



Avant Homes

Lychgate Lane, Burbage

Biodiversity Net Gain Plan

June 2026

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CONTENTS

1.0 INTRODUCTION 2

2.0 BASELINE CONDITIONS..... 3

3.0 PROPOSED DESIGN..... 3

4.0 OFF-SITE COMPENSATION 7

5.0 BNG METRIC 7

6.0 CONCLUSIONS..... 9

TABLES

- Table 1: Summary of Proposed Habitat Management
- Table 2: Statutory Biodiversity Metric Headline Results
- Table 3: Habitat Trading Summary

FIGURES

- Figure 1: Habitat Baseline
- Figure 2: Proposed Habitats
- Figure 3: Habitat Retention
- Figure 4: Baseline Condition/Distinctiveness
- Figure 5: Proposed Condition/Distinctiveness

APPENDICES

- Appendix A: Statutory Biodiversity Net Gain Metric

1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Ltd on behalf of Avant Homes for the development proposal off Lychgate Lane, Burbage, herein referred to as ‘the Site’.
- 1.2 The purpose of this report is both to update Biodiversity Net Gain calculations undertaken by FPCR Environment and Design Ltd in 2022, and to provide a plan for ensuring the habitat proposals as described within the calculations are met, to discharge condition 23 of the appeal decision ref. APP/K2420/W/23/3321670:

“No development shall take place (including ground works or vegetation clearance) until a Biodiversity Net Gain Plan (the Plan) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be based on the submitted Biodiversity Net Gain metric spreadsheet (Sam Weston 05/05/2022) and shall provide a minimum of 1% net gain on the reported baseline habitat loss. The Plan shall include the following details:

- a) Location plan of the area(s) to be used for Biodiversity Net Gain;*
- b) Description of existing habitats on and off site;*
- c) Description of planned habitat creation/enhancement, including species;*
- d) Baseline habitat data used to inform metric;*
- e) Habitat creation/enhancement plans used to inform metric;*
- f) Timetable for implementation of habitat creation/enhancement;*
- g) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required;*
- h) Mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the Plan;*
- i) Timetables for implementation.*

The Plan shall be supported by up to-date Biodiversity Net Gain metric calculations for both the application site and the site for off-setting using the latest DEFRA version of the metric. The Plan shall be implemented in accordance with the approved details and shall be retained thereafter.”

Site Location and Context

- 1.3 The site is located off Lychgate Lane to the east of the village of Burbage and comprises one compartment of poor semi-improved grassland with some scrub cover along the eastern boundary.
- 1.4 The site is bordered by species poor native hedgerows.
- 1.5 The bordering landscape to the north, east, and south is predominantly agricultural.

Site Proposals

- 1.6 The proposals include the development of a residential housing estate and associated green infrastructure. Eighty-two houses are proposed with gardens, hedgerows, mature trees, play area, and associated urban infrastructure.

2.0 BASELINE CONDITIONS

Strategic Significance

- 2.1 The Site is classed as an area not in local strategy. The site is not identified as part of any biodiversity strategy within the Charnwood Draft Local Plan 2021-37
- 2.2 Priority habitats within the Leicester, Leicestershire and Rutland Biodiversity Action Plan¹ present within the site comprise hedgerows and mature trees, although they are not mapped or described as important in this specific location. No other priority habitats are present within the Site boundary.
- 2.3 Considering the above, the hedgerows and mature trees on Site are considered to be of medium strategic significance. The habitat areas on the Site are not considered to be of strategic significance.

Baseline Habitats (Figures 1 & 4)

- 2.4 The Site baseline predominantly comprises modified grassland in poor condition, with an area of mixed scrub in poor condition along the western boundary. The site is bounded by species poor native hedgerows in good condition, with a number of mature trees.
- 2.5 Baseline habitats are described in more detail in the previously submitted Ecological Appraisal and Biodiversity Net Gain Technical Note.

