



Photo 1: Species-poor modified grassland with a Non-Native hedgerow enclosing it.

Photo 2: Ornamental Cherry tree with a non-native hedgerow in the background.

Photo 3: Non native line of trees alongside the non-native hedgerow with dirt track used as a road.

Photo 4: Non-Native Hybrid Black Poplar trees as a linear feature.

Photo 5: Enclosed site by non-native hedgerow and non-native trees.

Photo 6: Short mown modified grassland and dirt track used as a road.

Photo 7: Ruderal planting, dominated by nettles.

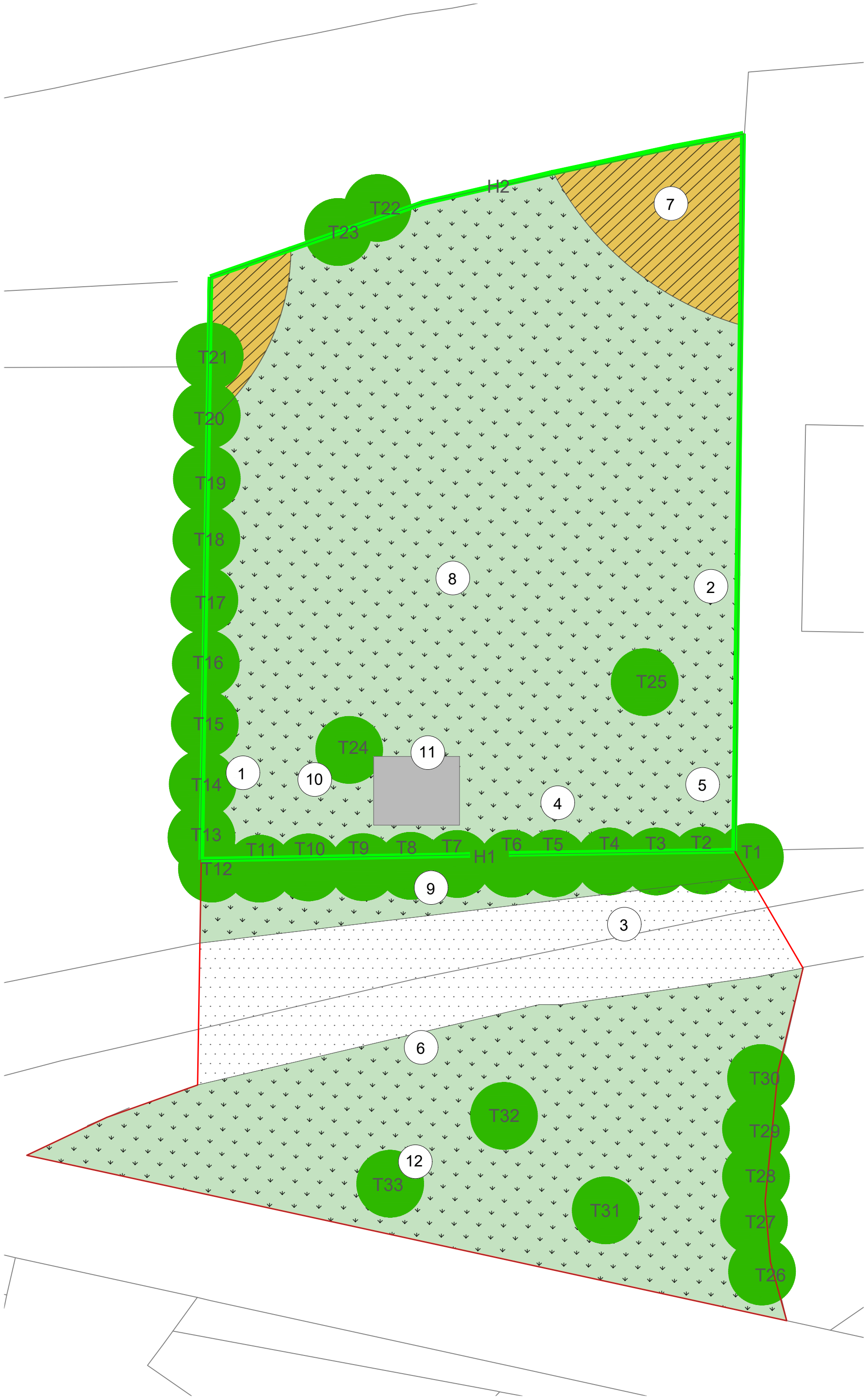
Photo 8: Species-poor modified grassland.

