

Davidsons Developments Ltd  
 Wilson House  
 Leicester Road  
 Ibstock  
 Leicestershire  
 LE67 6HP

BG Reference: BG22.109  
 9<sup>th</sup> June 2025

**RE: Baseline walkover and Biodiversity Impact Assessment of proposed pedestrian and Cycle link from Leicester Road to the adjacent site (P/22/1031/2 Land at Markfield Lane, Field Head, Leicestershire.**

A baseline ecological walkover was undertaken within the application site on 01/06/2025 by Kerry Baker ACIEEM, Senior Ecologist to inform the baseline habitat condition of the site. The application site pertains to a degraded hardstanding access drive, which leads to a bare ground field access track within pasture, with a grassland verge of approx. 0.6 metres each side of the tarmac drive. A single hedgerow was recorded at the entrance to the site which falls within the ownership of the neighbouring property and has been excluded from the assessment.

The track application is 0.032ha in extent however falls within two Local Planning authorities, therefore the application site has been split into two Parcels (Appendix 1);

- 1) Hinckley and Bosworth LPA – Site area (0.024ha)
- 2) Charnwood LPA – Site area (0.008ha)

This assessment includes the results of biodiversity value calculations, derived using the DEFRA Statutory Biodiversity Metric Calculator (published on 23/07/2024), based upon the design proposals for the application site found in Appendix 2. The baseline survey recorded degraded tarmac covering 0.027ha of 'Developed sealed surface', 0.0025ha of 'Modified grassland' verges comprising dominant *Poa annua*, *Ranunculus repens*, *Lolium perenne*, and *Urtica dioica* and 0.0025ha of 'Bareground' (Track) which will be lost to facilitate the development across the site (Appendix 3 and 4). The composition of each land parcel for each borough is outlined within Table 1.

Table 1: Summary of condition assessment for baseline habitats.

Habitat and Area	Distinctiveness	Condition	Condition justification
<b>Hinckley and Bosworth (Parcel 1)</b>			
Modified Grassland (0.0035ha)	Low	Poor	Grassland verge supporting less than 6 species per meter square making the grassland poor condition. No variation in sward height recorded, absence of invasive species, bracken and bramble. No bare ground coverage or evidence of significant disturbance recorded.
Developed Sealed Surface (0.0205ha)	-	N/A	-
<b>Charnwood (Parcel 2)</b>			
Modified Grassland (0.0007ha)	Low	Poor	As above
Developed Sealed Surface (0.0048ha)	-	N/A	-
Bareground Track (0.0025ha)	Low	Poor	Bare ground support minimal vegetation cover, failing Criteria A, and B and passing C only.

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The proposals seek to remove the existing track and vegetation and resurface the access link from the access point on Leicester Road. No habitat will be retained as part of the development layout.

Using the Statutory Biodiversity metric the proposed scheme results in an overall net-loss to biodiversity of -0.01 'Habitat Units' (-100%). Under the current assessment trading rules have/have not been satisfied due to the loss of grassland, and the proposed scheme has not demonstrated the statutory 10% net gain requirement as set out within Schedule 7A of the Town and Country Planning Act 1990, inserted by the Environment Act 2021.

Due to the small site size and habitat areas, when the two Local authority areas are separated a total Of 0.02 habitat units are required to offset the habitat unit loss, 0.01 per parcel to achieve a 10% gain. The total number of units (0.02 habitat units) will be added to the already agreed offset for the adjacent Site Land at Markfield Lane, Field Head, Leicestershire which have an agreement in place at the Habitat bank (HBUCL0001, Appendix 5),

Yours sincerely,



Lucinda Sweet MCIEEM  
For and on behalf of Brindle & Green Ltd

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**Appendix 1 – Application boundaries split by Local Planning Authority;**