3.0 PROPOSED DESIGN

- 3.1 Habitat proposals have been informed by the Detailed Soft Landscape Proposals Plan (Drawing no. P24-0282_EN_0001_E_0005) and the Site Layout Plan (Drawing no. EM-LLB-20 rev. F). Proposals aim to create habitats appropriate to the local area, with conditions targeted to be realistically achievable.

Retained Habitats

- 3.2 Habitat retention is illustrated in Figure 3. The habitats to be lost under current proposals are 2.69ha of modified grassland in poor condition and 0.09ha of mixed scrub in poor condition.
- 3.3 Where feasible, hedgerows and lines are trees are to be retained, with a 13m section of hedgerow H4 lost for access.

Habitat Creation

- 3.4 Post-development habitats are shown in Figure 2. Green Infrastructure (GI) proposals include the creation of a range of habitats suited to a residential development, including amenity and wildflower grassland, ornamental planting, and native scrub planting.
- 3.5 Tree and native scrub planting will be incorporated throughout the Green Infrastructure areas along with grassland areas. These habitats will be managed for their value to biodiversity and grasslands will be sown with a species rich seed mix.

¹ Leicester, Leicestershire and Rutland Biodiversity Action Plan 2016-2026. Access [online] 25.04.23 Available at: [Leicester, Leicestershire and Rutland BAP \(lwrt.org.uk\)](https://www.leicester.gov.uk/leicestershire-and-rutland-biodiversity-action-plan/)

- 3.6 36 small native trees will be planted within areas of grassland and ornamental planting within the Green Infrastructure.

Table 1: Summary of Proposed Habitat Management

Habitat (UKHab Type)	Targets for Creation/Management	Target Condition	Distinctiveness
Other neutral grassland	Wildflower meadows created towards the west of the Site. Creation of a herb rich neutral grassland community achieved through use of a suitable nutrient poor substrate, achieved through topsoil mixing or similar. Seeding with an appropriate species rich seed mix (e.g., Emorsgate EM3 or similar composition). The following management prescriptions should be adopted to achieve the target value by achieving 3 or 4 of 5 criteria: 1-2 cuts taken per year, with the grassland left un-mown during the summer and any arisings removed. A graduated edge between scrub and grassland habitat types should be encouraged. - Treatment to remove any invasive non-native species should they arise. - Targeted weeding/treatment to limit/remove undesirable species to below 5% ground cover (creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, greater plantain <i>Plantago major</i>, cow parsley <i>Anthriscus sylvestris</i>).	Moderate	Medium
Modified grassland	Species rich grassland areas created within the developed Site areas. The following management prescriptions should be adopted to achieve the target value by achieving 5 of 7 criteria: - Seeding with an appropriate species rich seed mix (e.g., Emorsgate EM2 or similar composition) to ensure at least 6 vascular plant species per m². - Rotational mowing throughout the year to ensure a varied sward (at least 20% of the sward less than 7 cm and at least 20% more than 7 cm at any time). - Treatment to remove any invasive non-native species and self-set scrub should they arise. - Regular maintenance and reseeding as needed to ensure physical damage remains below 5% of the total area and bare ground remains below 10% of the total area.	Good	Low
Modified grassland	Grassland managed for amenity purposes, mown areas alongside footpaths, or as part of grasscrete. No specific management prescriptions required to achieve the target condition.	Poor	Low

