BIODIVERSITY NET GAIN COVER REPORT
(2025 UPDATING DOCUMENT)

BARN AT WOODSIDE FARM
HEATH ROAD
BAGWORTH
LEICESTERSHIRE

A report to:

The Art of Building Ltd
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May 2025

Client:	Mr Bill Wye
Report Title:	Biodiversity Net Gain Cover Report of the Barn at Woodside Farm, Bagworth

Survey Site/Job:	Woodside Farm, Heath Road, Bagworth, Leicestershire, LE67 1DG
OS Grid Reference:	SK 4457 3065

Survey Date(s):	27th of June 2024 (Site Visit) – 13th of May 2025 (Updated Metric)
Lead Surveyor:	Mr Patrick Collins BSc (Hons)

Architect/Agent:	The Art of Building Ltd
Planning Reference:	NA

Versioning and Quality Assurance

Report Status	Date	Author(s)	Reviewed by
Draft Version	14/05/2025	Mr P A Collins BSc (Hons)	II
Final Version	16/05/2024	Mr P A Collins BSc (Hons)	Mr B J Collins MSc MCIEEM

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This document has been prepared by B J Collins Protected Species Surveyors Limited. We accept no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

The evidence which we have prepared and provided is true and has been prepared and provided in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

RELIANCE - The report describes the conditions and ecological features on the site (and possibly its environs) at the time of survey and that this may (is likely to) change over time. Reliance upon the findings of this report should be determined in accordance with the Chartered Institute of Ecology and Environmental Management guidance on the longevity of ecological surveys, see Advice Note (April 2019) *On the Lifespan of Ecological Reports and Surveys* CIEEM.

This specifies that after a period of 18 months from the date of the last relevant site survey, a professional ecologist will need to undertake a site visit and may also need to update desk study information (effectively updating the Preliminary Ecological Appraisal) to provide confidence that the ecological situation and status has not altered.

As a result, and given the transient nature of wildlife and habitats this report cannot be used in a formal "letter of reliance" beyond the period specified above.

Contents

SUMMARY

This report has been prepared by BJ Collins – Protected Species Surveyors Ltd to assess the ecological impact of the proposed development of the Barn at Woodside Farm with regards to Biodiversity Net Gain, and to provide recommendations for compensation where necessary.

This report supports a 2025 updating metric and calculation (Woodside_Farm_Metric_2025_V1), produced to address issues with the previous iteration, due to the initial Biodiversity Net Gain Calculations now being outdated and based upon previous proposals.

The development proposal will involve the renovation and conversion of the Barn building, along with associated hardstanding surrounds, and the installation of a new gravel driveway.

An ecological walkover and condition assessment was undertaken on the 27th of June 2024, as reported in the previous document, to inform the production of the Statutory Biodiversity Metric calculation tool (as published on the 12th of February 2024 by DEFRA).

The Metric calculation tool produced for this development project identified the following:

- The total site area is equal to 0.14 hectares and the Total Habitat Units (Ecological Baseline) is equal to 0.22.
- 0.1 hectares of habitat will be retained, largely developed land associated with the barn, and the proposed development including the installation of a gravel driveway will lead to a loss of 0.06 habitat units from the Ecological Baseline.
- To reach the required 10% uplift in Biodiversity, **at least 0.08 habitat units will be required in compensation.**

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.06
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-28.37%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.22	0.24	0.08
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

With the development being constrained by its status as a residential garden there is no potential to deliver net gain on site. Providing urban trees to the local authority results in a requirement for a formal arrangement, such as section 106 (which can be costly), or alternatively a planning condition.

To that end, the recommendation is that the developer should seek the acquisition of these 0.08 Habitat Units from an external provider, such as one of the habitat banks.

1. INTRODUCTION

1.1 Background to Commission

BJ Collins Protected Species Surveyors Ltd was commissioned in 2024 by The Art of Building Ltd (on behalf of the site owner Mr Bill Wye) to complete a Protected Species Survey and Biodiversity Net Gain Assessment in relation to the development proposal for the barn at Woodside Farm, Bagworth (hereafter the "site").