Photo 9: Non-native line of trees.

Photo 10: Non-native line of trees and non-native hedgerow.

Photo 11: Small structure within site.

Photo 12: Species-poor modified grassland.



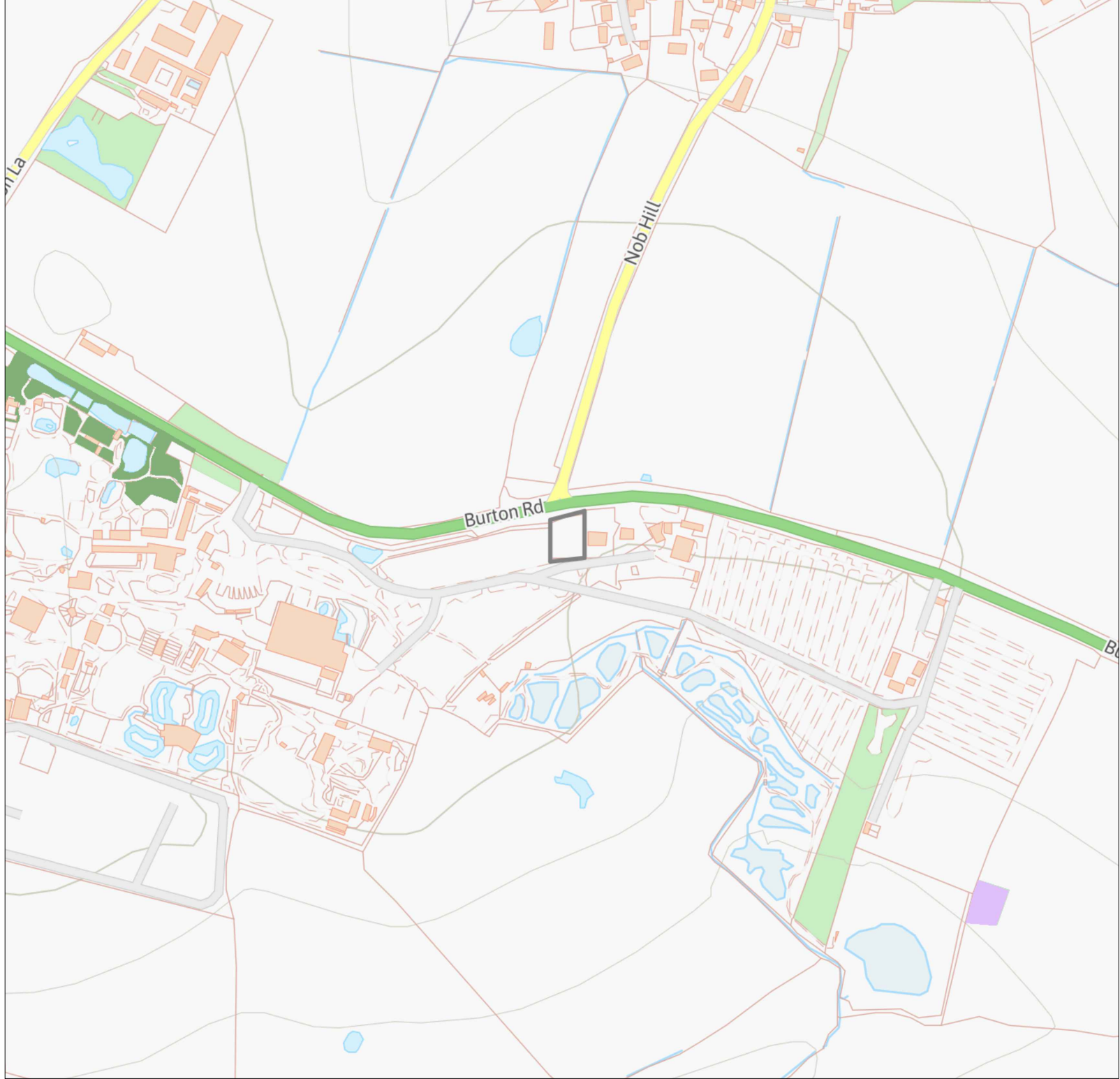
Proposed Day Nursery, Twycross Zoo
BNG Baseline Tree, Hedge and Line of Trees Table