**Parcel 1 – Hinckley and Bosworth**

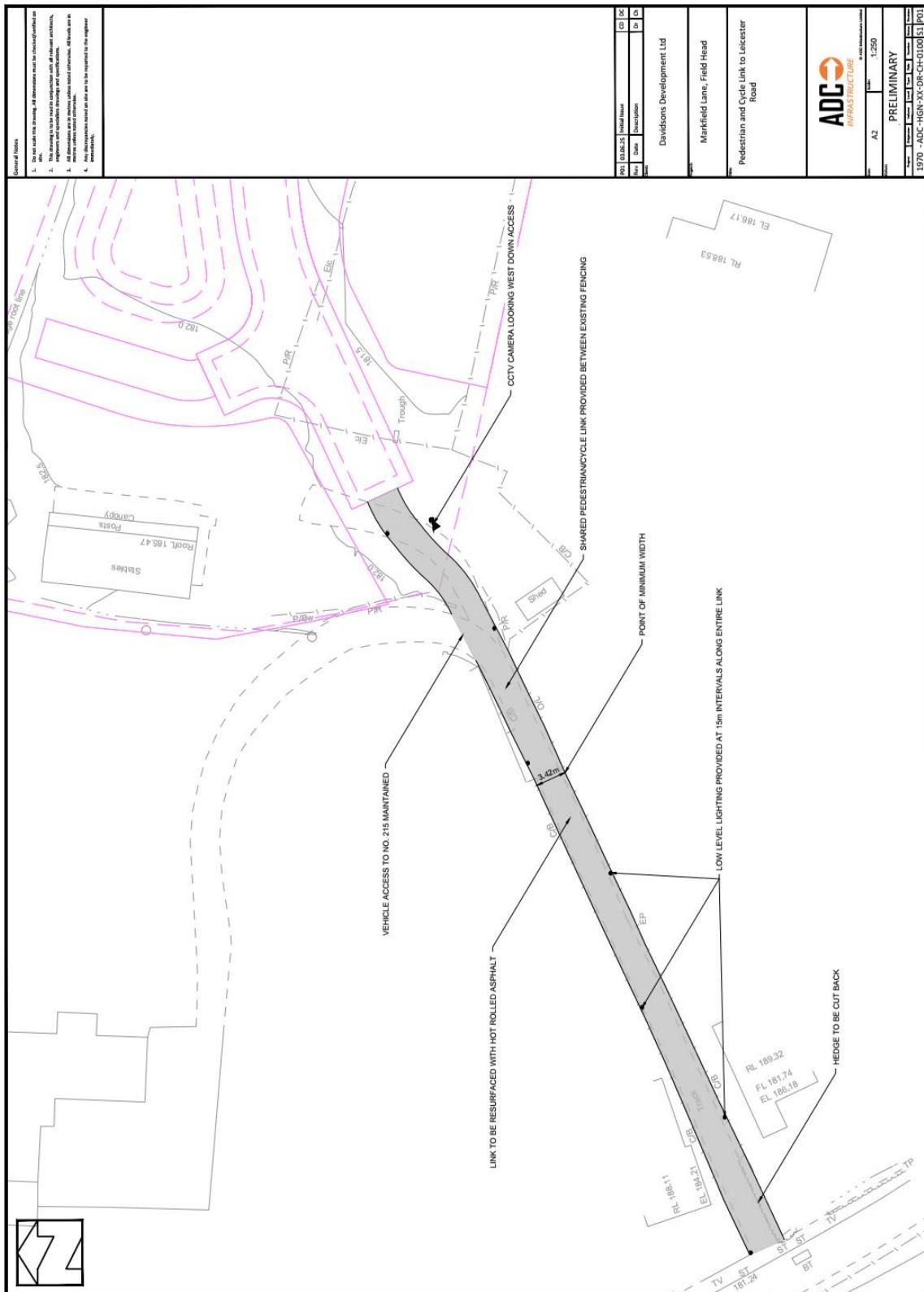


Parcel 2 – Charnwood LPA



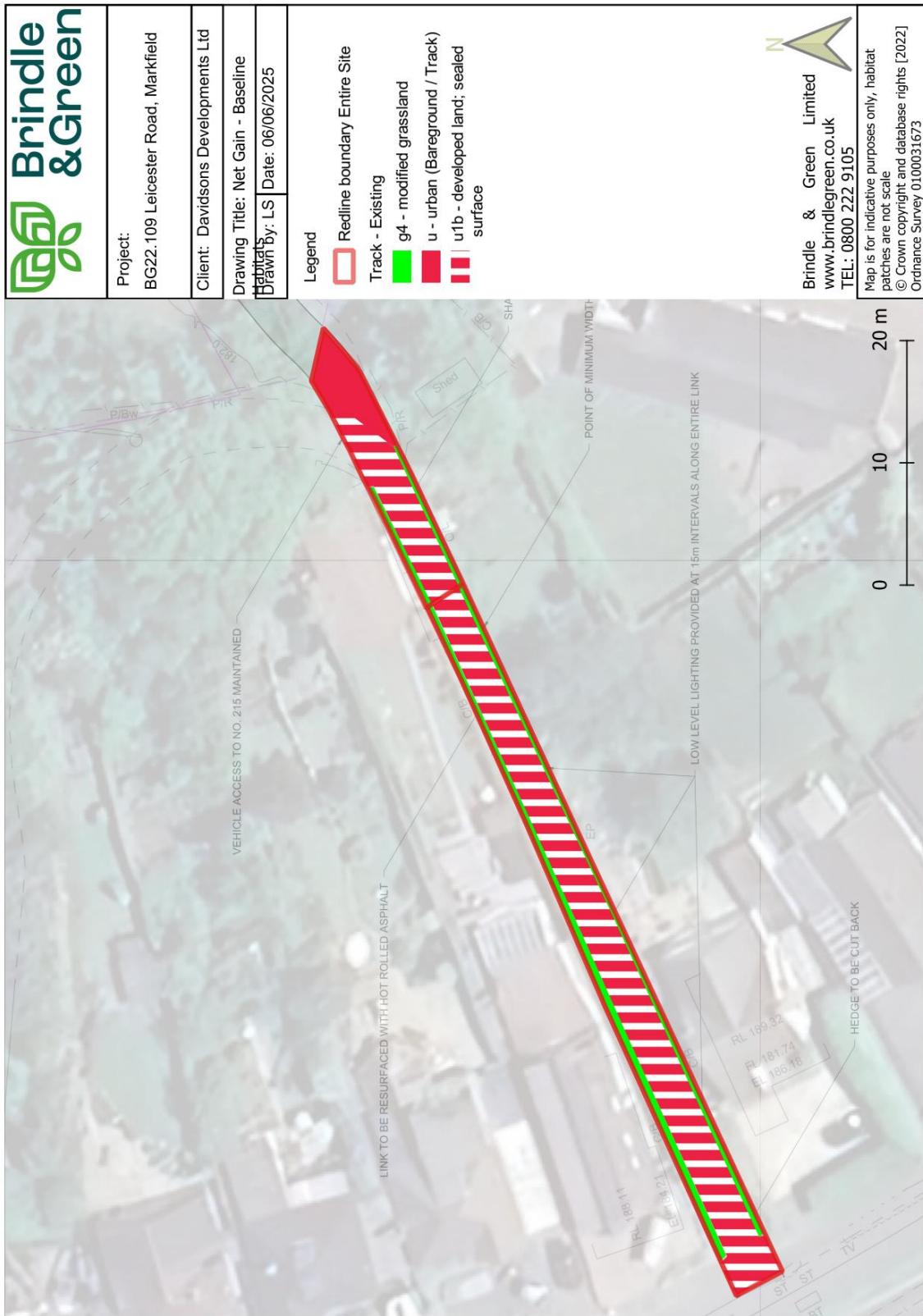
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## Appendix 2 Proposed Plan



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### Appendix 3 – Baseline habitats



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Appendix 4 – Proposed Habitats



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Appendix 5 – Existing BNG Habitat unit Agreement ( For Adjacent Planning application)



## the habitat bank

a sustainable future for the development industry

**FAO: Helen Prangley**  
Davidsons Developments Limited  
Wilson House,  
Ibstock,  
Leicestershire,  
England,  
LE676 6HP

Reference: HBUCL0001

13<sup>th</sup> December 2023

Dear Helen,

**RE: LAND AT MARKFIELD LANE, FIELD HEAD, LEICESTERSHIRE (PLANNING REFERENCE  
P/22/1031/2)**

I am writing to confirm that The Habitat Bank Limited can provide local Biodiversity Net Gain (BNG) offsetting opportunities in relation to your proposed development at Markfield Lane.

We currently have units available for immediate sale at our bank sites in Coleorton (North West Leicestershire) approximately 11.5km from your site, and two emerging bank sites within Charnwood Borough Council at Ratcliffe on the Wreake and Prestwold Hall. The baseline for the Ratcliffe on the Wreake site is agreed with Charnwood Borough Council and we are working on the BNG Strategy and Management Plan with a view to agreeing the bank site with Charnwood Borough Council in the first quarter of 2024. This would allow credits to be available for your site well in advance of the release of any final pre-commencement condition relating to your development proposal.

We also have an emerging opportunity for a bank site between Groby and Markfield, approximately 1km from the site. This is in the adjoining Hinckley and Bosworth District but

The Habitat Bank, 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP  
[www.thehabitat-bank.co.uk](http://www.thehabitat-bank.co.uk)

The Habitat Bank Limited is a registered company in England and Wales (Registration no. 14253254)

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Registered office address: Unit 3, Silverhill Court, Radbourne, Ashbourne, Derbyshire, DE6 4LY.