



Biodiversity Net Gain Assessment

Kyngs Golf and Country Club, Station Road, Market Bosworth, Leicestershire CV13

ONP

Marrons Planning Ltd

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Marrons Planning Ltd to undertake a Biodiversity Net Gain (BNG) Assessment at Kyngs Golf and Country Club, Station Road, Market Bosworth, Leicestershire CV13 ONP (hereafter referred to as “the site”). The assessment was required to inform a planning application for the erection of nine lodges at the site, with associated parking and gravelling the access track (hereafter referred to as “the proposed development”).

Areas of Habitat

The northern area baseline habitat value of the site is 3.95 units, comprising 3.58 units other neutral grassland and 0.38 units bramble scrub.

The northern area post development habitat value of the site is 1.46 units, comprising 0.04 units of modified grassland in the mesh grasscrete, 0.16 units mixed scrub, 1.49 units of other neutral grassland, and developed land; sealed surface.

The southern areas baseline habitat value of the site is 1.37 units, comprising 0.15 units of scattered trees, 0.67 units of modified grassland, 0.52 units of other neutral grassland and 0.04 units of bramble scrub.

The southern areas post development habitat value of the site is 4.30 units, 0.46 units of mixed scrub and 3.70 units of other neutral grassland.

This results in a net change in biodiversity of 12.41% (i.e. a net gain).

Hedgerows

The baseline hedgerow value of the site is 0 units.

The post development habitat value of the site is 0.13 units, comprising the planting of hedgerow.

This results in a net gain in hedgerow units.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Marrons Planning Ltd to undertake a Biodiversity Net Gain (BNG) Assessment at Kyngs Golf and Country Club, Station Road, Market Bosworth, Leicestershire CV13 ONP (hereafter referred to as “the site”). The assessment was required to inform a planning application for the erection of nine lodges at the site, with associated parking and gravelling the access track (hereafter referred to as “the proposed development”).

A plan showing the proposed development is provided in **Appendix 1**.

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

- Statutory Metric: BNG Metric – Kyngs Golf and Country Club.
- Preliminary Ecological Appraisal (PEA), Arbtech Consulting Ltd, 2024.
- Baseline Habitat Conditions Assessment (BHCA), Arbtech Consulting Ltd, 2025.

1.2 Site Location, Geology and Landscape Context

The site is located at National Grid Reference SK 40207 03901. The site comprises other neutral grassland and scrub. The site is split into three distinct areas, one northern area where the proposed lodges will be constructed and two southern areas that are proposed for habitat enhancement for BNG purposes. A site location plan is provided in **Appendix 2**.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the *British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain*).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The Environment Act (2021) is mandatory as of February 2024. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2021). Furthermore, BNG is a requirement of Hinckley and Bosworth Borough Council.

The Statutory Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development to determine the overall change in biodiversity value because of the proposed development. The Statutory Metric has separate BNG assessments for areas of habitat, hedgerows, and watercourses.

The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government, or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by the PEA (Arbtech Consulting Ltd, 2024). A baseline habitat plan is provided in **Appendix 3**.

Habitat Classification

The PEA classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Metric.

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Metric (Natural England, 2023).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the Hinckley and Bosworth Borough Council Local Policy

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by Proposed Site Plan which is included in **Appendix 1**. A post development habitat plan is provided in **Appendix 4**.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023) and the information provided within the Proposed Site Plan.

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Statutory Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Metric User Guide (Natural England, 2023). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value
- Function within the landscape
- Any site or habitat allocations under the Hinckley and Bosworth Borough Council Local Policy

2.3 Limitations

No known limitations.

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition, and strategic significance.

Table 1: Baseline Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Northern area				
Grassland	0.2981 ha	Other neutral grassland on site	Good – passes all condition assessment criteria	Low strategic significance
Heathland and shrub	0.0943 ha	Bramble scrub	N/A	Low strategic significance
Southern areas				
Modified grassland	0.03866	Modified grassland on both sites.	Poor	Low strategic significance
Other neutral grassland	0.11858	Other neutral grassland within the western boundary.	Poor	Low strategic significance
Bramble scrub	0.00915	Bramble scrub within the western boundary.	Condition Assessment N/A	Low strategic significance
Rural tree	0.0163ha	Rural tree on both sites.	Moderate	Location ecologically desirable but not in local strategy

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition, and strategic significance.