Ref	Feature type	Species / description	Size (trees only)	BNG size category	Length / count	Condition	Notes
T23	Individual tree	Lawson Cypress	8m high; crown spread 3m; stem dia. 400mm	Medium	1 no.	Poor	Mature tree
T24	Individual tree	Fir	8m high; crown spread 3m; stem dia. 400mm	Medium	1 no.	Poor	Mature tree
T25	Individual tree	Ornamental Cherry	4m high; crown spread 2-3m; stem dia. 320mm	Medium	1 no.	Poor	Mature tree
T31	Individual tree	Prunus	2m high; crown spread 1-2m; stem dia. 170mm	Small	1 no.	Poor	Young tree
T32	Individual tree	Horse Chestnut	5m high; crown spread 2-3m; stem dia. 320mm	Medium	1 no.	Poor	Mature tree
T33	Individual tree	Horse Chestnut	5m high; crown spread 2-3m; stem dia. 350mm	Medium	1 no.	Poor	Mature tree
H1 / H2	Hedgerow	Lawson Cypress ornamental / non-native hedge	—	—	80m	Poor	Ornamental hedge shown as poor condition on baseline map
T1-T22 and T26-T30	Line of trees	Poplar line of trees (UKrab w1.1174)	—	—	70m	Poor	Non-native line of trees; poor condition in condition sheet

Summary

- The baseline records six individual trees, one ornamental / non-native hedge parcel and one line of trees parcel.
- Five of the individual trees fall within the Medium BNG size class and one falls within the Small size class. No Large or Very Large trees are recorded in the baseline tree table.
- The hedge extends to 80m and is recorded in poor condition. The line of trees extends to 70m, is classified as UKrab w1.1174 and is also recorded in poor condition.
- The line of trees condition sheet identifies the parcel as non-native poplar trees and scores it as Poor.

DETAIL ONE: MAGICMAP IMAGE SHOWING DESIGNATED SITES AND PRIORITY HABITATS WITHIN 500m OF THE SITE (500m RADIUS RINGED IN RED). SCALE 1:5000



BASELINE SURVEY

Conducted by Ecologist Alex Billingsley on 13th April 2026, the survey found the site to comprise an area of species-poor modified grassland in generally poor condition, dominated by common species such as common nettle, creeping thistle, perennial rye-grass and crested dog's-tail. The site is enclosed by linear features, including a non-native hedgerow and a line of poplar trees. There are also localised sections of ruderal vegetation dominated by common nettle, together with individual fir and cypress trees within the site. To the south of the enclosed area, the site also contains a small number of poor-quality ornamental trees, including horse chestnut and a young Prunus specimen, while a further row of poplar trees is present to the south-east.

A Desktop survey by DJOGS Ltd ecologist Richard Billingsley on 17th April 2026 using the MagicMap interactive mapping tool (see mapping detail one).

