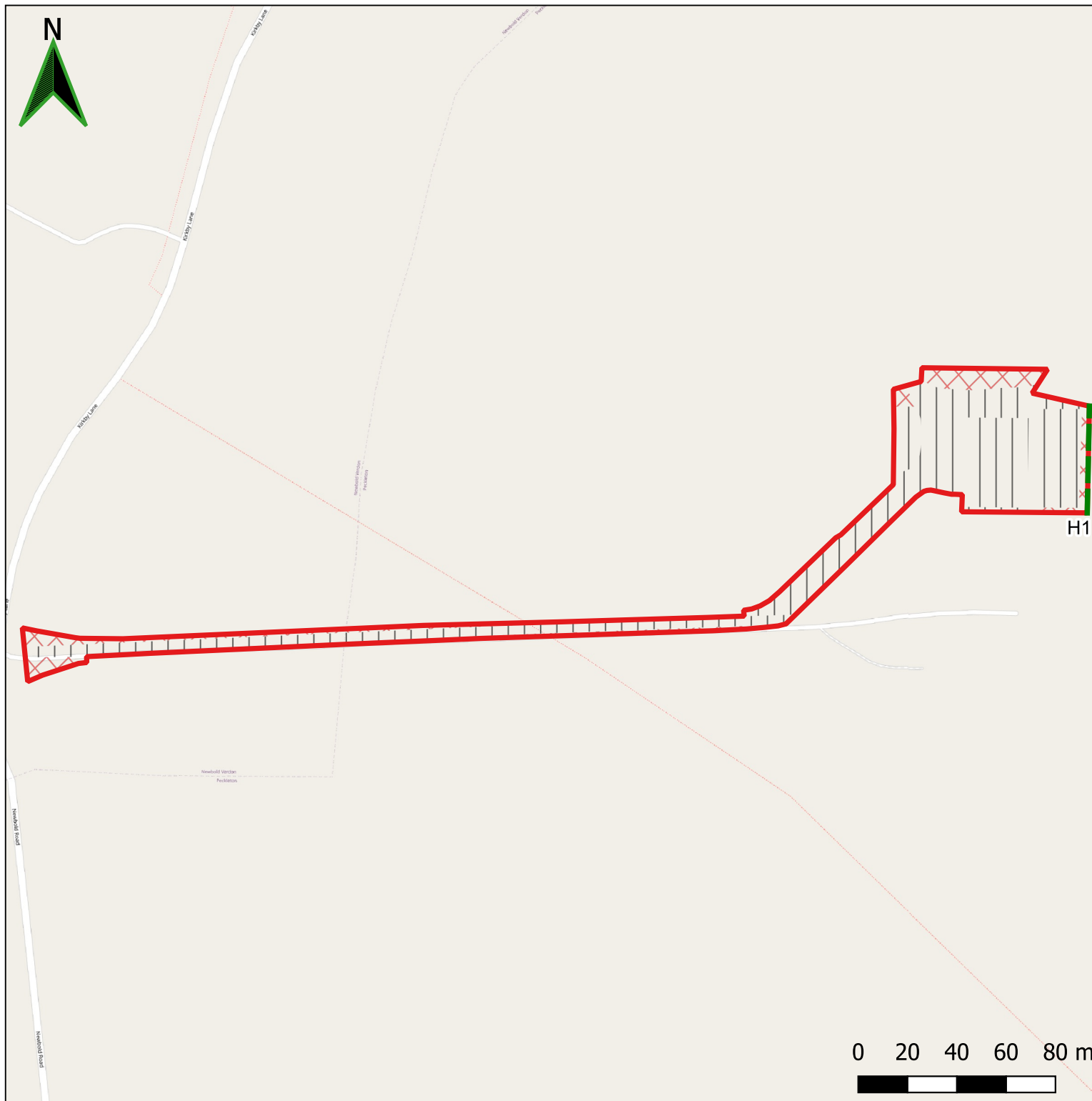
Drawing:
Figure 3.1: Proposed Habitat Plan

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Legend

 Red Line Boundary

Proposed Habitats Condition

 Poor

 N/A - Other

Proposed Hedgerow Condition

 Good

Project:

**Kirkby Old Parks Farm, Kirkby Lane,
Newbold Verdon, Leicestershire, LE9 9LN**

Drawing:

**Figure 3.2: Proposed Habitat Condition
Plan**

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Appendix 1: Planning Policy & Legislation Summary

This appendix serves as a summary of relevant policy and legislation. It is not intended to supersede the policy or legislation documents to which it refers, and the relevant full documents should always be consulted prior to decision making.

National Planning Policy Framework 2024

Biodiversity is a material consideration under the National Planning Policy Framework (2021). Relevant text to biodiversity from the NPPF is described below.

“187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

[...]

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

“192. To protect and enhance biodiversity and geodiversity, plans should:

[...]

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. “

“193. When determining planning applications, local planning authorities should apply the following principles:

[...]

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

The Environment Act 2021

Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England. The biodiversity net gain relevant percentage is currently set to 10% by the Act.

Appendix 2: Photographs



Photo 1: Modified grassland, gravel surfacing, and hedgerow H1 in the east of the site



Photo 2: Modified grassland and sealed surface in the west of the site.



Photo 3: Areas of other neutral grassland and cleared grassland on site.