Table 2: Post Development Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Northern area				
Developed land; sealed surface	0.0535 ha	Proposed buildings	N/A	Low strategic significance
Developed land; sealed surface	0.0036 ha	Proposed bin store	N/A	Low strategic significance
Artificial unvegetated, unsealed surface	0.1125 ha	Gravel access track	N/A	Low strategic significance
Artificial unvegetated, unsealed surface	0.02215 ha	Combined for the creation of mesh grasscrete	N/A	Low strategic significance

Grassland	0.02215 ha		Assumed poor as used for access	Low strategic significance
Heathland and shrub	0.0176 ha	Mixed scrub planting	Good – expected to pass all criteria	Location ecologically desirable but not in local strategy
Grassland	0.0367 ha	Proposed wildflower planting meadows	Good – expected to pass all criteria	Location ecologically desirable but not in local strategy
Grassland	0.1242 ha	Modified grassland – amenity lawn	Good – expected to pass all criteria	Location ecologically desirable but not in local strategy
Hedgerow	0.133km	Non-native and ornamental hedgerow	Automatic poor	Low strategic significance
Southern areas				
Mixed scrub	Created: 0.03866ha Enhanced: 0.00915ha	Enhanced and created scrub from the bramble scrub present within the western boundary.	Good – expected to pass all criteria	Location ecologically desirable but not in local strategy
Other neutral grassland	0.4151ha	Enhanced other neutral grassland.	Good – expected to pass all criteria	Location ecologically desirable but not in local strategy
Rural tree	0.0163ha	Retained trees.	Moderate	Location ecologically desirable but not in local strategy

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Statutory Metric. The headline results are presented in **Appendix 5**.

Areas of Habitat

The northern area baseline habitat value of the site is 3.95 units, comprising 3.58 units other neutral grassland and 0.38 units bramble scrub.

The northern area post development habitat value of the site is 1.46 units, comprising 0.04 units of modified grassland in the mesh grasscrete, 0.16 units mixed scrub, 1.49 units of other neutral grassland, and developed land; sealed surface.

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This results in a net change in biodiversity of 12.41% (i.e. a net gain).

Hedgerows

The baseline hedgerow value of the site is 0 units.

The post development habitat value of the site is 0.13 units, comprising the planting of hedgerow.

This results in a net gain in hedgerow units.

4.0 Recommendations to Deliver BNG

4.1 Discussion

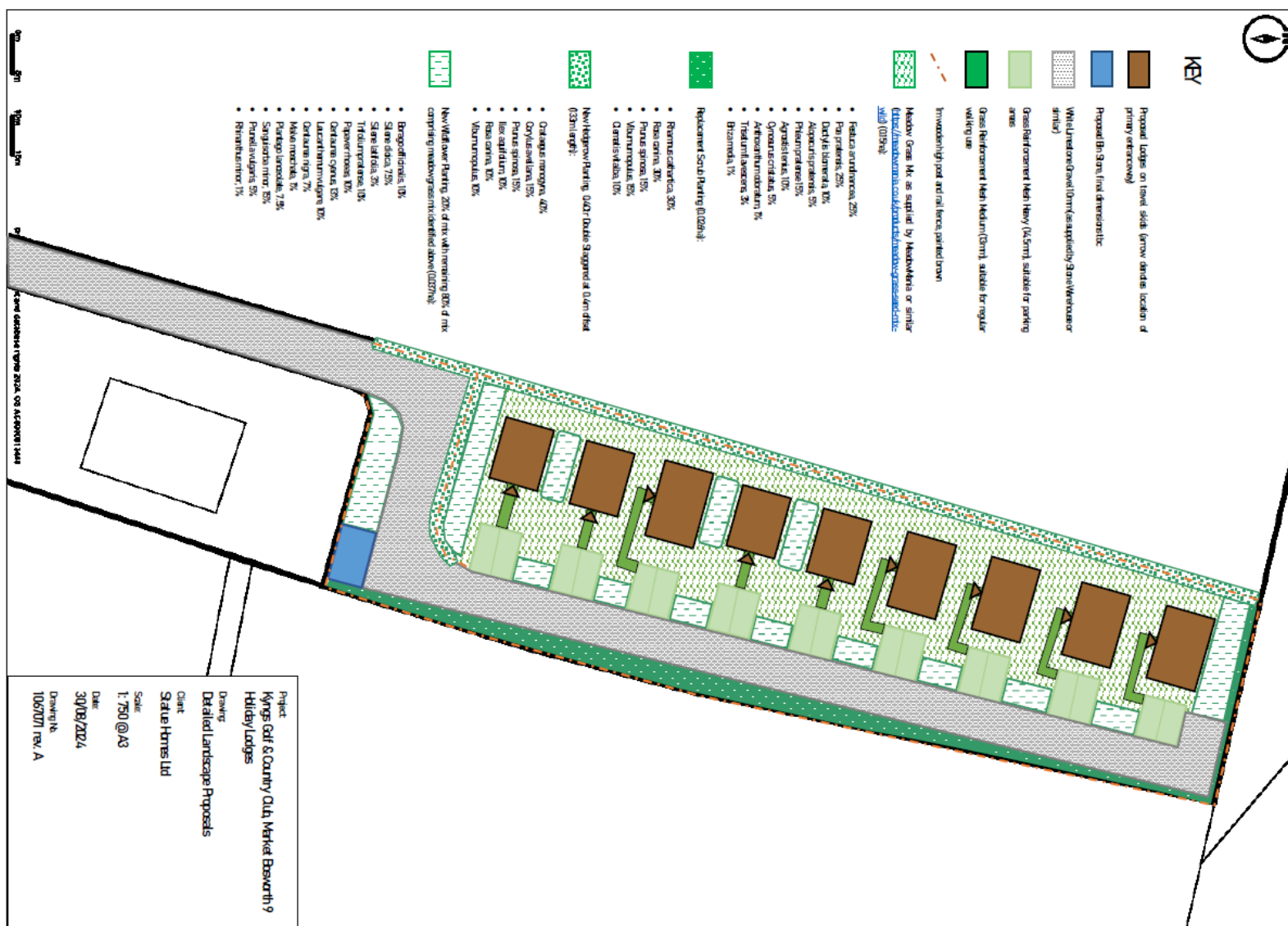
The current proposed plan results in a 12.41% net gain in habitat units. This is more than the 10% target of biodiversity net gain.

