



**Caravan Adj. Poultry Farm, Desford Lane, Desford,
Leicester, LE9 2BF**

Biodiversity Net Gain Report

Document Control

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1. Summary

Table 1: Summary

Report Purpose	The objective of the present Biodiversity Net Gain (BNG) report is to provide an assessment as to whether the proposed development can deliver BNG or not for the design option(s) being considered.
Methodology	• A UKHab and condition assessment survey was carried out of the site on the 10th April 2025 with reference to best practice guidelines by a suitably qualified ecologist. • A biodiversity metric calculation was made, using the prevailing biodiversity metric calculation spreadsheet at the time of writing (DEFRA Statutory Metric).
Results & Conclusions	Via the proposed scheme of on-site habitat creation and enhancement, assessment has shown that a biodiversity net gain in habitats (10.80%) and hedgerows (63.12%) can be achieved. Trading rules were satisfied.

2. Introduction

Background

- 2.1. Elton Ecology Ltd was commissioned by Arthur McDonagh to conduct a Biodiversity Net Gain (BNG) Study of the site known as Caravan Adj. Poultry Farm, Desford Lane, Desford, Leicester, LE9 2BF.

Relevant Documents

- 2.2. The present assessment has been informed by the following documents:
- Caravan Adjacent Poultry Farm, Desford Lane, Desford, Leicester, LE9 2BF- Site Layout Plan (Reference number SP: 97751, Plan number: 1680) (Stanfords VectorMap, 2025). Received on the 25/09/2025 via email.
 - Caravan Adjacent Poultry Farm, Desford Lane, Desford, Leicester, LE9 2BF- Site Location Plan (Reference number: SP 97751, Plan number: 1680/SL) (Stanfords VectorMap, 2025). Received on the 02/10/2025 via email.

Site description

- 2.3. The site comprises horse grazed grassland with associated hedgerows. The site is located northwest of Desford Lane, Desford, Leicester, LE9 2BF (Figure 1: Site Location Plan) (central OS grid reference: SK 50350 04880).

Development Proposals

- 2.4. The development proposals include the construction of a caravan site and access tracks.

Planning status of project, certainty of design and assumptions made

- 2.5. The present strategy has been prepared based on the Site Layout Plan (Stanfords VectorMap, 2025).

Aims, Objectives & Scope

- 2.6. With reference to the Development Proposals and best practice BNG reporting guidelines (CIEEM, 2021), the objectives & scope of the present strategy are to provide:
- An assessment as to whether the project can feasibly deliver BNG or not for the options being considered;
 - Advice for the project to maximise its ability to deliver BNG considering factors such as location, design, construction methods and programme (where known/relevant);
 - If on-site BNG can't be achieved, consideration of the potential for off-site delivery of BNG, either securing land in close proximity to the project site or other alternatives, including more distant land under direct control or a brokered agreement; and
 - Where, following a review of the BNG Principles, the delivery of project-wide BNG as an outcome is not considered possible (e.g., as a result of impacts to irreplaceable habitats or other site constraints), a record of the reasons and next steps towards delivering biodiversity gains elsewhere through the project.

Planning Policy and Legislation

- 2.7. A summary of biodiversity planning policies and wildlife legislation relevant to the site is provided in Appendix 1.
- 2.8. The Hinckley and Bosworth Borough Council does not have a mandatory higher than 10% BNG target set within their local planning policy.
- 2.9. The site is covered by the Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP).

3. Methodology

Personnel

- 3.1. The UKHab & condition assessment survey was carried out by Consultant Ecologist CJM BSc (Hons), MSc, accredited agent on Natural England Bat Licence Reference Number: 2018-33647-CLS-CLS. CJM has attended formal training in UKHab survey, Biodiversity Net Gain, and botanical species identification. CJM is a Qualifying member of CIEEM and is experienced in undertaking ecology surveys, GIS mapping, and report writing.
- 3.2. The BNG metric calculation and was carried out by Assistant Ecologist CBM BSc (Hons), CBM is experienced in assisting and undertaking ecology surveys, GIS mapping and report writing. The UKHab & condition assessment survey was assisted by Assistant Ecologist CBM.
- 3.3. Quality Assurance of the present report was undertaken by Senior Ecologist PMH BSc (Hons), MSc, ACIEEM. PMH holds a Natural England Level 1 Bat Licence (CL17) (reference number: 2021-54491-CLS-CLS) and a Natural England Level 1 Great Crested Newt Licence (CL08) (reference number: 2022-10461-CL08-GCN) and a botanical Field Identification Skills Certificate (FISC) Level 3. PMH has attended formal training in UKHab survey, Biodiversity Net Gain, and botanical species identification. PMH is an Associate member of CIEEM and is experienced in assisting and undertaking ecology surveys, GIS mapping, and report writing.

Desk Study

Important Ecological Features

- 3.4. A desk study was carried out to assess the site and surrounding landscape for important ecological features and their influence on the deliverability of BNG.
- 3.5. The sources of information and study areas of the desk study data are provided in Table 2.