The previous findings were reported within the 2024 survey report by this company[1], and will be referenced within this document.

This 2025 cover report is an updating document to the 2024 surveys, due to the initial Biodiversity Net Gain Calculations now being outdated and based upon previous proposals. Condition assessment of the site was undertaken in 2024, as previously reported, and have been used to produce the 2025 Statutory Biodiversity Metric, which is submitted alongside this report[2].

1.2 Description of Project

The development proposal will involve the renovation and conversion of the Barn building, along with associated hardstanding surrounds, and the installation of a new gravel driveway.

1.3 Purpose of this Report

The purpose of this report is to assess the ecological impact of the proposed development with regards to Biodiversity Net Gain, to review the overall percentage change from the Ecological Baseline and further to provide recommendations for compensation where necessary, in line with the legislation for a requirement of at least 10% Gain in Biodiversity.

1.4 Legislation

Under Schedule 7A of the Town and Country Planning Act 1990 (As inserted by Schedule 14 of the Environment Act 2021), Developers must deliver a Biodiversity Net Gain of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

1.5 Site Description

The site (indicated by the yellow boundary illustrated in Figure 1 below) is located south of Bagworth, Leicestershire (central Ordnance Survey Grid Reference (OSGR) SK 4457 3065) and comprises a detached barn set within a garden landscape.

The site is immediately adjacent to Bagworth Heath Woods to the east and further deciduous woodland to the west. The wider surrounding area is dominated by an agricultural landscape with further areas of woodland, and an area of standing water located 400m north of the site.

[1] Protected Species (Bat) Surveys and Biodiversity Net Gain Cover Report of Outbuilding at Woodside Farm, Bagworth – B J Collins PSS Ltd (2024)
[2] Woodside_Farm_Metric_2025_V1 – B J Collins PSS Ltd (2025)

Figure 1: The location of the site, encircled in yellow, in relation to the surrounding landscape, courtesy of Google Earth. North to top of page.

