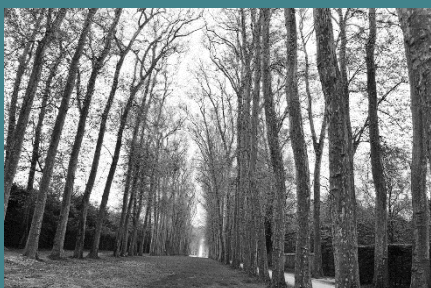


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Biodiversity Gain Plan

Client

Bellway Homes Limited (East Midlands)

Project

**Land off Desford Lane,
Ratby**

Date

January 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	EAS / 21.01.25	KG / 21.01.25

1.0 INTRODUCTION

- 1.1 The following Biodiversity Gain Plan has been prepared by FPCR Environment and Design Ltd. on behalf of Bellway Homes Limited (East Midlands) to discharge Condition 11 of the outline planning application (Ref: 21/01295/OUT) granted by the Hinckley and Bosworth Borough Council 15.10.2021.
- 1.2 Paragraph 14(2) of Schedule 7A states that a Biodiversity Gain Plan must include the following:
- *'Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;*
 - *The pre-development biodiversity value of the onsite habitat;*
 - *The post-development biodiversity value of the onsite habitat;*
 - *Any registered off-site biodiversity gain allocated to the development and the biodiversity; and*
 - *Any biodiversity credits purchased for the development.'*¹
- 1.3 This Biodiversity Gain Plan has been produced to accompany the Landscape Strategy Plan produced by FPCR, Drawing No.: 12963-FPCR-XX-XX-DR-L-0001 P02. The developer and responsible person details and detailed in Appendix A and B.

Site Location and Context

- 1.4 The Site is located to the south of Ratby and lies adjacent Desford lane along the northeastern boundary.
- 1.5 The Site has outline planning permission for the development of up to 225 residential dwellings with access, associated parking and public open space. The development of the Site will result in the loss the arable farmland present within the red line boundary of the Site, and relatively small areas of other neutral grassland. Existing residential areas border the site to the north and east, and therefore the change in land use is unlikely to have a significant impact on the surrounding areas.

2.0 BASELINE SITE CONDITIONS

- 2.1 The baseline habitats were provided in the Ecological Impact Assessment² and mapped in line with the Habitats Plan, Drawing No.: CSA/5249/101. A recent updated walkover survey by FPCR has confirmed there are no significant changes in the recorded baseline ecological conditions.
- 2.2 The dominant baseline habitat comprised intensive managed cereal crops, with relatively small parcels of bramble scrub and other neutral grassland. Boundary features included six native hedgerows, five of which are associated with a bank or ditch. The habitat conditions and locations are detailed in the Biodiversity Net Gain Assessment³.

¹ Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities. 2024. *Biodiversity Net Gain*. Available at: <https://www.gov.uk/guidance/biodiversity-net-gain#submission-of-the-biodiversity-gain-plan> [accessed on 21.01.25].

² CSA Environmental 2021. *Ecological Impact Assessment, Desford Lane, Ratby*. CSA/5249/05.

³ FPCR. 2024. *Biodiversity Net Gain Assessment*.

- 2.3 The Site contains no irreplaceable habitats, as defined in the National Policy Planning Framework⁴ and there is no habitat degradation.

3.0 POST DEVELOPMENT

Habitat loss and Retention

- 3.1 Development of the Site will result in the loss of the intensively managed arable land, but small area of bramble scrub has been retained. Most of the hedgerows are also to be retained, and losses to hedgerows is largely limited to the areas required to facilitate access into the Site and for the internal road layout.
- 3.2 To avoid and minimise impacts to retained habitats, retained scrub and hedgerows will be protected by appropriate fencing based on their calculated Root Protection Areas (RPA) and protected from damage and disturbance during construction through the implementation of best practice standards.

Proposed Habitats

- 3.3 The residential development is predominately in the centre of the Site, with a green corridor located central through the Site and on the boundary of the Site. The proposals are largely similar to those submitted to and determined by the Inspector at the planning appeal (Ref: APP/K2420/W/23/3330774).
- 3.4 The proposals meet the guidance on what counts towards the BNG⁵ through the inclusion of green infrastructure. It has been designed to provide habitats of greater ecological importance and provided the greatest ecological value. These habitats include large areas of mixed scrub proposed the eastern, southern and western site boundaries. In addition, five different types of grassland, providing a diverse range of flora which will be of interest for wildlife are proposed. The proposed scrub habitats may also provide foraging habitats for mammals. Within the proposals 177 native trees and 26 non-native feature trees are included in the landscape proposals surrounding the residential area. The provision of these trees will against increase the biodiversity within the Site. The habitat conditions are detailed in the Biodiversity Net Gain Assessment.

Long Term Management

- 3.5 The on-site enhancements are considered significant. Medium distinctiveness habitats such as other neutral grassland, mixed scrub and trees are proposed. The maintenance and management of these, as well as other created habitats, will be completed in accordance with the Landscape & Ecological Management Plan⁶. The aim of the prescriptions will be to achieve the prescribed target condition.

⁴ Ministry of Housing, Communities & Local Government. 2024. *National Planning Policy Framework*. Available at: <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf> [accessed on 21.01.25]

⁵ Department for Environment, Food & Rural Affairs. 2024. *What you can count towards a development's biodiversity net gain*. Available at [What you can count towards a development's biodiversity net gain - GOV.UK](https://www.gov.uk/guidance/what-you-can-count-towards-a-development-s-biodiversity-net-gain) [accessed 21.01.25].

⁶ FPCR. 2025. *Landscape and Ecological Management Plan (LEMP)*.

4.0 NET GAIN

- 4.1 As assessed under the Statutory metric (Appendix C), based on the proposed habitats, the assessment has demonstrated the proposals will achieve the target net gain percentage on-site (Table 1) and does not require statutory biodiversity credits.

Table 1: Summary Statutory Metric Headline Results

Baseline	Habitat Units	24.60
	Hedgerow Units	15.50
Post-Intervention	Habitat Units	27.07
	Hedgerow Units	18.10
Total Net Unit Change	Habitat Units	2.47
	Hedgerow Units	2.59
Total Net Percentage Change	Habitat Units	10.05%
	Hedgerow Units	16.73%

- 4.2 The current proposals meet the trading rules for habitats and hedgerows.

APPENDIX A: DEVELOPER DETAILS

Applicant Name	Amy Gilliver
Company Name	Bellway Homes Limited (East Midlands)
Address	Romulus Court Meridian East Meridian Business Park Leicester Leicestershire LE19 1YG
Email Address	amy.gilliver@bellway.co.uk
Telephone Number	07890051714
Signature	
Date	27.01.25

APPENDIX B: RESPONSIBLE PERSON DETAILS

Name	Beth Sydenham
Company Name	FPCR Environment and Design Ltd
Address	Lockington Hall, Lockington, Derby, DE74 2RH
Email Address	elizabeth.sydenham@fpcr.co.uk
Telephone Number	01509 672772
Signature	
Date	21.01.25

APPENDIX C: STATUTORY BIODIVERSITY METRIC CALCULATION TOOL

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