

Biodiversity Net Gain Assessment

Site Address:

The Larches, Hinckley Road, Ibstock, Northwest Leicestershire, Leicestershire, LE67 6PA

Client:

Jatinder Sidhu

Assessment Date:

4th February 2026

Project:

This report is prepared to inform a planning application with Hinckley and Bosworth Borough Council. The proposal is described as:
The construction of two dwellings.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Victoria Walters BSc (Hons) MSc Consultant Ecologist	17-02-2026
Reviewed	0.2	Abby Pidgenson BSc (Hons) MSc, Senior Ecologist	19-02-2026
Final	1.0	Victoria Walters BSc (Hons) MSc Consultant Ecologist	20-02-2026
Amend	2.0	Victoria Walters BSc (Hons) MSc Consultant Ecologist	06-03-2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The survey site is centred on National Grid Reference SK 4008 8842 and has an area of approximately 0.25ha.

The site is part of a wider client owned garden, comprising short grassland and scattered trees. The site is located in a rural area of Ibstock, Leicestershire and is surrounded by agricultural land, predominantly cropland and cattle grazing. There is a main road adjacent to the northeast of the site, on the far side of which lies a small residential area. Pockets of woodland are found within 2km, most notably there is an extensive area of woodland known as Grange wood, 900m northeast.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric - The Larches, LE67 6PA – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Preliminary Ecological Appraisal (PEA) – The Larches, LE67 6PA – v2 (Arbtech Consulting Ltd., 2026)

Executive Summary

The current landscaping proposal generates a net gain of area-based habitat units (+23.94%) and a net gain of linear-based habitat units (+0.20 units). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units.

All trading conditions have been satisfied.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	16 th January 2026
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from Google Earth dated 5th April 2018 and 21st May 2023, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.	
	Historical imagery < 21 Apr 2020 > >1 1985 1999 2000 2006 2010  Historical imagery < 21 May 2023 > >1 1985 1999 2000 2006 	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.
BNG Target Uplift	+10%
National Character Area (NCA)	71- Leicestershire and South Derbyshire Coalfield
Strategic Significance	Leicestershire, Leicester and Rutland Local Nature Reserve Strategy https://www.leicestershire.gov.uk/sites/default/files/2025-07/LLR-Local-Nature-Recovery-Strategy.pdf The site is not within a mapped area and therefore all habitat baselines and post-development will be low strategic significance.
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Vegetated garden	0.20268	The site is dominated by modified grassland managed as amenity grass as part of a larger client owned boundary. The grassland is species poor and is mown regularly with a maintained sward height of under 9cm. There were some waterlogged areas near the south of the site, indicating poor drainage, however this may have been due to recent heavy and consistent rain. Species include perennial ryegrass (D), common daisy (F), springy turf moss (O), dandelion (O), yarrow (R), ragwort (R), Yorkshire fog (R).	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Urban Tree	Good: 0.0122	3 trees on site, as described within the PEA (Arbtech, 2026)	Good: 3 pass 6 of 6 criteria 3no. small	Low Strategic Significance
Modified grassland	0.0565	The far southeast corner of the site comprises modified grassland managed as amenity grass. The grassland is species poor and is mown regularly with a maintained sward height of under 9cm. There were some waterlogged areas near the south of the site, indicating poor drainage, however this may have been due to recent heavy and consistent rain. Species include perennial ryegrass (D), common daisy (F), springy turf moss (O), dandelion (O), yarrow (R), ragwort (R), Yorkshire fog (R).	Poor: Pass 5 out of 7 criteria excluding essential criteria Assessed using the low distinctiveness grassland type	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Urban trees	0.0122	All trees to be retained.	Good: 3 pass 6 of 6 criteria 3no. small	Low Strategic Significance
Created (A-2)	Developed land sealed surface (Buildings)	0.04443	Two buildings to be constructed on site	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Developed land sealed surface	0.05365	Hard standing comprising driveway and paths	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Vegetated garden	0.10502	Vegetated garden habitats to rear and south of buildings	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Other neutral grassland	0.0565	Proposed area for enhancing the existing grassland to become other neutral grassland.	Habitat will achieve good condition	Low Strategic Significance

Post-Development Biodiversity Value: On-Site**Linear-Based Habitats**

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Created (A-2)	Native hedgerow	0.05089	A strip of native hedgerow will be planted in order to separate distinctively the proposed development area under residential curtilage, and the enhancements/conservation area which is not under residential curtilage.	Habitat will achieve good condition.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.66 units ❖ Vegetated garden: 0.41 units ❖ Urban tree: 0.15 units ❖ Modified grassland: 0.11 units	0 units	❖ N/A
	Post-Development	0.82 units ❖ Developed land sealed surface: 0 units ❖ Vegetated garden: 0.20 units ❖ Urban tree: 0.15 units ❖ Other neutral grassland: 0.47 units	0.20 units ❖ Native hedgerow: 0.20 units	❖ N/A
	Net Change	+ 0.16 units (+23.94%)	+0.20 units (+N/A%)	N/A
Overall Net Change		+23.94%	+0.20 units	N/A

Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+23.94%) and a net gain of linear-based habitat units (+0.20 units). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units. All trading conditions have been satisfied.
Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
BNG Mitigation Hierarchy	
Avoidance	All trees to be retained
Minimisation	As much of the developed site will be managed as vegetated garden as possible
Mitigation	-
Offset	The south area of the site, outside of residential curtilage will be enhanced as other neutral grassland.