Mixed scrub	Native scrub planting will be included within the Green Infrastructure. The following management prescriptions should be adopted to achieve moderate condition by targeting at least 3 or 4 of 5 criteria: • Planting mix to use a diverse range of native species, with no one species compromising more than 50% of the mix. • Replace any failed woody specimens. • Targeted weeding/treatment to limit/remove invasive/undesirable species to below 5% ground cover (typical species include but are not limited to- Creeping thistle <i>Cirsium arvense</i>, cherry laurel <i>Prunus laurocerasus</i>, common nettle <i>Urtica dioica</i>, snowberry <i>Symphoricarpos spp</i>, cotoneaster <i>Cotoneaster spp</i>). • Allow a graduated edge to form with scattered scrub and tall grassland along the peripheries where possible. • Rotational clearance/coppicing of selected areas to allow opportunities for natural regeneration.	Moderate	Medium
Urban tree	36 small trees to be planted throughout areas of modified grassland around the Site. Trees will be managed to achieve moderate condition by targeting at least 3 or 4 of 5 criteria. The following management prescriptions will be implemented: • Only native tree species in planting scheme. • Area beneath trees maintained as vegetation (not paved/gravelled over) • Pruning regime to be limited to that required to maintain tree health, with exception of public health and safety requirements. • Avoid herbicide use in close proximity to trees (<1m). • Replace any failed specimens.	Moderate	Medium

4.0 OFF-SITE COMPENSATION

- 4.1 The off-site contribution to the development's biodiversity net gain is secured at a habitat parcel of 0.8ha forming part of a habitat bank managed by Environment Bank Ltd, held under Environment Bank's internal reference HARB03. The parcel is held within a wider habitat bank established specifically to generate biodiversity units for allocation to third-party developments, of which the units required for this scheme have been reserved under allocation reference BNGREG-TEOD8-AVDLJ.
- 4.2 The baseline for the parcel comprises modified grassland in moderate condition, with a baseline value of 0.3 habitat units.
- 4.3 Proposals for the generation of biodiversity units comprise enhancement of the existing modified grassland to lowland meadow, with a target condition of good. The parcel will then have a value of 1.03 habitat units, delivering a net gain of 0.73 habitat units.
- 4.4 Delivery and long-term management of the off-site parcel is secured through Environment Bank's habitat bank model, under which the developer's allocation (reference BNGREG-TEOD8-AVDLJ) reserves the biodiversity units generated by parcel HARB03 for use by this development. Purchase of the units has been completed to secure habitat enhancement, management and monitoring of the parcel for a minimum of 30 years.
- 4.5 Confirmation of the registration of the parcel, together with the purchase certificate and the parcel's HMMP, will be submitted to Leicestershire County Council to provide the remaining information required to discharge condition 23.

5.0 BNG METRIC

Biodiversity Net Gain

- 5.1 The habitat creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. Table 3 provides a summary of the headline results of the Statutory Biodiversity Metric assessment completed for the proposals. The full metric has been provided in Appendix A.

Table 2: Statutory Biodiversity Metric Headline Results

On-Site Baseline	Habitat Units	5.74
	Hedgerow Units	4.77
On-Site Post-Intervention	Habitat Units	5.06
	Hedgerow Units	5.12
On-Site Net Unit Change	Habitat Units	-0.67
	Hedgerow Units	+0.36
Off-Site Baseline	Habitat Units	0.30
Off-Site Post-Intervention	Habitat Units	1.03
Off-Site Net Unit Change	Habitat Units	+0.73
Total Net Unit Change	Habitat Units	+0.06
	Hedgerow Units	+0.36
Total Net Percentage Change	Habitat Units	+1.01%
	Hedgerow Units	+7.48%

- 5.2 The assessment has demonstrated that the proposals as currently indicated will lead to an overall loss of -0.67 habitat units representing a -11.71% loss for this unit type. The proposals will lead to a +0.36 unit gain for hedgerows, representing a +7.48% gain. No change has been identified within the rivers category due to these habitat types not being present within the baseline or proposals.
- 5.3 To achieve the target of 1% habitat net gain, off-site enhancement will provide the delivery of a further 0.73 habitat units, delivering a total of +0.06 unit gain or +1.01%.

