

**East Midlands Gateway
Phase 2 (EMG2)**

Document DCO 6.9I/MCO 6.9I

ENVIRONMENTAL STATEMENT

Technical Appendices

Appendix 9I

Biodiversity Net Gain Report

April 2026

09

The East Midlands Gateway Phase 2
and Highway Order 202X and The East Midlands Gateway
Rail Freight and Highway (Amendment) Order 202X

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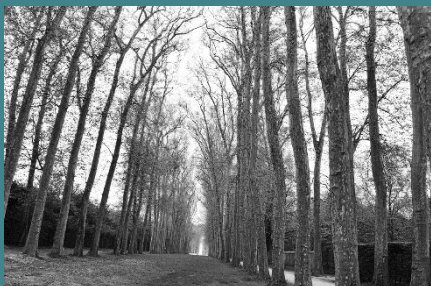
SEGRO

**The East Midlands Gateway Phase 2 and
Highway Order 202X and the East Midlands Gateway
Rail Freight and Highway (Amendment) Order 202X**

**APPENDIX 9I – BIODIVERSITY NET GAIN REPORT
(DOCUMENT DCO 6.9I/MCO 6.9I)**

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Appendix 9I

Biodiversity Net Gain Report

Client

SEGRO Properties Limited and SEGRO (EMG) Limited

Project

East Midlands Gateway 2 (EMG2)

Diseworth

Date

April 2026

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1.0 INTRODUCTION

- 1.1 This report has been produced by FPCR Environment and Design Ltd. on behalf of SEGRO Properties Limited and SEGRO (EMG) Limited. It provides the results of a biodiversity net gain benchmark assessment undertaken for the EMG2 Project.
- 1.2 This report aims to provide an assessment of the current ecological value of the area contained within EMG2 Project Order Limits in terms of biodiversity net gain and identify any likely impacts arising from development proposals and mitigation necessary.
- 1.3 This document should be read in conjunction with the other ecological documents prepared for the EMG2 Environmental Statement which includes the Environmental Statement itself, the Preliminary Ecological Appraisal¹, protected species reports for badger², bats³, birds⁴, invertebrates⁵, otter and water vole⁶, reptiles⁷, and the shadow Habitat Regulations Assessment for the River Mease SAC⁸.

Development Proposals

- 1.4 The EMG2 Project comprises the following three main components:

DCO Application (DCO Scheme)

- EMG2 Works – Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway. The development includes HGV parking and a bus interchange, together with the provision of a Community Park and an upgrade to the EMG1 substation;
- Highways Works – works to the highway network: the A453 access junction works, significant improvements at Junction 24 of the M1, works to the wider highway network including the Active Travel Link, Hyam's Lane Works, L57 footpath upgrade, A6 Kegworth Bypass/A453 Junction Improvements and finger farm roundabout improvements, together with other works;

MCO Application (MCO Scheme)

- EMG1 Works – Additional warehousing development on Plot 16 together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the EMG1 public transport interchange, site management building and the EMG1 pedestrian crossing.

Site Location

¹ FPCR (2025) EMG2 Appendix 9a: Preliminary Ecological Appraisal

² FPCR (2025) EMG2 Appendix 9b: Badger Report

³ FPCR (2025) EMG2 Appendix 9c: Bat Report

⁴ FPCR (2025) EMG2 Appendix 9d: Bird Report

⁵ FPCR (2025) EMG2 Appendix 9e: Invertebrate Report

⁶ FPCR (2025) EMG2 Appendix 9f: Water Vole and Otter Report

⁷ FPCR (2025) EMG2 Appendix 9g: Reptile Report

⁸ FPCR (2025) EMG2 Appendix 9h: Shadow Habitat Regulations Assessment – River Mease SAC

1.5 The location of the Scheme is described in Chapter 2 of the ES with reference to its various component parts. In brief, the majority of development will be on the EMG2 Main Site (build development) and the Community Park (landscaping/drainage attenuation). The remaining components of the proposals are located on land within EMG1 and on land required for off-site highway improvements.

Aims and Objectives

1.6 At this point mandatory BNG has not been brought into force for DCO/NSIP applications. The government previously indicated that a 10% mandatory BNG would apply to such applications submitted from November 2025. However, government consultation which closed on 24 July 2025 sought views on delaying the introduction of BNG for such applications until May 2026. Although the outcome of that consultation is yet to be published, guidance issued by the Department for Environment, Food & Rural Affairs entitled "Understanding biodiversity net gain" was updated on 26 June 2025 and indicates that BNG rules will affect developers of DCO/NSIPs from May 2026. Notwithstanding that the applicant will submit before November 2025 and will in advance of May 2026, it has undertaken a BNG assessment as a voluntary measure in compliance with the published rules for non-NSIP projects.