Table 2: Desk Study Sources and Areas

Feature		Study Area	Data Source
Designated sites of nature conservation	International (e.g. Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar)	10 km radius of the site boundary	UK Government MAGIC website
	National (e.g. Site of Special Scientific Interest (SSSI), SSSI Impact Risk Zones (SSSI IRZ), Local Nature Reserves (LNR), National Nature Reserves (NNR)	5 km radius of the site boundary	
Granted Natural England Mitigation Licences & Class Licence Returns		2 km radius of the site boundary	
Priority or irreplaceable habitat within the surrounding landscape.		1 km radius of the site boundary	

Field Survey

UKHab & Condition Assessment Survey

- 3.6. A UKHab and condition assessment survey was carried out of the site on 10th April 2025 with reference to best practice guidelines from UKHab Ltd (Butcher et al, 2023). The site was walked over, and the habitats present classified based on key indicator species present.
- 3.7. The condition assessment was carried out with reference to guidance within the Statutory Biodiversity Metric Condition Sheets and Technical Supplement (Defra, 2024). The condition

of each habitat was assessed by scoring each habitat parcel against the criteria set out in the Statutory Biodiversity Metric Habitat Condition Assessment Sheets. A condition score was assigned to each habitat parcel based on a range of positive and negative indicators of quality against the optimum ecological state for the habitat, such as a grassland having species richness (positive) or the presence of invasive non-native plants (negative). This is used as an indicator for whether the habitat is a good or poor example of its habitat type/distinctiveness, and to inform future management for ecological enhancement where applicable.

Biodiversity Net Gain Metric Calculation

- 3.8. The prevailing biodiversity metric calculation spreadsheet at the time of writing was used, the Statutory Biodiversity Metric, published 29th November 2023, with reference to the Technical Supplement and User Guide (Natural England, 2025).

- 3.9. The Statutory Biodiversity Metric calculates the biodiversity units present as follows:

Baseline Habitats:

Size of Habitat Parcel x Distinctiveness x Condition x Strategic Significance = Baseline Biodiversity Units

- 3.10. As the basis of the calculations, the Statutory Biodiversity Metric requires the user to enter a series of variables for each baseline, enhanced or created habitat parcel. These variables and decisions made are summarised in the sections below and presented in the results section. No river habitats were present at the site, and as such variables relating only to river habitats have not been included.

Classification and Measurement of Habitats

- 3.11. The UK Habitat Classification System (UKHab) (UKHab Ltd, 2023) was used during field surveys and converted to the appropriate habitat classification via the Statutory Metric guidance (Defra, 2025), to complete the broad habitat and habitat type variables of the Statutory Metric calculator.
- 3.12. The habitat areas were mapped via the QGIS geographic information system application using a geo-referenced and ground-checked satellite image of the site.
- 3.13. Following the Statutory Biodiversity Metric QGIS Template and Import Tool User Guide (Natural England Joint Publication JP039), each habitat parcel was entered into the QGIS Template where the data was exported into the Import Tool to consolidate the data to be entered into the Statutory Metric calculator.

Strategic Significance

- 3.14. This is a score assigned to baseline and proposed habitats based on whether the habitat is significant for nature based on its location and habitat type. An assessment of this variable requires consideration as to whether the site is located within the relevant biodiversity local strategy, plan or policy, designated sites for nature conservation, and the sites position within the landscape.
- 3.15. With reference to the Department of Environment, Food & Rural Affairs (DEFRA) Policy paper 'Local Nature Recovery Strategies', there are 48 local nature recovery strategy areas

covering England¹. The relevant strategy area for the site is Leicestershire, Leicester and Rutland and the relevant responsible body is Leicestershire County Council².

- 3.16. The LNRS applicable to the site is the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy, Making Space for Nature (Leicestershire County Council, July 2025) Other relevant planning policy documents include:

- The Core Strategy (2009).

- 3.17. The site is not included within the planning policies as a nature conservation priority.

- 3.18. The relevant Local Biodiversity Action Plan for the site is the Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP).

Bespoke Compensation Agreed for Unacceptable Losses

- 3.19. This is a yes/no decision cell to indicate whether bespoke compensation has been agreed with decision makers for any losses in very high distinctiveness habitats.

Temporal Multiplier

- 3.20. Within the temporal multiplier for each created/ enhanced habitat parcel the metric requires the user to enter the following variables:

- Habitat created in advance/ years: The Statutory Metric rewards habitat creation in advance of losses by reducing the temporal risk multipliers added.
- Delay in starting habitat creation/ years. If there will be a significant delay in the creation of a habitat type relative to any losses (e.g. phased development), the number of full years that the creation will be delayed is entered. The Statutory Metric then adds the number of years to the pre-populated time to target condition, which increases the effect of the risk multiplier.

Limitations

- 3.21. The accuracy of habitat area measurement is limited by the methods by which the baseline data was collected and resolution of development proposal plans. In this instance, baseline habitat areas have been calculated by cross referencing illustrative habitat plans mapped in the field with georeferenced aerial imagery.

- 3.22. The Statutory Biodiversity Metric uses habitats as a proxy for biodiversity, which is a simplification of the real world. Although informed by evidence and reasoning, the outputs of the Metric are not scientifically precise or absolute values. The generated biodiversity unit scores are a proxy for the relative biodiversity worth of a habitat or site. The metric and its outputs must be interpreted with ecological expertise and a common-sense approach. The metric is an aid to biodiversity decisions.

- 3.23. All dimensions and distances provided are approximate.

- 3.24. The present study has been informed by the Site Layout Plan (Stanfords VectorMap, 2025) and as such assumptions have been made regarding the final planned design including landscaping.

¹ <https://www.gov.uk/government/publications/local-nature-recovery-strategies/local-nature-recovery-strategies>

² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1166611/Map_of_local_nature_recovery_strategy_areas_and_responsible_authorities.pdf

4. Results

Desk Study

Statutory Designated Sites

- 4.1. The site does not form part of an international or national designated site for nature conservation.
- 4.2. A summary of designated sites identified via the desk study are presented in Table 3 below.