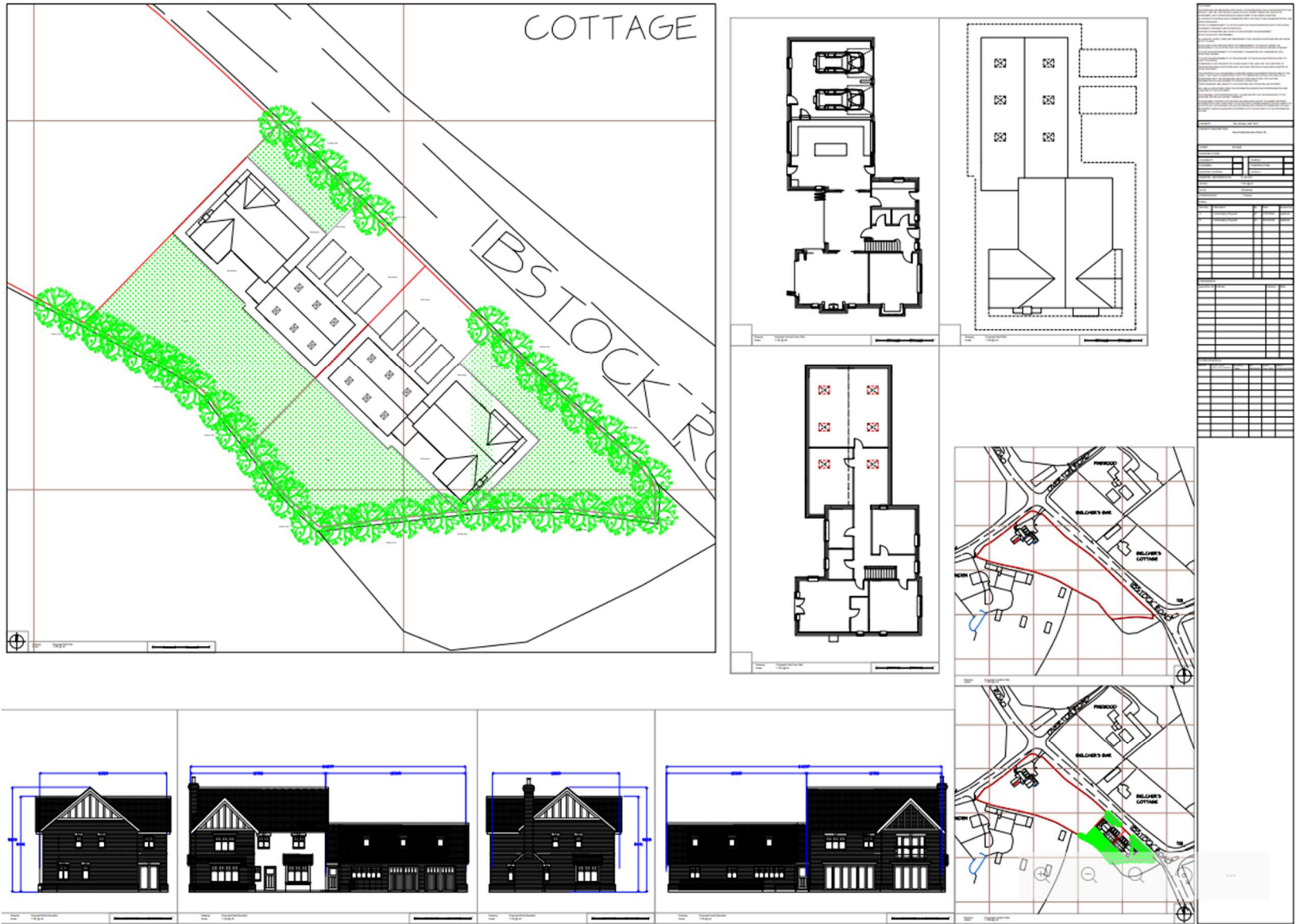
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.16		
	Hedgerow units	0.20		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	23.94%		
	Hedgerow units	N/A		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.66	0.73	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

0 baseline units - % cannot be calculated

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	All trees are native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Both trees are individual trees and thus automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	Y	All mature trees
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Little to no evidence of adverse anthropogenic impacts; all trees have retained >75% of their expected canopy.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	None observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area has vegetation underneath.
Number of criteria passed			6
Condition Assessment Result		Condition Assessment Score	
Passes 5 or 6 of 6 criteria		Good (3)	Score Achieved ✓
Passes 3 or 4 of 6 criteria		Moderate (2)	
Passes 0, 1 or 2 of 6 criteria		Poor (1)	

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Regularly mown, uniform sward height present.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scattered scrub present (less than 20% coverage).
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage present in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			5
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A		Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion A		Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A		Poor (1)	✓

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	All trees are native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Both trees are individual trees and thus automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	Y	All mature trees
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Little to no evidence of adverse anthropogenic impacts; all trees have retained >75% of their expected canopy.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	None observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area has vegetation underneath.
Number of criteria passed			6
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria		Good (3)	✓
Passes 3 or 4 of 6 criteria		Moderate (2)	
Passes 0, 1 or 2 of 6 criteria		Poor (1)	

Neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.	Y	Species composition of proposed seed mixes closely resembles definition of g3c 'other neutral grassland'.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	Varied sward height of such specifications anticipated.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y	Cover of bare ground not anticipated to exceed 5%.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	Management anticipated to control bracken cover, if present.
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	Physical damage not anticipated to exceed 5% of total area. No invasives anticipated.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note – this criterion is essential for achieving good condition for non-acid grassland types only.	Y	Species composition of seed mixes suggests there will likely be 10 or more vascular plant species per m ² .
Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)		Y	
Number of criteria passed		6	
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Non-acid grassland types (result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F		Good (3)	✓
Passes 3 - 5 criteria, including essential criterion A		Moderate (2)	
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F		Poor (1)	