A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years.

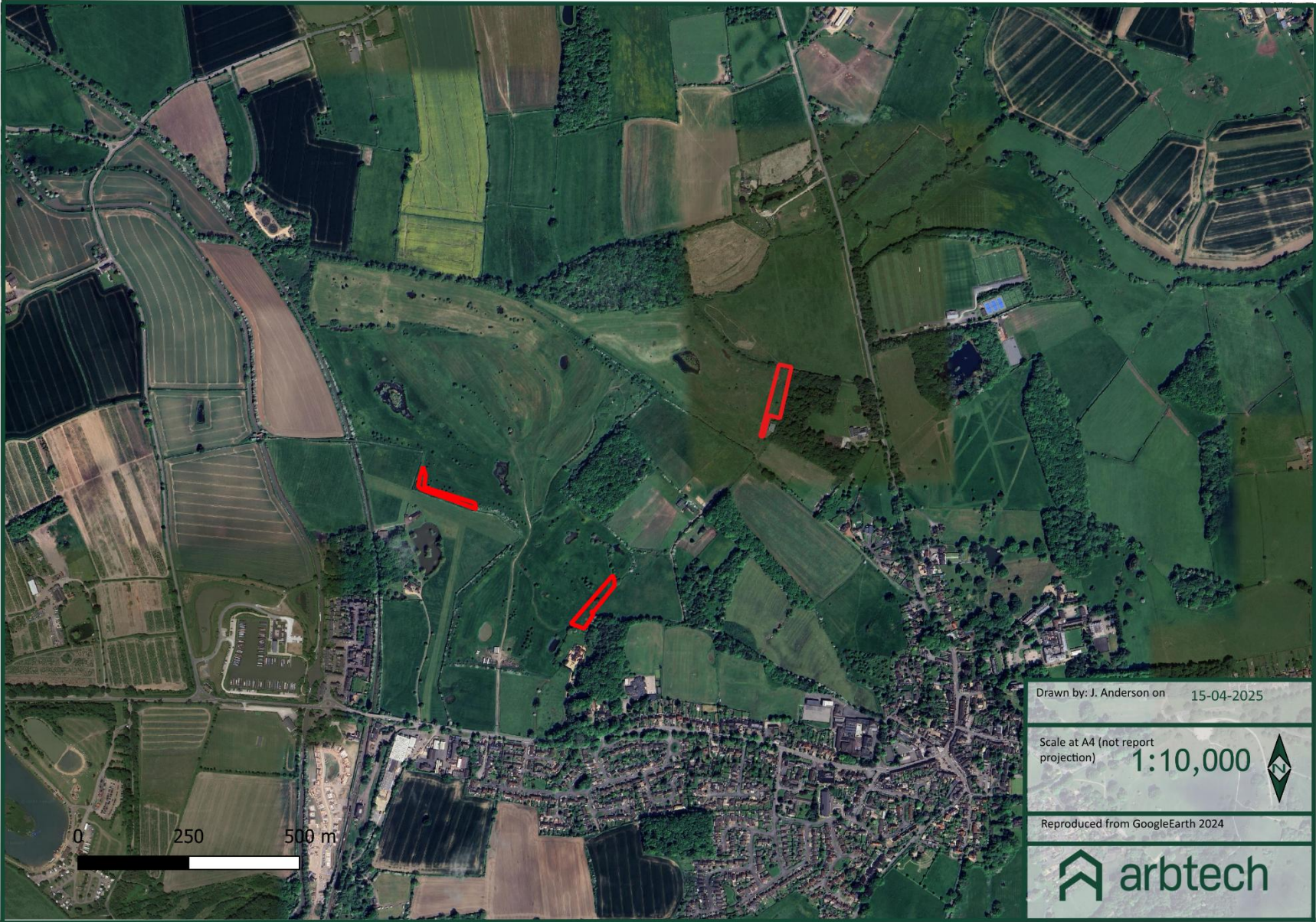
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- Natural England (2023). The Biodiversity Metric 4.0 Technical Annex 2 – Technical Information (JP039).
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