Table 3: Summary of Designated Sites

Site Name	Designation	Description/ Main Reasons for Designation	Distance & Direction from Site
Botcheston Bog	SSSI	High quality marshy grassland	1.7km W
Grobby Pool and Woods	SSSI	Habitats include woodland, dry and wet grassland, marsh and open water that support wintering wildfowl.	3.2km SE
Kirby Frith	LNR	Species-rich wildflower grassland	3.5km E
Sheet Hedges Wood	SSSI	Ancient woodland comprising ash and alder.	4.3km SE

- 4.3. The site lies within a Site of Special Scientific Interest Impact Risk Zone (SSSI IRZ), requiring the Local Planning Authority to consult with Natural England on any risks which may affect the SSSI sites as a result of certain development types. However, the current development type is not listed in the SSSI IRZ citation as requiring consultation.

Granted Natural England Mitigation Licenses & Class License Returns

- 4.4. Records of previously granted Natural England Bat Mitigation Licences were recorded within a 2km radius of the site, summarised in Table 4.

Table 4: Summary of Granted EPS Licence Applications within a 2km radius of the site.

Species	Start / End Date	Roost Types Impacted	Distance & Direction from Site
Common pipistrelle <i>Pipistrellus pipistrellus</i>	27/04/2015-01/10/2015	Damage of a non-breeding resting place.	1.2km NE
Brown long-eared bat <i>Plecotus auritus</i> and Common pipistrelle	15/09/2010-31/08/2012	Destruction of a non-breeding resting place and breeding site.	1.3km SE
Brown long-eared bat and Common pipistrelle	07/03/2017-28/02/2022	Destruction of a non-breeding resting place.	1.7km NW
Common pipistrelle	17/10/2014-01/10/2015	None.	2km SW

Priority or Irreplaceable Habitats

- 4.5. No priority or irreplaceable habitats were noted within the survey site via the desk study.
- 4.6. A summary of priority habitats identified via the desk study are present in Table 5 below.

Table 5: Summary of Priority Habitats

Habitat type	Distance & Direction of Closest Priority Habitat Type from Site
Coastal and floodplain grazing marsh	0.7km E

Baseline Habitats

- 4.7. The baseline habitats and condition assessments at the site including the data entered into the Biodiversity Metric are given in the following tables and mapped on Figure 2: Baseline Habitat Plan. The baseline habitat condition scores and post-development retentions are shown in Figures 3 and 4. Photographs of the habitats referred to are presented in Appendix 2: Photographs.
- 4.8. No watercourses, including watercourse riparian zones, were present within the baseline habitats.
- 4.9. No irreplaceable habitats were present on site.

- 4.10. The baseline habitat date was taken to be 10th April 2025, with no evidence of recent prior habitat degradation occurring on site.

Table 6: On-Site Habitat Baseline Areas

Broad Habitat	Habitat Type	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Metric Reference No.	Area (hectares)	Condition	Strategic Significance	Habitat retained/lost		
Grassland	Modified grassland	1	0.7036	Poor	Area/compensation not in local strategy/ no local strategy	0.414ha retained, 0.2896ha lost	The site comprised horse grazed modified grassland dominated by perennial rye grass <i>Lolium perenne</i> , with frequent crane's-bill <i>Geranium sp.</i> and Yorkshire fog <i>Holcus lanatus</i> , occasional dandelion <i>Taraxacum officinale agg.</i> , clover <i>Trifolium sp.</i> , ribwort plantain <i>Plantago lanceolata</i> , dock <i>Rumex sp.</i> , rarely present field wood rush <i>Luzula campestris</i> , yarrow <i>Achillea millefolium</i> , creeping thistle <i>Cirsium arvense</i> , cock's-foot <i>Dactylus glomerata</i> , hawthorn <i>Crataegus monogyna</i> scrub, rose <i>Rosa sp.</i> scrub and locally frequent red dead nettle <i>Lamium purpureum</i> .	1
Grassland	Modified grassland	2	0.2382			Enhanced		

Table 7: Condition Assessment - Low Distinctiveness Grassland (Adopted from Natural England, 2025)

Condition Assessment Criteria		On site modified grassland
		Condition Achieved (Y/N)
1	"There must be 6-8 species per m ² . If a grassland has 9 or more species per m ² it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition."	N – average of 5 species per square metre.
2	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 insects, birds and small mammals to live and breed.	Y – grassland sward height was varied
3	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 – scrub present in less than 1% of the grassland.
4	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 – damage observed from horse poaching but less than 7%
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y – approximately 7% bare ground present from horse grazing
6	Cover of bracken less than 20%.	Y – no bracken observed
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y – no INNS observed
Essential criterion 1 achieved (Y/N)		N
Number of criteria passed		6
Condition Assessment Result	Condition Assessment Score	
Passes 6 or 7 of 7 criteria including passing essential criterion 1	Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion 1	Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion 1	Poor (1)	✓

Table 8: On-Site Hedgerow Baseline

UKHab Code	Hedgerow Type	Data Entered into Metric					Description	Photograph Ref No. (Appendix 2: Photographs)
		Hedgerow number	Length (km)	Condition	Strategic Significance	Hedgerow retained/enhanced/lost		
h2a6 11	Native hedgerow with trees	H1	0.16	Good	Area/compensation not in local strategy/ no local strategy	0.16km enhanced	H1 related to the hedgerow with trees associated with a fence at the west site boundary and was approximately 2m in width and 3m in height. Species present included abundant hawthorn and elder <i>Sambucus nigra</i> with five early mature ash <i>Fraxinus excelsior</i> trees. Ground flora included abundant bramble <i>Rubus fruticosus</i> agg., broadleaved dock <i>Rumex obtusifolius</i> , and common nettle <i>Urtica dioica</i> , frequent perennial ryegrass, occasional cow parsley <i>Anthriscus sylvestris</i> , and rarely present red campion <i>Silene dioica</i> , red deadnettle, white deadnettle <i>Lamium album</i> , common mouse-ear <i>Cerastium fontanum</i> , and crane's-bill.	2