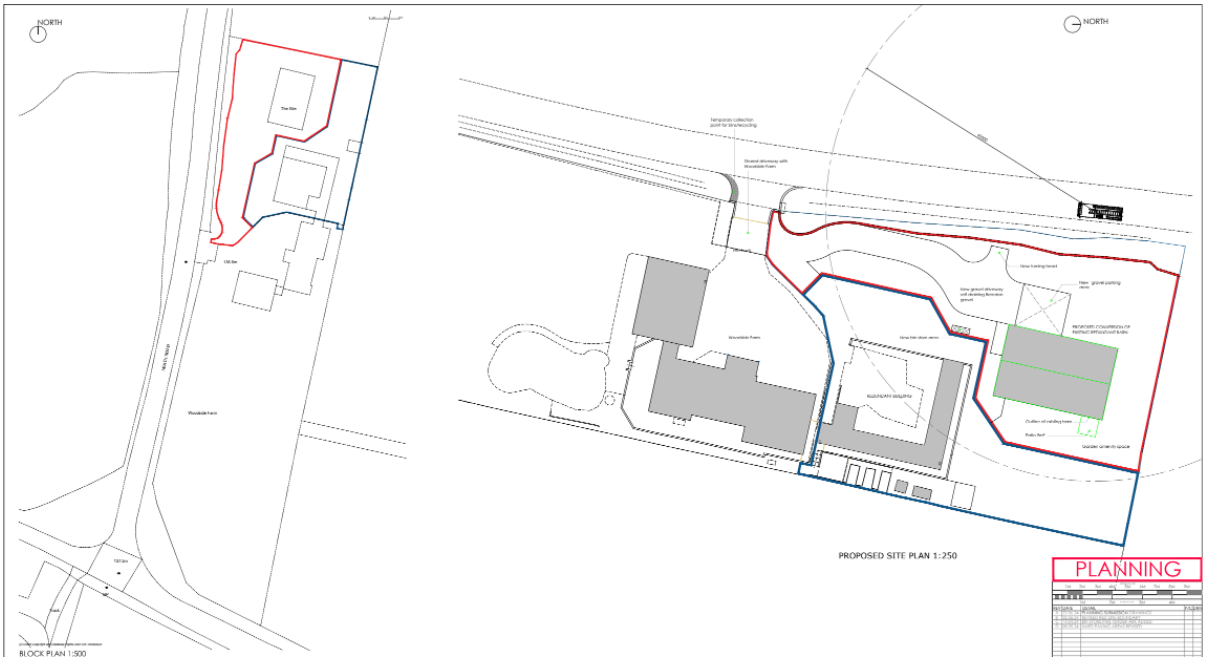

Figure 2: The existing site layout, to the left of the figure, and the proposed plans, to the right, courtesy of The Art of Building Ltd.

2. METHODOLOGY

2.1 Ecological Walkover and Condition Assessments

To inform the BNG calculations, an ecological walkover and condition assessment was undertaken on the 27th of June 2024.

This involved systematically walking over the site and classifying habitats, utilising the UK Habitat Classification survey methodology (UKHab Ltd, 2023), on the basis of vegetation, into one of approximately 47 habitat types (Level 4) alongside a list of secondary codes which give information on the environment and management of those habitats.

Each habitat is then subject to a Statutory Metric condition assessment[3], downloaded from the Gov.uk website, which uses a series of criteria representing key physical characteristics of each habitat type to assess whether the habitats are in favourable condition.

Habitats were assessed as either poor, moderate or good condition.

2.2 Biodiversity Net Gain Calculation

The "Biodiversity Metric – QGIS Template" was downloaded from the Natural England publications webpage[4] to accurately map the findings of the habitat survey, and to map the proposed development utilising plans provided by the client (figure 2 above).

The Statutory Biodiversity Metric calculation tool was downloaded from the Gov.uk webpage[5] to calculate the total habitat units for the Baseline and Proposed sites, and the Total Unit Net Change overall.

2.3 Minimum Mapping Units

The minimum mappable area used is equal to or greater than 25 m^2, and the minimum mappable length of a linear feature is equal to or greater than 5 m.

2.4 Limitations

The surveyor did not encounter any significant constraints upon the survey effort. The ecological walkover survey was undertaken during the optimal period for plant growth.

2.5 Personnel

The ecological walkover and condition assessments were carried out by Mr. P A Collins BSc (Hons) and Ms. R J Gibbs MSc, ecologists with more than 4 years of habitat assessments and have completed formal training in the use of BNG surveys.

The QGIS mapping and subsequent BNG calculations were completed by Mr Patrick A Collins BSc (Hons), who has completed formal training for the Statutory Metric and the use of QGIS.

[3] Statutory_Biodiversity_Metric_Condition_Assessments-_Feb24 – Available at https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

[4] https://publications.naturalengland.org.uk/publication/6049804846366720

[5] The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_02.24 – Available at https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

3. RESULTS

3.1 Ecological Walkover and Condition Assessments

Two habitat types were identified on site from a single Broad Habitat Type – Urban:

- Urban Land – Buildings (u1b5)
- Vegetated Garden (u828)

3.1.1 Buildings (u1b5)

The Barn is a large breeze block construction with a steel frame, timber purlins, and timber wall plate. The roofing is of concrete fibre, with uVPC guttering. There are timber framed windows and stable doors on the eastern elevation, and a large metal sliding door at the southern elevation.

This habitat does not require a condition assessment for the BNG calculations.

Photograph 1: The building taken from the south-west showing the breezeblock construction and large vehicle access doorway on the southern elevation.

3.1.2 Vegetated Garden (u828)

The vegetated garden was found to be species rich, likely taking influence and seed dispersal from the other neutral grassland area to the north of the site. However, the garden was found to have signs of damage such as a fire pit and tyre tracks from both cars/vans to tractor wheels.

Table 1 overleaf demonstrates the species identified on-site.

Despite the species rich nature, under the context of UKHabs and the BNG Metric, the area is part of the 'Urban' broad habitat type. For vegetated gardens, a condition assessment is not applicable.

Table 1: The plant species found throughout the garden landscape.