Habitat Trading

- 5.4 No irreplaceable habitats are present at the Site.
- 5.5 No high or very high distinctiveness habitats were present on site so like-for-like or bespoke compensation will not be required for any habitats that are to be lost under the current proposals.
- 5.6 The baseline habitats currently at the Site include medium distinctiveness mixed scrub which requires compensation to be provided through the provision of habitat within the same broad habitat type i.e. losses of one type of medium distinctiveness scrub may be compensated for by the creation or enhancement of any type of medium distinctiveness scrub. The current proposals provide sufficient quantities of medium distinctiveness habitat groups to satisfy the trading requirements.
- 5.7 Low and very low distinctiveness habitats can be compensated for by the creation of any habitat type, and the scheme has satisfied trading rules when off-site compensation is considered.
- 5.8 Table 4 below summarises the habitat trading results for the Site under the current proposals.

Table 3: Habitat Trading Summary

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	N/A
High	Same habitat required	N/A
Medium	Same broad habitat or a higher distinctiveness habitat required	Yes
Low	Same distinctiveness or better habitat required	Yes

6.0 CONCLUSIONS

- 6.1 The approach to habitat creation has aimed to maximise biodiversity value within the space made available within the proposals for green infrastructure. Biodiversity Net Gain has then been used to inform the habitat creation proposals for the scheme and to guide decisions around additional habitat provision.
- 6.2 The results of the assessment demonstrate that the scheme currently will not lead to an overall gain of biodiversity units associated with the area habitats when compared with the baseline habitats. The scheme does lead to a gain in hedgerow units when compared to the baseline.
- 6.3 The scheme has aimed to deliver a 1% uplift over the baseline biodiversity value of the Site and satisfy all the trading requirements for medium distinctiveness habitats. In order to achieve this, compensation equivalent to 0.74 habitat units will be acquired.