Table 9: Condition Assessment – Native hedgerow with trees (Adapted from Defra, 2025)

Condition Sheet: Hedgerow Habitat Types			
Attributes and functional groupings (A, B, C, D)	Criteria (the minimum requirements for ‘favourable condition’)	Condition Achieved (Y/N)	Notes/Justification
Functional Group A.			
A1. Height	>1.5 m average along length	Y	3m in height.
A2. Width	>1.5 m average along length	Y	2m in width.
Functional Group B.			
B1. Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless ‘line of trees’)	Y	Gap between ground and base of canopy present but less than 0.5m.
B2. Gap - hedge canopy continuity	Gaps make up <10% of total length and no canopy gaps >5 m	N	Approximately 6m gap in the centre of the hedgerow and total gaps covered more than 10% of length.
Functional Group C.			
C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	Y	Horse-grazed field to the west of the hedgerow.
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Y	Dock and common nettle were present within the hedgerow ground flora but did not dominate.
Functional Group D			
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Y	None observed.
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Y	Damage from a manure heap in the north of the hedgerow comprised <10% of the hedgerow length.
Additional group - applicable to hedgerows with trees only			
E1. Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient8), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	N	All trees within the same early mature age class.
E2. Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	No evidence of unhealthy condition or adverse impact on tree health observed.
Number of functional groups failed		0	
Number of criteria failed		2	
Condition Categories			
Category/ Weighting (score)	Maximum number of attributes that can fail to meet ‘favourable condition’ criteria		
Good (3)	No more than 2 failures in total; AND No more than 1 in any functional group.	✓	
Moderate (2)	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).		
Poor (1)	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).		

Proposed Design

- 4.11. The development proposals include the construction of a caravan site and access tracks.
- 4.12. The proposed 'consolidated' values for post-development created and enhanced habitats and hedgerows at the site entered into the Biodiversity Metric are given in the following Tables and mapped on Figure 5: Proposed Habitats Plan. The target conditions for the habitats are shown in Figure 6: Proposed Habitat Target Condition Plan.

Table 10: On-Site Habitat Creation

Data Entered into Metric						
Broad Habitat	Proposed Habitat	Area (hectares)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years
Urban	Artificial unvegetated, unsealed surface	0.1489	N/A - Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Developed land; sealed surface	0.1407	N/A - Other	Area/compensation not in local strategy/ no local strategy	0	0

Table 11: On-Site Habitat Enhancement

Data Entered into Metric							Enhancement approach
Baseline Habitat	Proposed Habitat	Area (hectares)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years	
Modified grassland	Traditional orchards	0.2382	Moderate	Area/compensation not in local strategy/ no local strategy	0	0	The modified grassland will be enhanced into traditional orchard via the planting of fruit trees spaced approximately 8m apart. Condition criteria C, D, E, and H will be targeted to achieve a moderate condition

Table 12: On-Site Hedgerow Enhancement

Data Entered into Metric							Enhancement approach
Baseline Habitat	Proposed Habitat	Length (km)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years	
Native hedgerow with trees	Species-rich native hedgerow with trees	0.16	Good	Formally identified in local strategy	0	0	The hedgerow will be enhanced into a species rich native hedgerow with trees via the infilling of gaps present such that at least five native woody species are present per 30m of hedgerow.

5. Biodiversity Metric Results

- 5.1. The completed biodiversity metric excel spreadsheet has been issued with the present report and should be read in conjunction with it. The 'headline results' output of the Statutory Biodiversity Metric calculation are presented in Table 13 below.

Table 13: Summary of Biodiversity Metric Output

	Habitat / Hedgerow	Unit
On-site Baseline Units	Habitat Units	1.88
	Hedgerow Units	1.92
On-Site Post-Intervention Units	Habitat Units	2.09
	Hedgerow Units	3.13
Total Net Unit Change	Habitat Units	+0.20
	Hedgerow Units	+1.21
Total % Unit Change	Habitat Units	10.80%
	Hedgerow Units	63.12%
Trading Rules Satisfied?		Yes

6. Conclusion

- 6.1. Via the proposed scheme of on-site habitat creation and enhancement, assessment has shown that a biodiversity net gain in habitats (10.80%) and hedgerows (63.12%) can be achieved. Trading rules were satisfied.

7. References

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

8. Figures

Figure 1: Site Location Plan (Overleaf)

Figure 2: Baseline Habitat Plan (Overleaf)

Figure 3: Baseline Habitat Condition Plan (Overleaf)

Figure 4: Baseline Habitat Retention Plan (Overleaf)

Figure 5: Proposed Habitat Plan (Overleaf)

Figure 6: Proposed Habitat Condition Plan (Overleaf)