Common Name	Scientific Name
Annual meadow-grass	*Poa annua*
Black medic	*Medicago lupulina*
Bristly oxtongue	*Picris echioides*
Broadleaf plantain	*Plantago major*
Cocksfoot grass	***Dactylis glomerata***
Common buttercup	***Ranunculus acris***
Common daisy	***Bellis perennis***
Common dandelion	*Taraxacum officinale*
Common field-speedwell	*Veronica persica*
Common knotgrass	*Polygonum aviculare*
Common nettle	***Urtica dioica***
Common ragwort	*Senecio jacobaea*
Common sow-thistle	*Sonchus oleraceus*
Creeping cinquefoil	*Potentilla reptans*
Creeping thistle	***Cirsium arvense***
Curled dock	*Rumex crispus*
Dock leaf	*Rumex obtusifolius*
False oat-grass	***Arrhenatherum elatius***
Forget-me-not	*Myosotis sp.*
Hairy bittercress	*Cardamine hirsuta*
Mouse-ear chickweed	*Cerastium fontanum*
Perennial ryegrass	***Lolium perenne***
Ribwort plantain	*Plantago lanceolata*
Scarlet pimpernel	*Anagallis arvensis*
Scented mayweed	*Matricaria chamomilla*
Self-heal	*Prunella vulgaris*
Spear thistle	*Cirsium vulgare*
Tall fescue	*Schedonorus arundinaceus*
Thyme-leaved speedwell	*Veronica serpyllifolia*
Wall speedwell	*Veronica arvensis*
White clover	***Trifolium repens***
Willowherb	*Epilobium sp.*
Yarrow	***Achillea millefolium***
Yorkshire fog	***Holcus lanatus***

3.2 On-Site Habitat Baseline (Tab A-1 of the Statutory Metric)

The habitats located on-site were mapped using QGIS and entered into the Statutory Metric submitted alongside this report. See tab “A-1 On-site Habitat Baseline” on the Statutory Metric for more information for this section.

The total site area within the red line is equal to 0.14 hectares, and with the two habitat types in their respective conditions, the **Total Habitat Units (Ecological Baseline) is equal to 0.22.**

Within the design proposals, there are areas of developed land (buildings and hardstanding) and vegetated garden that will be retained. This area is equal to 0.1 hectares.

Figure 3 overleaf demonstrates the UKHab habitat map for the On-site Baseline, and Figure 4 is an extract from Tab “A-1” of the statutory metric showing the baseline habitats, total units and area retained.

Figure 3: The baseline habitat map of the barn and garden at Woodside Farm.

Existing area habitats			Ecological baseline		
Habitat Type	Irreplaceable habitat	Area (hectares)	Total habitat units		Area retained
Vegetated garden	No	0.063	0.13		0.063
Developed land; sealed surface	No	0.0238	0.00		0.0238
Developed land; sealed surface	No	0.0057	0.00		0
Developed land; sealed surface	No	0.0012	0.00		0.0012
Vegetated garden	No	0.0095	0.02		0.0095
Vegetated garden	No	0.0355	0.07		0
Vegetated garden	No	0.0009	0.00		0
Total habitat area		0.14			
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		0.14	0.22		0.10

Figure 4: An extract of Tab A-1 "On-site Habitat Baseline" showing the total habitat area, retained area, and the Total Habitat Units of the Ecological baseline.

3.3 On-Site Habitat Creation (Tab A-2 of the Statutory Metric)

The proposed development was mapped using the drawing provided by the client as shown in Figure 2 of section 1.5.

The proposed plans will retain 0.10 hectares of habitat, though the retained developed surfaces contain no ecological value. The largest area change will be the conversion of vegetated garden to a new access gravel driveway (artificially unvegetated, unsealed surface). Some areas of current hardstanding will be converted to vegetated garden, providing 0.01 habitat units back to the baseline.

The proposed development will lead to **a "Total Net Unit Change" of -0.06 habitat units**, a -28.37% change from the ecological baseline.