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Key

 **Red Line Boundary**

Baseline Habitats

 **Mixed scrub**

 **Modified grassland**

Baseline Hedgerows

 **Native hedgerow**





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Key

 **Red Line Boundary**

Proposed Habitats

 **Grasscrete**

 **Developed land; sealed surface**

 **Introduced shrub**

 **Mixed scrub**

 **Modified grassland**

 **Other neutral grassland**

 **Vegetated garden**

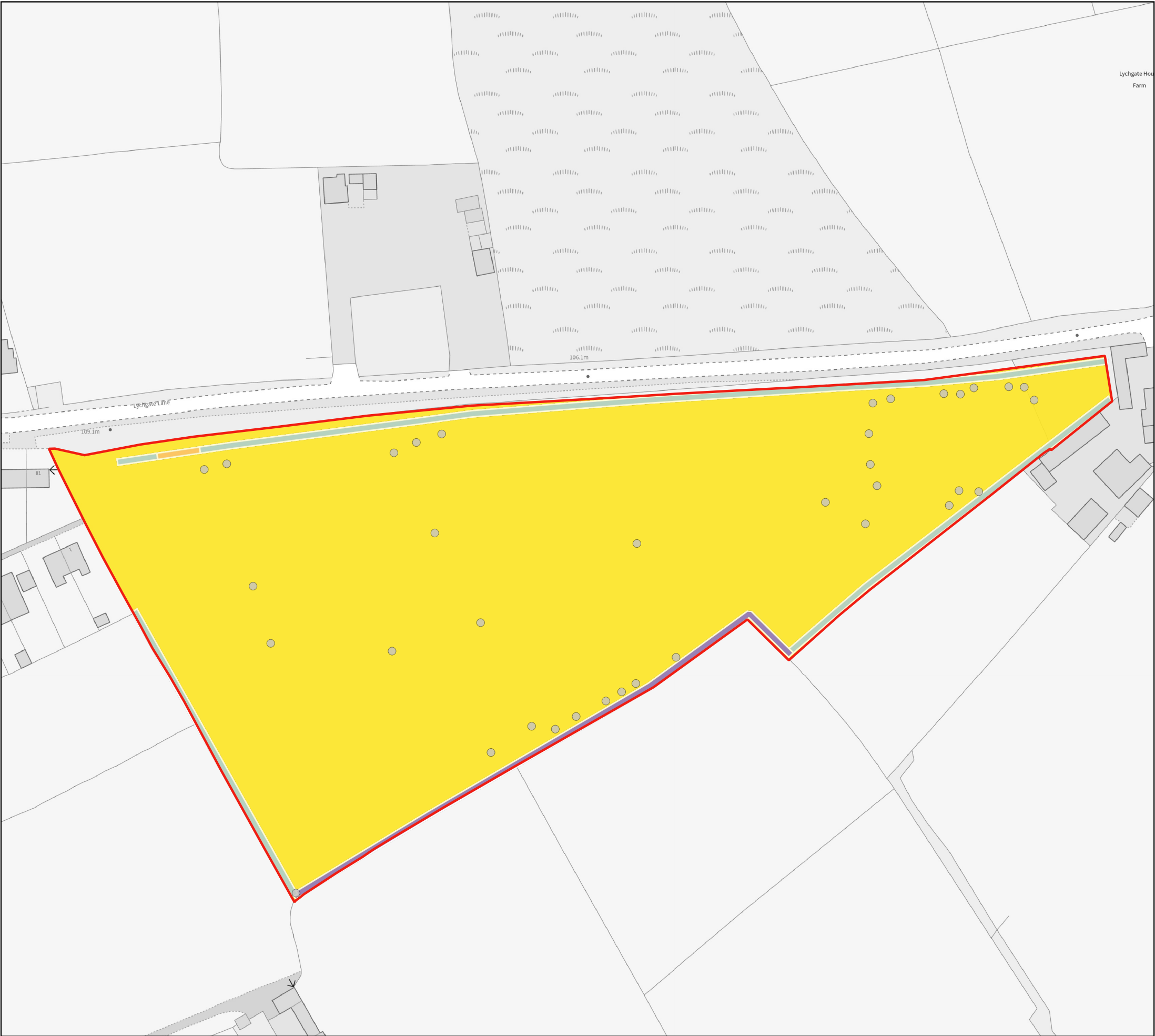
Proposed Hedgerows

 **Native hedgerow**

 **Species-rich native hedgerow**

Proposed Individual Trees

 **Proposed Small Urban Tree**



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Key

 **Red Line Boundary**

Retained Habitats

 **Lost**

Retained Hedgerows

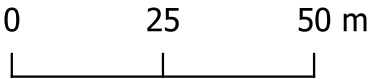
 **Enhanced**

 **Retained**

 **Lost**

Retained Individual Trees

 **Created**



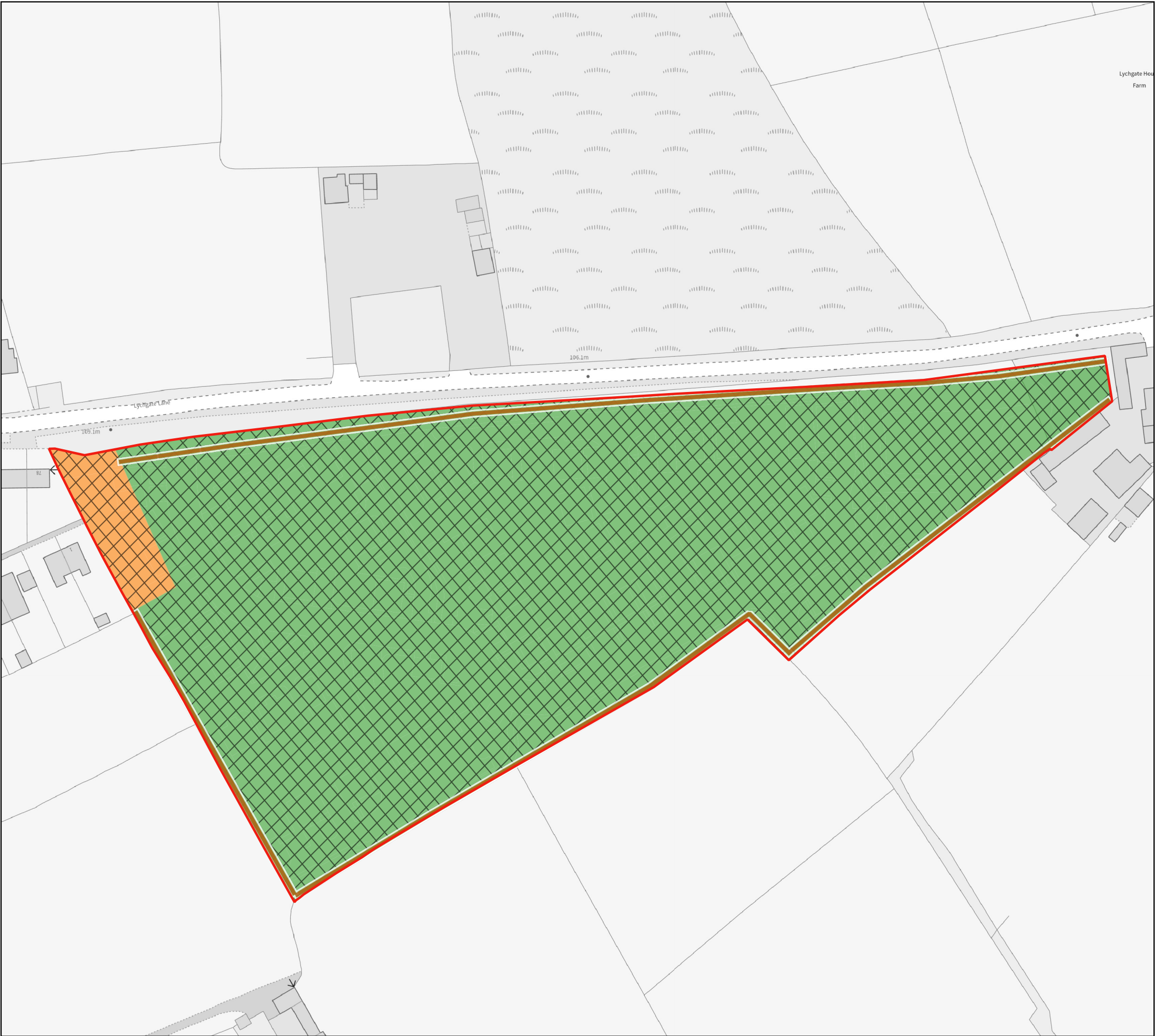
client
Avant Homes
project
Lychgate Lane, Burbage
drawing title
HABITAT RETENTION

scale @ A3
1:1,250

drawn
SFW

issue date
9/8/2024

drawing / figure number
Figure 3



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Key

 **Red Line Boundary**

Baseline Habitat Condition

 **Poor**

Baseline Habitat Distinctiveness

 **Medium**

 **Low**

Baseline Hedgerow Condition

 **Good**

Baseline Hedgerow Distinctiveness

 **Low**



client
Avant Homes
project
Lychgate Lane, Burbage

drawing title
**BASELINE HABITAT CONDITION /
DISTINCTIVENESS**

scale @ A3
1:1,250

drawn
SFW

issue date
3/7/2024

drawing / figure number
Figure 4



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Key

 **Red Line Boundary**

Proposed Habitat Condition

 **Good**

 **Moderate**

 **Poor**

 **N/A**

Proposed Habitat Distinctiveness

 **Medium**

 **Low**

 **V.Low**

Proposed Hedgerow Condition

 **Good**

 **N/A**

Proposed Hedgerow Distinctiveness

 **Medium**

 **Low**

 **N/A**

Proposed Individual Tree Distinctiveness

 **Medium**

Proposed Individual Tree Condition

 **Moderate**