Legend

 Site Boundary

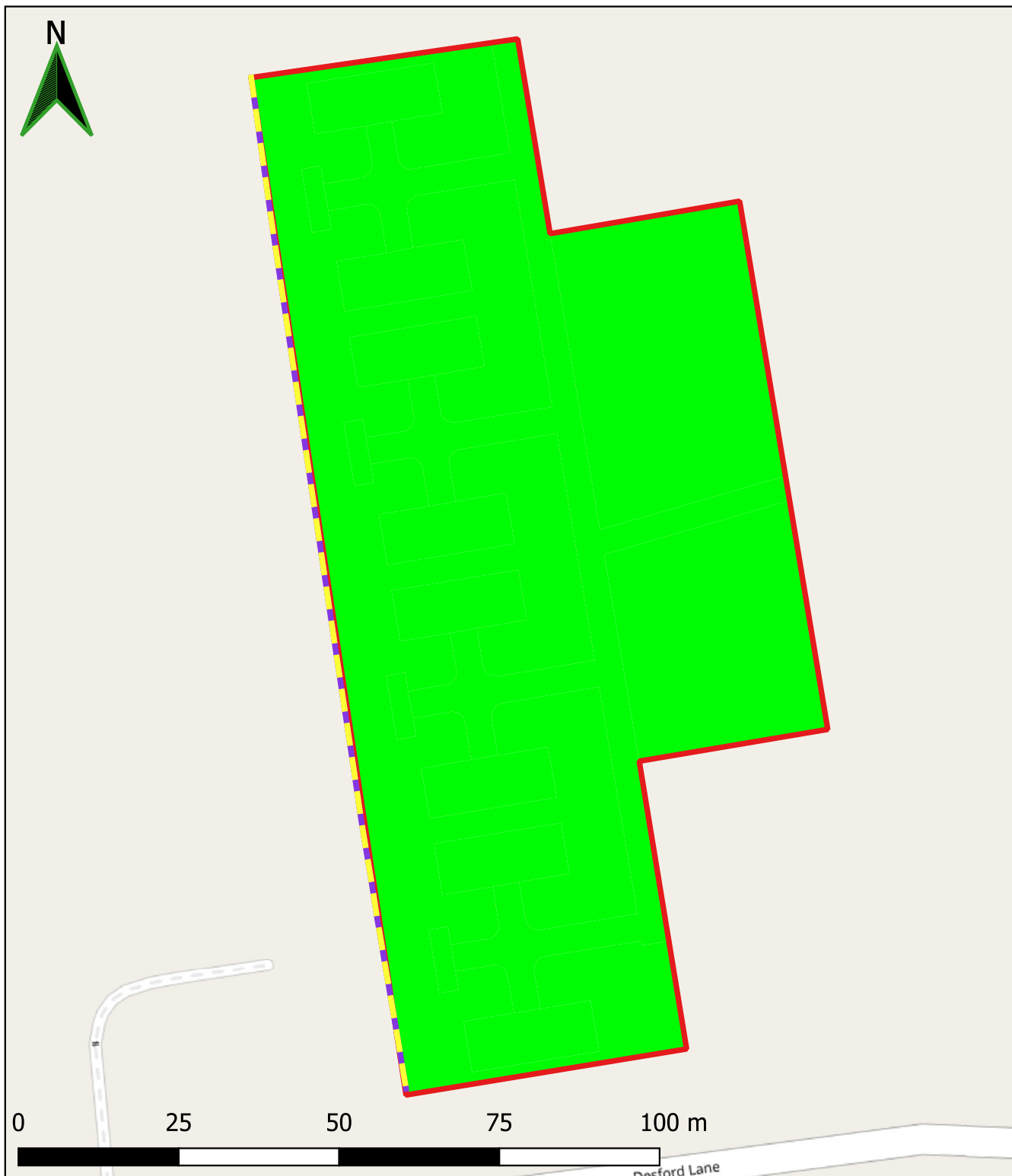
Project:
**Caravan Adj. Poultry Farm, Desford Lane,
Desford, Leicester, LE9 2BF**
Drawing:
Figure 1: Site Location Plan