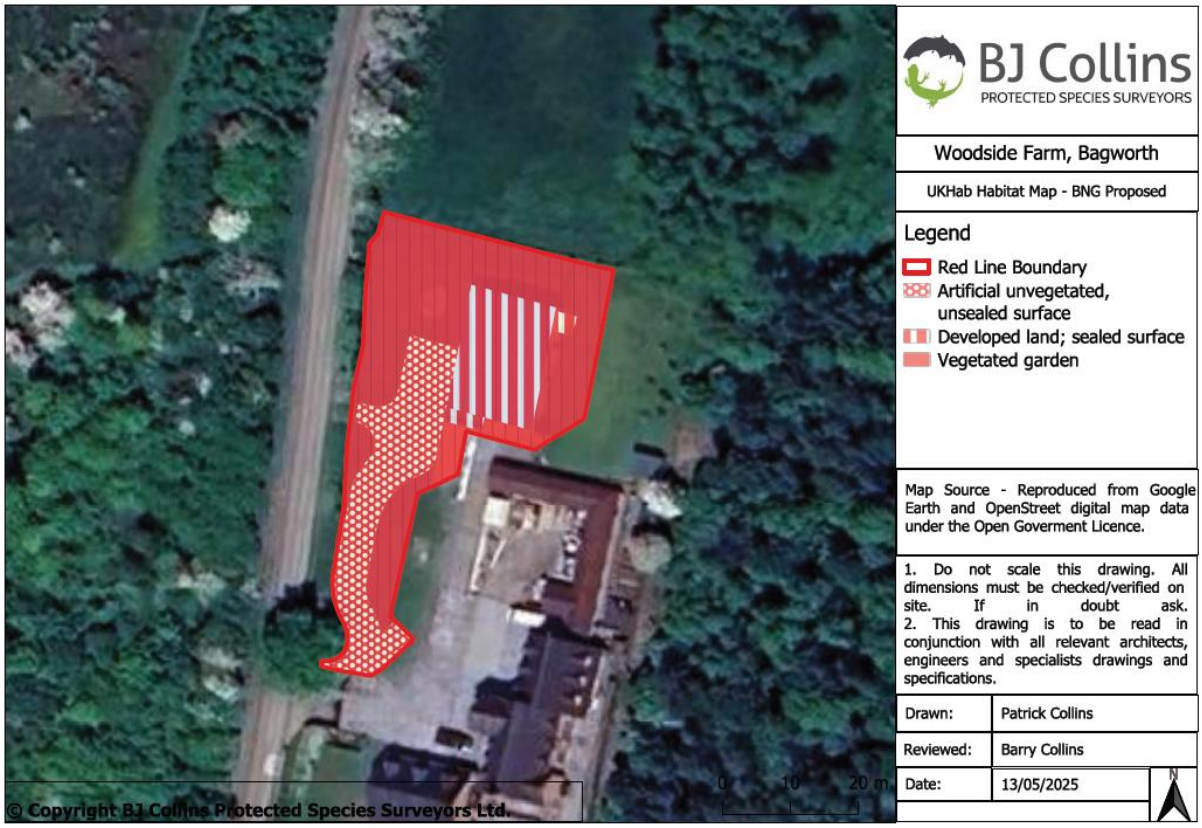

Figure 5: The proposed habitat map for the development of the barn at Woodside Farm.

A-2 On-Site Habitat Creation

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Total Net Unit Change	-0.06
Total Net % Change	-28.37%
Trading Rules Satisfied	No - check trading summaries ▲
Area Check	Area Acceptable ✓

Post inter

Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance
		Distinctiveness	Condition	Strategic significance
Vegetated garden	0.0057	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy
Artificial unvegetated, unsealed surface	0.0355	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy
Developed land, sealed surface	0.0009	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy
Total habitat area	0.04			

