

TECHNICAL NOTE: BIODIVERSITY NET GAIN UPDATE

Lagan Homes

Land West of Ratby

18th December 2025

1.0 INTRODUCTION

- 1.1 The following technical note has been prepared by FPCR Environment and Design Ltd on behalf of Lagan Homes, in relation to the outline planning application (ref. 24/00914/OUT) submitted to Hinckley & Bosworth Borough Council (HBBC) for a Site to the west of Ratby, Leicestershire.
- 1.2 A Biodiversity Net Gain (BNG) Report was submitted in support of the application (FPCR, 2024)¹ along with an accompanying metric², which assessed the feasibility of the Site providing a 10% gain. Following comments from consultees on providing connectivity and functionally linked habitats across the Site, as well as requests for additional woodland planting from the National Forest, changes to proposed habitats have been made. Revised proposals are shown on Figure 4- Proposed Habitats REV C and the Metric has been updated accordingly, with the results of the revised calculations detailed below.
- 1.3 Revised proposals include an increase in woodland, structural planting and tree provision, to meet the request from the National Forest for half of the 9.81ha proposed green infrastructure to comprise broadleaved plantation woodland. Proposals now include a total of 5.02ha of planting; comprising 3.47ha plantation woodland and 1.55ha semi-natural woodland edge and scrub planting. Woodland takes time to establish and is a more complex habitat to create within the 30-year timeframe used by the metric and is therefore penalised by the temporal risk and technical difficulty multipliers. This results in fewer biodiversity units per hectare being delivered, particularly compared to grassland and scrub which take comparatively less time to establish. Baseline habitats on Site were dominated by grassland, as such, proposals have sought to compensate for grassland losses in addition to providing a mix of woodland, woodland edge and scrub planting which will create a habitat mosaic, vital to many species.
- 1.4 A woodland dominated scheme would reduce the achievable biodiversity gain on Site to below the mandatory 10% requirement, contrary to the National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Site Location and Context

- 1.5 Details of the Site location, BNG methodology and baseline value of habitats are detailed within the initial report.

¹ FPCR (August 2024) Land West of Ratby, Leicestershire – Statutory Biodiversity Net Gain Report

² FPCR (2024) 10783 Land West of Ratby Statutory Biodiversity Metric 30.07.24

2.0 REVISED PROPOSALS

Habitats

2.1 Details of revised habitat proposals are shown below in Table 1 and on Figure 4- Proposed Habitats Rev C. Targets for creation and management prescriptions remain as detailed within the original report.

2.2 In summary, changes to the metric include the following:

- Increased woodland planting within the northwestern field compartment and a more substantial buffer of existing woodland to the south of Burroughs Road
- Additional woodland edge and scrub planting to the southwest
- LEAP and NEAP locations and extent updated
- Tree planting - to include 200 street trees and 50 trees within areas of green infrastructure
- Triangular parcel to the north of Burroughs Road previously shown as a community hub is now classified as residential land (assumed 70% built: 30% vegetated garden)

Hedgerows

2.3 Hedgerow breaches to existing hedgerows to provide access into the southeast parcel are now also provided for, the loss of which will be compensated for by the provision of a species-rich native hedgerow with trees.

2.4 It is anticipated that there will be scope for additional hedgerows within/ adjacent to residential parcels at the detailed design stage and that >10% gain for linear units will be easily achievable (assuming the existing network is retained).

Strategic Significance

2.5 Following the publication of the Leicestershire Local Nature Recovery Strategy (August 2025), the western extent of the Site is formally identified within the Local Habitat Map for the following priority measures:

- WD001 Buffer and connect priority woodlands (protection and expansion)
- WD004 Landscape-scale Woodland Expansion (Protection and expansion)
- WD007 Increase Woodland Transitional Habitats (Connectivity)

2.6 Habitats which fall within mapped measures and meet the above priorities are considered to be of high strategic significance in line with the Statutory Metric User Guideline and have been designated as such. Consequently, areas of woodland and scrub within the areas indicated by the Local Habitat Map have been classified as 'Formally identified in local strategy' within the strategic significance category of the revised metric.

Table 1: Proposed On-Site Habitats

Habitat (UKHab Type)	Area (ha)	Target Condition	Distinctiveness	Biodiversity Units (rounded)
Other Woodland; Broadleaved	2.3865	Moderate	Medium	12.87
Other Woodland; Broadleaved	1.0867	Poor	Medium	4.18
Other Neutral Grassland	3.4916	Moderate	Medium	23.37
Other Neutral Grassland	1.7329	Poor	Medium	6.45
Mixed Scrub	1.4521	Moderate	Medium	11.13
Mixed Scrub	0.099	Poor	Medium	0.38
Ponds (non-priority habitat)	0.0108	Moderate	Medium	0.08
Modified Grassland	2.6008	Poor	Low	5.02
Sustainable Drainage System	1.4399	Moderate	Low	3.47
Vegetated Garden	4.00215	Condition Assessment N/A	Low	7.72
Developed Land; Sealed Surface	11.44095	N/A – Other	V. Low	0.00
Artificial Unvegetated, Unsealed Surface	0.2879	N/A – Other	V. Low	0.00
Urban Tree	0.2036*	Moderate	Medium	2.28
Urban Tree	0.8143*	Poor	Medium	0.62

* Area has been approximated based on the tree calculator tool within the Statutory Biodiversity Metric and comprises 50 small trees in moderate condition (within Green Infrastructure) and 200 small trees in poor condition within the footprint of the development.

3.0 RESULTS OF STATUTORY METRIC

3.1 Including the changes outlined above, the Statutory Metric has demonstrated that the scheme can deliver a gain of 10.06 habitat units (+11.24%) and 2.27 hedgerow units (+10.22%). *Table 2* provides a summary of the headline results of the assessment completed for the revised proposals:

Table 2: Statutory Biodiversity Metric Headline Results

Baseline	Habitat Units	89.53
	Hedgerow Units	22.20
	Watercourse Units	0.00
Post-Intervention	Habitat Units	99.74
	Hedgerow Units	24.47
	Watercourse Units	0.00
Total Net Unit Change	Habitat Units	10.21
	Hedgerow Units	2.27
	Watercourse Units	0.00
Total Net Percentage Change	Habitat Units	11.40%
	Hedgerow Units	10.22%
	Watercourse Units	0.00

Habitat Trading Rules

3.2 Baseline habitats were dominated by low distinctiveness habitats comprising modified grassland and cropland (temporary grass and clover leys). Medium distinctiveness habitats (such as existing woodland and trees) have been proposed for retention, as such the trading rules of the metric based on current proposals are met.

3.3 The specific details of on-site delivery will be set out following the grant of planning permission within the net gain plan and agreed with the LPA as part of the discharge for the mandatory net gain condition.



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Key

- Red Line Boundary
- Proposed Habitats**
- Artificial unvegetated, unsealed surface
- Bramble scrub
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Sustainable drainage system
- Residential
- School
- Proposed Hedgerows**
- Line of trees
- Native hedgerow
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Individual Trees**
- Retained Large Rural Tree
- Retained Medium Rural Tree
- Retained Small Rural Tree

client
Lagan Homes
project
Land West of Ratby,
Leicestershire
drawing title
PROPOSED HABITATS



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