Date: 06-10-2025 Version: FINAL
Author: CBM Job No: P2813



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Legend

-  Site Boundary
-  Native hedgerow with trees
-  Modified grassland

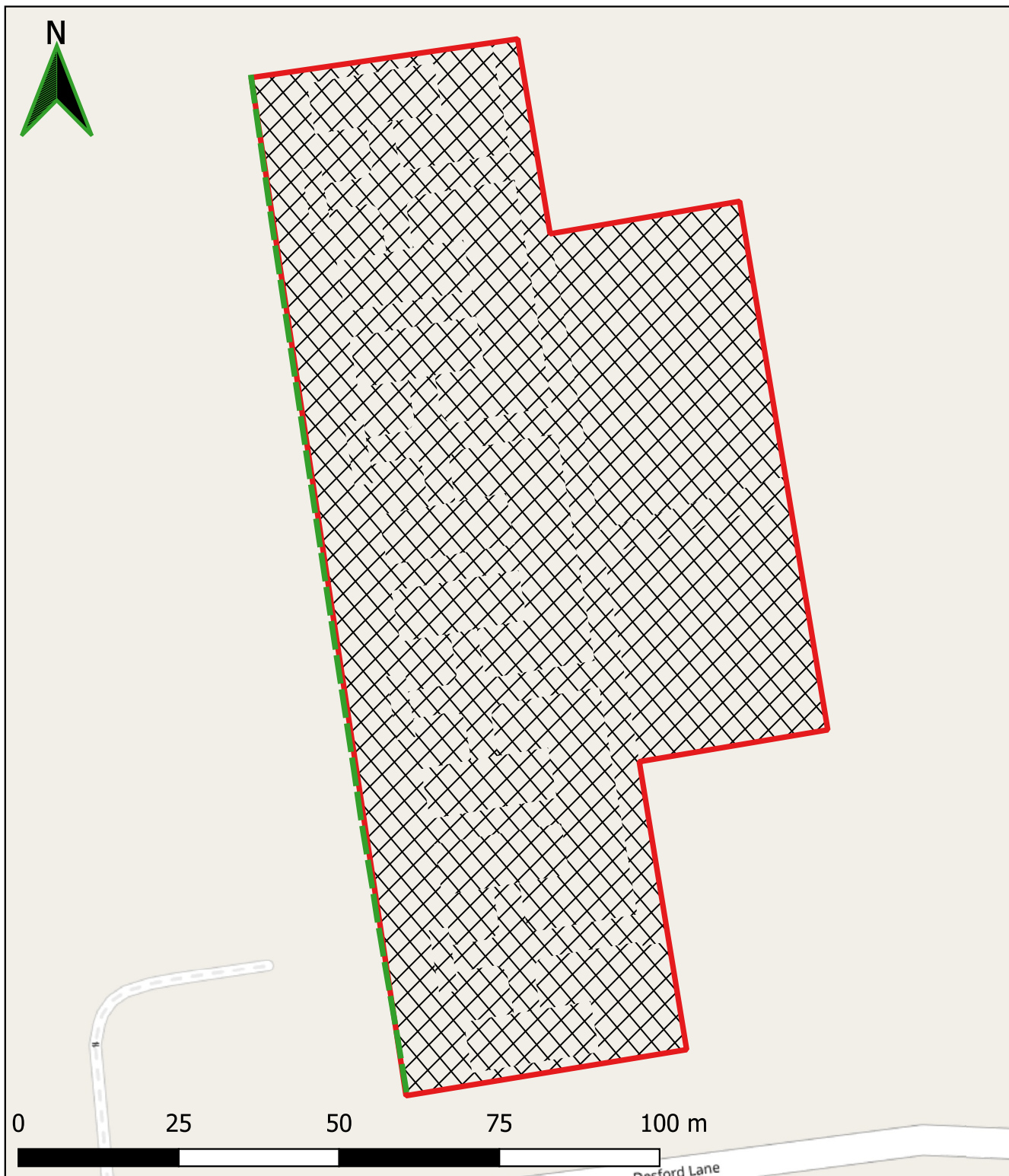
Project:
**Caravan Adj. Poultry Farm, Desford Lane,
Desford, Leicester, LE9 2BF**
Drawing:
Figure 2: Baseline Habitat Plan

Date: 06-10-2025 Version: FINAL
Author: CBM Job No: P2813



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Legend

 Site Boundary

Baseline Hedgerow Condition

 Good

Baseline Habitat Condition

 Poor

Project:
**Caravan Adj. Poultry Farm, Desford Lane,
Desford, Leicester, LE9 2BF**
Drawing:

Figure 3: Baseline Habitat Condition Plan

Date: 06-10-2025

Version: FINAL

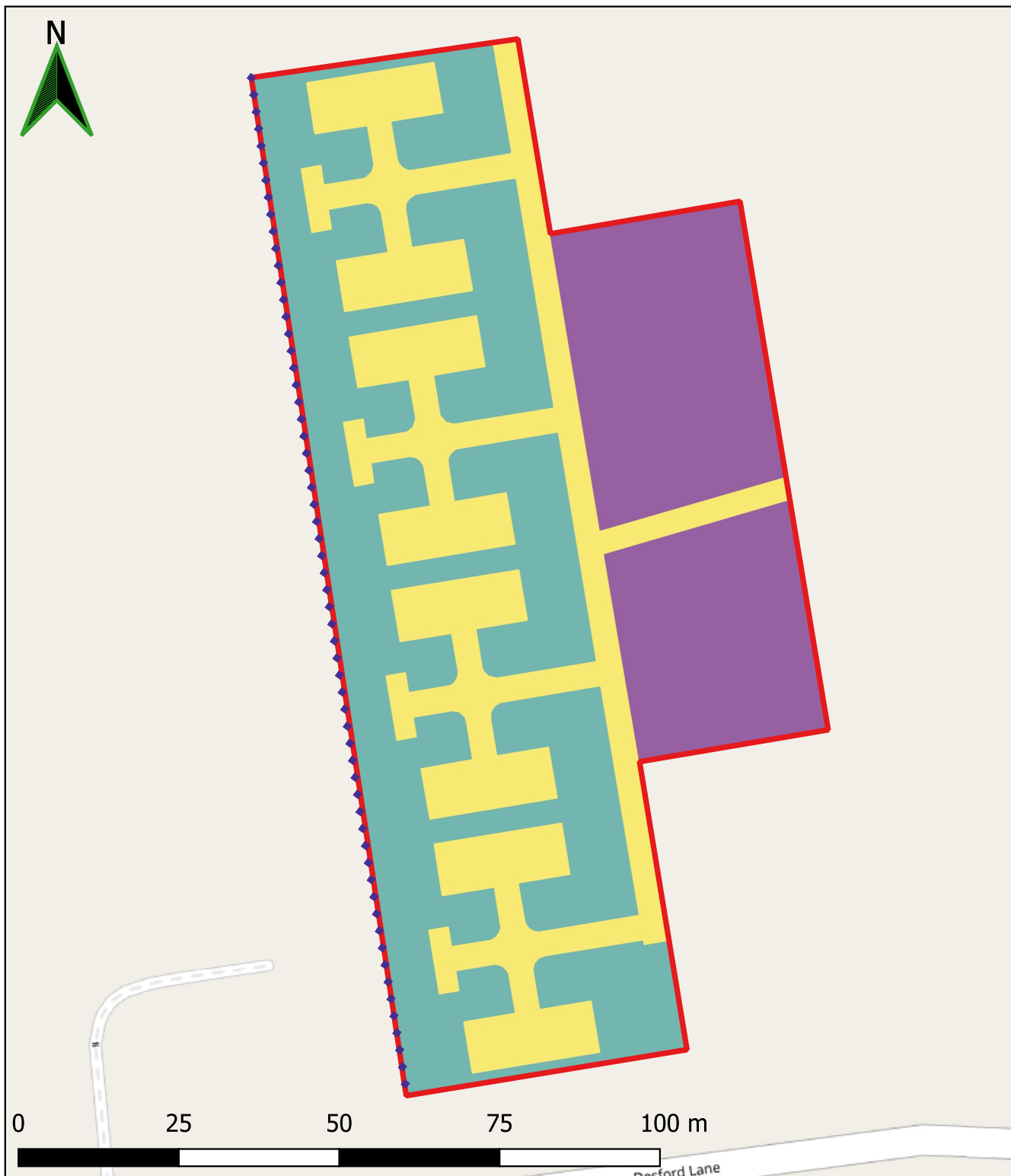
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Legend