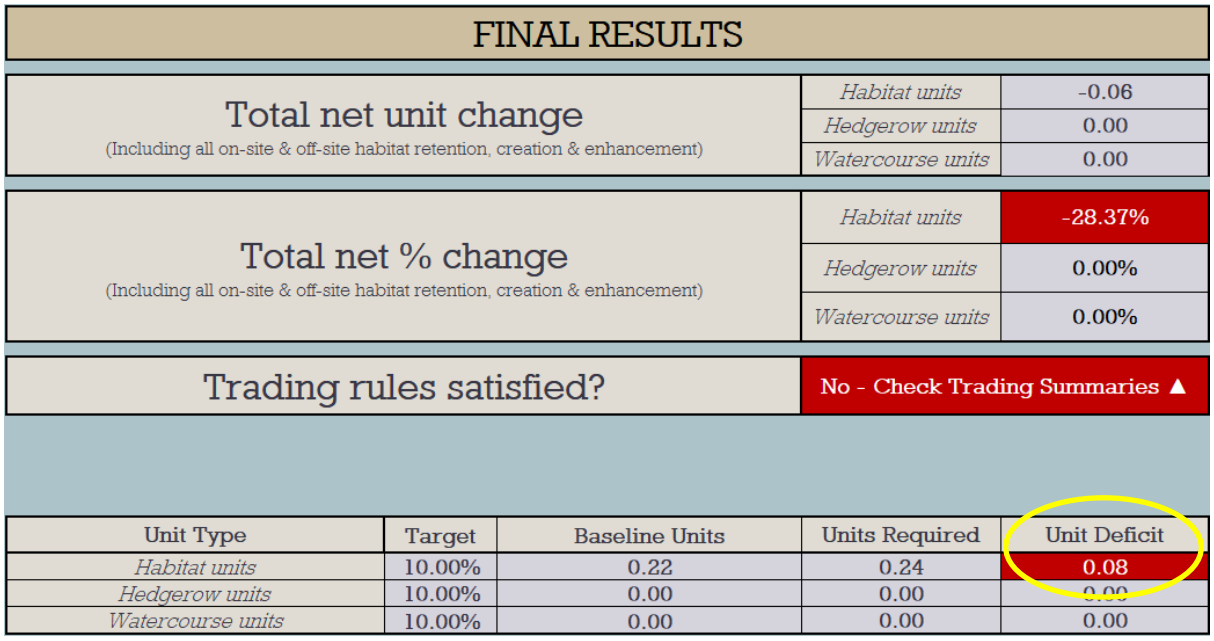
Figure 6: An extract of Tab A-2 "On-site Habitat Creation", showing the proposed changes and the overall unit change.

4. CONCLUSIONS AND RECOMMENDATIONS

The Metric calculation tool produced for this development project identified the following:

- The total site area is equal to 0.14 hectares
- The Total Habitat Units (Ecological Baseline) is equal to 0.22.
- 0.1 hectares of habitat will be retained.
- The proposed development will lead to a loss of 0.06 habitat units from the Ecological Baseline.

To reach the required 10% uplift in Biodiversity, at least 0.08 habitat units will be required in compensation. This can be seen in figure 7 below, taken from the "Headline Results" tab of the Statutory Metric.



FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.06
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-28.37%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.22	0.24	0.08
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Figure 7: An extract from the "Headline Results" tab, showing the final results table for the development proposal at Woodside Farm, indicating the loss of 0.06 habitat units, and therefore the requirement (deficit) for 0.08 habitat units in compensation.

With the development being constrained by its status as a residential garden there is no potential to deliver net gain on site. To that end, the developer should aim to acquire 0.08 habitat units in an off-site location.

This is the equivalent to providing the local authority with 7 small trees of moderate condition within an area of public open space. However, entering into this agreement results in a requirement for a formal arrangement, such as section 106, which can be costly or alternatively a planning condition.

The alternative, and the recommendation for this project, is to seek the acquisition of these 0.08 Habitat Units from an external provider, such as one of the habitat banks.

5. REFERENCES

B J Collins PSS (2024) **Protected Species (Bat) Surveys and Biodiversity Net Gain Cover Report of Outbuilding at Woodside Farm, Bagworth**, B J Collins PSS Ltd, Nottingham.

B J Collins PSS (2025) **Woodside_Farm_Metric_2025_V1,** B J Collins PSS Ltd, Nottingham.

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