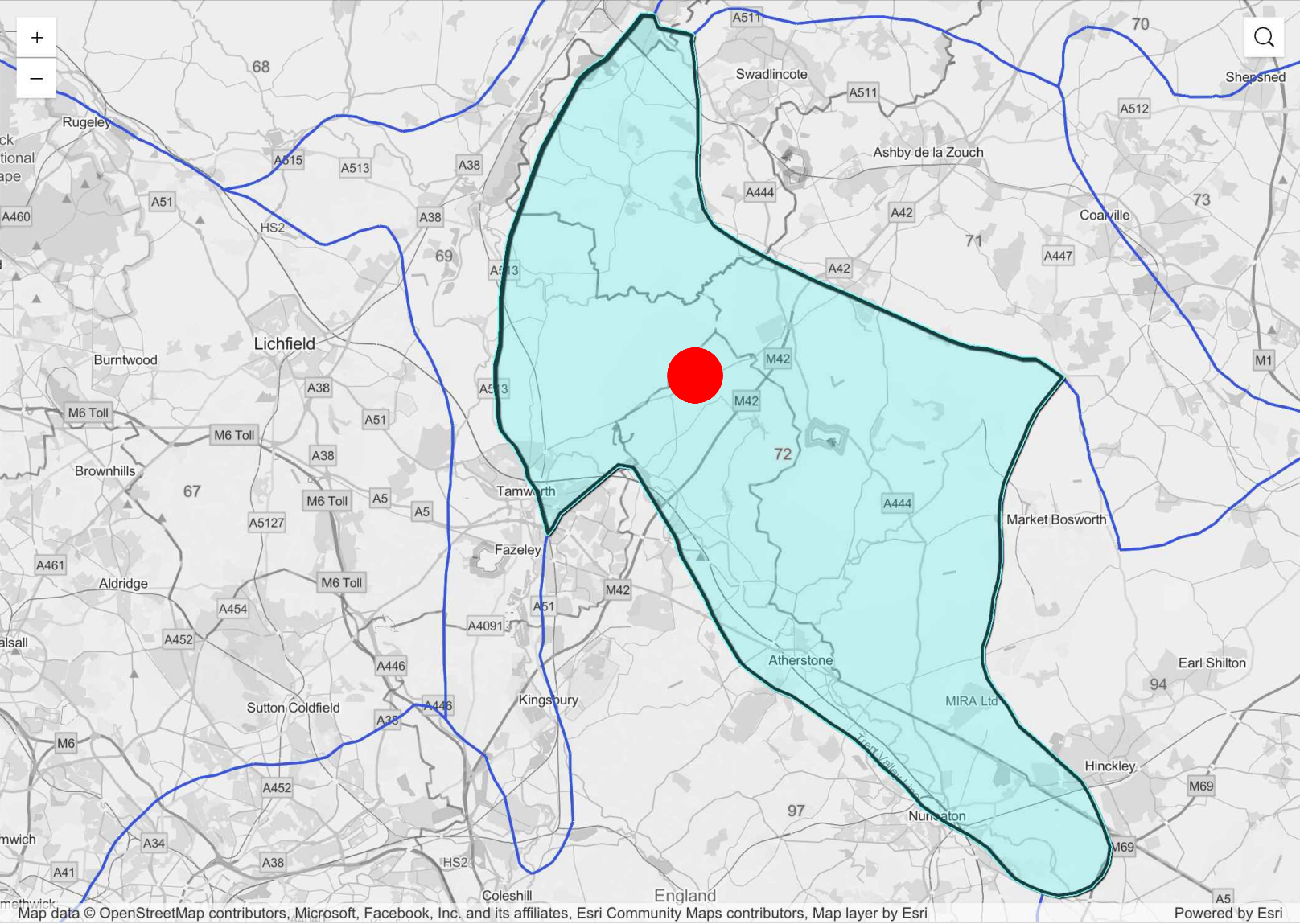
DESIGNATED SITES

There are no designated wildlife sites within 500m of the site.

PRIORITY HABITATS

There are no priority habitats within 500m of the site.

DETAIL TWO: The site lies with National Character Area 72, Mease/Sense Lowlands, and is within Hinckley and Bosworth Borough Council LPA. (not to scale)



Notes:

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DEVELOPMENT SITE AREA
2000m²

BUILDINGS 20m²
u1b5

MODIFIED GRASS 1660m²
g4 poor condition

TALL RUDERAL 100m²
u1f.81

BARE GROUND 220m²

TREE 7no
u1d.32
see tree table for detail

ORNAMENTAL HEDGE 80m
h2b poor condition

LINE OF TREES 70m
w1.1174

REV: DESCRIPTION: BY: DATE:

STATUS: **PLANNING ISSUE**



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SITE: Proposed Day Nursery, Twycross Zoo

TITLE: BIA Baseline Habitat Map

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:200	14/04/26	PDJ	RB
PROJECT NO:	DRAWING NO:	REVISION:	
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