Appendix 1: Proposed Development Plan



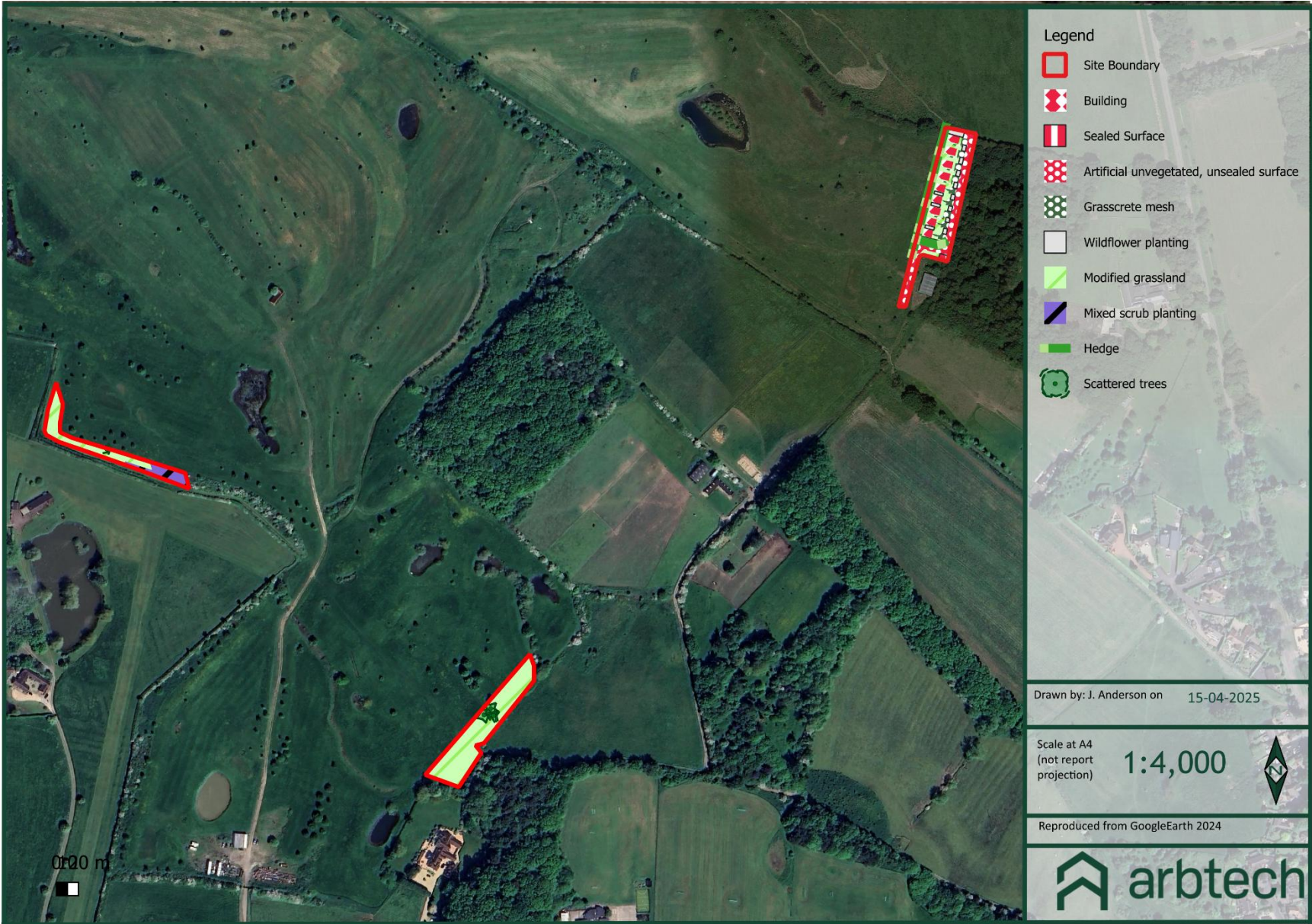
Appendix 2: Site Location Plan



Appendix 3a: Onsite Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan



Appendix 5: Headline BNG Results

The Statutory Metric is provided as a separate excel spreadsheet.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)			Habitat units	0.66
			Hedgerow units	0.13
			Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)			Habitat units	12.41%
			Hedgerow units	N/A
			Watercourse units	0.00%
Trading rules satisfied?			Yes ✓	
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	5.33	5.86	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00