-  Site Boundary
-  Enhanced
-  Enhanced
-  Retained
-  Lost

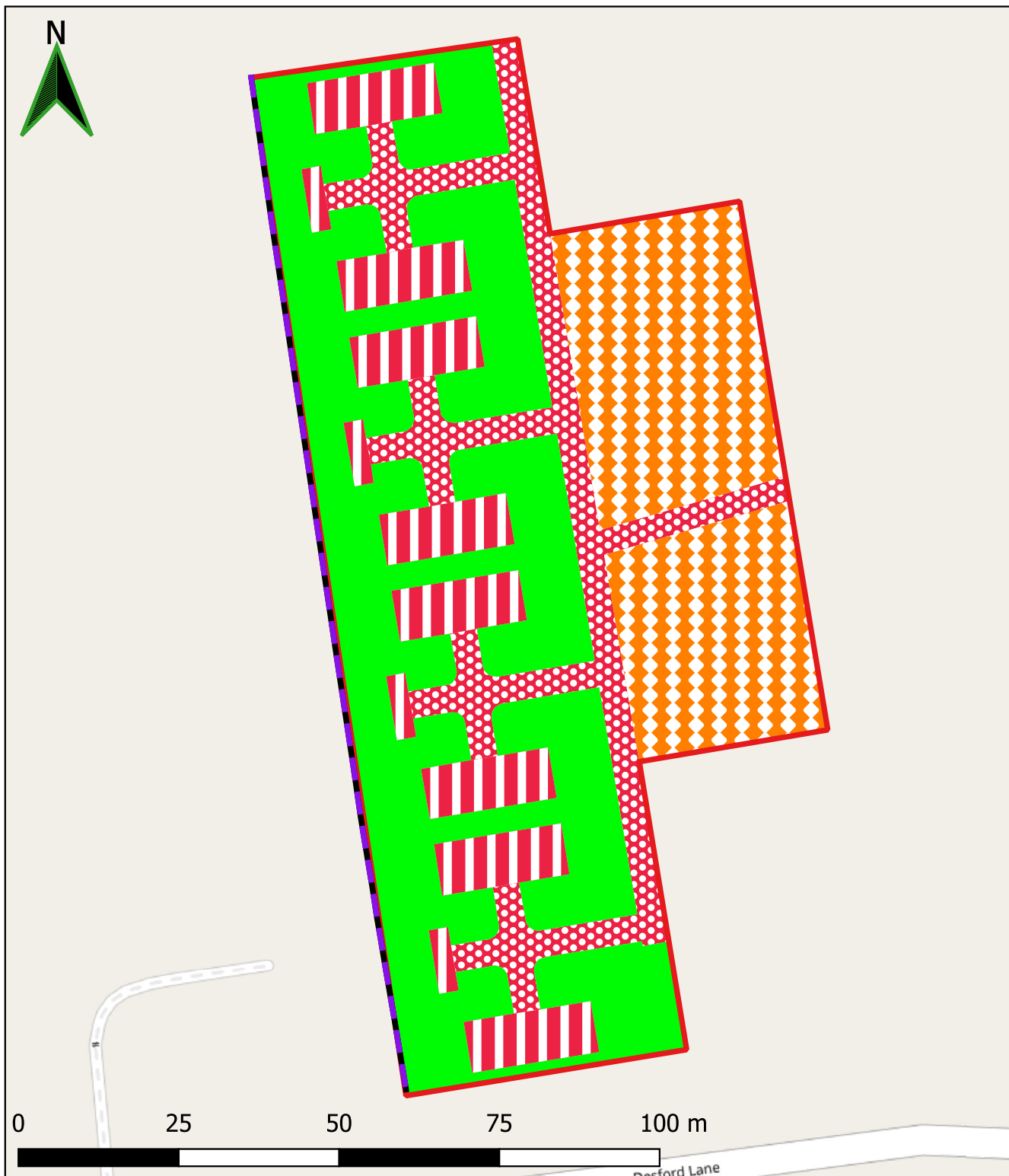
Project:
**Caravan Adj. Poultry Farm, Desford Lane,
Desford, Leicester, LE9 2BF**
Drawing:
Figure 4: Baseline Habitat Retention Plan

Date: 06-10-2025 Version: FINAL
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Legend

-  Site Boundary
-  Species-rich native hedgerow with trees
-  Artificial unvegetated, unsealed surface
-  Developed land; sealed surface
-  Modified grassland
-  Traditional orchards

Project:
**Caravan Adj. Poultry Farm, Desford Lane,
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Drawing:

Figure 5: Proposed Habitat Plan

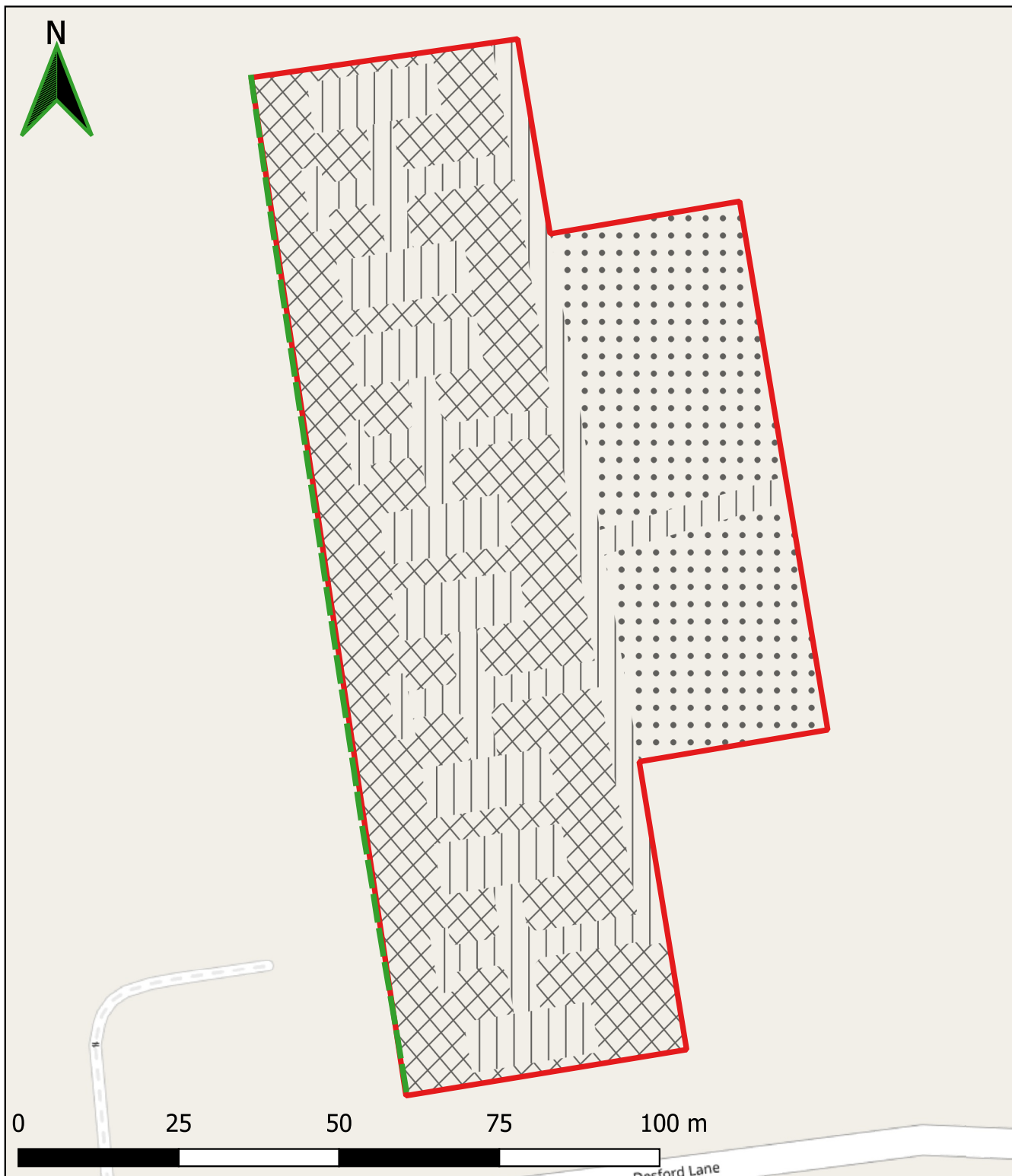
Date: 06-10-2025 Version: FINAL

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Legend

 Site Boundary

Proposed Hedgerow Condition

 Good

Proposed Habitats Condition

 Moderate

 Poor

 N/A - Other

Project:
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Desford, Leicester, LE9 2BF**
Drawing:

Figure 6: Proposed Habitat Condition Plan

Date: 06-10-2025

Version: FINAL

Author: CBM

Job No: P2813



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Appendix 1: Planning Policy & Legislation Summary

This appendix serves as a summary of relevant policy and legislation. It is not intended to supersede the policy or legislation documents to which it refers, and the relevant full documents should always be consulted prior to decision making.

National Planning Policy Framework 2024

Biodiversity is a material consideration under the National Planning Policy Framework (2023). Relevant text to biodiversity from the NPPF is described below.

In Section 2 of the NPPF 'Achieving sustainable development', paragraph 8(c), the NPPF sets an environmental objective:

- “to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

In Section 15 'Conserving and enhancing the natural environment', the NPPF states that:

“187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; [...]
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. [...]

The NPPF, in paragraph 192 sets out that to protect and enhance biodiversity, plans should:

- “Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶⁵; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

In determining planning applications, the NPPF paragraph 193 sets guidance that local planning authorities should apply the following principles:

- “if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest [...];
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless

there are wholly exceptional reasons and a suitable compensation strategy exists; and

- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

Paragraph 194 states that the following sites should be given the same protection as habitats sites:

- “potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Paragraph 195 states that “The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or projects will not adversely affect the integrity of the habitats site.”

Paragraph 198 states that planning policies and decisions should ensure new development is appropriate to its location and take into account likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- “Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development [...]; [...] and
- limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

The Environment Act 2021

Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England. The biodiversity net gain relevant percentage is currently set to 10% by the Act.

Appendix 2: Photographs



Photo 1: Modified grassland in the centre of the site, facing south.



Photo 2: Native hedgerow with trees at the west site boundary.