1.7 The proposals have been assessed, covering each of the three elements, as set out in paragraph 1.4. The results are presented as a whole with reference made to the specific results from each of the three elements of the project.

1.8 This Biodiversity Net Gain Statement is based on the minimum information requirements set out in Article 7 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 (summarised by Paragraph 11 of the Department for Levelling Up, Housing and Communities (DLUHC) guidance¹). The scope and objectives of this report are to:

- To provide a statement as to whether any habitat degradation has taken place on the site since 30th January 2020 such that an earlier habitat state should be considered to be the baseline value of the site for the purposes of biodiversity net gain as prescribed within Schedule 14 of the Environment Act 2021 which would then be justified and detailed;
- To provide a statement regarding the presence or absence of 'irreplaceable habitats' as set out in Column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, and describe of any such habitats present within the site;
- Summarise the results of the baseline UKHab survey undertaken on the site and to present the results of habitat condition assessment surveys following the Statutory Defra Biodiversity Metric Technical Guidance;
- Present the results of the Statutory Defra Biodiversity Metric assessment completed for the indicative proposals.

1.9 This report provides only a summary description of the habitat baseline and should be read in conjunction with the ES chapter and Appendix 9a Ecological Appraisal (FPCR, 2025).

2.0 POLICY

National Networks National Policy Statement (2024)

- 2.1 Paragraphs 4.23 to 4.26 of the revised National Networks National Policy Statement (2024) set out Government policy on BNG for NSIPs. The National Networks National Policy Statement encourages applicants to apply BNG in conjunction with the mitigation hierarchy and to deliver measurable improvements for biodiversity through habitat creation, enhancement, maintenance and monitoring. Applicants are advised to use the latest version of the biodiversity metric to calculate baseline and post-development biodiversity value, and to present this data as part of their application.
- 2.2 BNG may be delivered on-site or off-site, with off-site delivery encouraged where this contributes to wider strategic outcomes such as habitat connectivity or ecosystem service benefits. In such cases, reference should be made to Local Nature Recovery Strategies and other relevant plans.
- 2.3 Although the Environment Act 2021 includes provisions for a mandatory BNG requirement for DCO/NSIPs, these have not yet been commenced. Accordingly, BNG is currently a policy expectation rather than a legal requirement.

NPPF

- 2.4 The revised NPPF (2024) seeks to ensure that the planning system contributes to and enhances the natural and local environment, protects and enhances biodiversity and geodiversity by:

187. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

192. b) 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.

The Environment Act

- 2.5 From 12th February 2024, BNG is mandatory for all minor and significant applications (excluding DCO / NSIP) under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 2.6 Part 6 of the Environment Act 2021 is entitled 'Nature and Biodiversity'. Within this part is section 98, entitled 'Biodiversity gain as condition of planning permission'. It says that 'Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England'. Part 1 of Schedule 14 contains the requirement for biodiversity net gain, including the requirement for 10%.

Local Policy

- 2.7 The Leicestershire, Leicester & Rutland Local Nature Recovery Strategy (LNRS)⁹ was published in July 2025 and has been used to inform the strategic significance multiplier in the metric.
- 2.8 The published maps¹⁰ identify that some limited areas of the site are identified in the Areas that Could Become of Particular Importance for Biodiversity (ACB). Very small areas are covered by the categories, Landscape-scale Woodland Expansion, Expand and Connect Grassland, these are located within areas where the habitats covered are within Highway Works and generally do not contribute to the goal of the LNRS. There is a larger area covered by Nature Networks Measures - Rail Lines with 20m Buffer, which runs along the EMG1 rail freight connection. A small area of grassland adjacent to the EMG1 rail line is considered to contribute to the goals of the LNRS.
- 2.9 In accordance with The Statutory Biodiversity Metric User Guide – July 2025, areas outside of those mapped as part of the published LNRS have been categorised as Low strategic significance. Habitats within the mapped areas that have interventions consistent with the potential measures are mapped at high strategic significance.

⁹<https://www.leicestershire.gov.uk/sites/default/files/2025-07/LLR-Local-Nature-Recovery-Strategy.pdf>

¹⁰ <https://llrlnrs.github.io/Local-Habitat-Map/#13/52.8257/-1.3055>

3.0 METHODOLOGY

Baseline Habitat Assessment

- 3.1 This report accompanies an Preliminary Ecological Appraisal (PEA) for the project, which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement (of which includes measurable biodiversity net gain). The following elements from the PEA have also used to inform this assessment:
- A walkover survey which broadly followed the standard UKHAB 2.0 survey methodology.
 - A desktop study was undertaken by consulting Leicestershire & Rutland Environmental Records Centre (LRERC), Derbyshire Biological Records Centre (DBRC), and Nottinghamshire Biological and Geological Record Centre (NBGRC) and the Multi Agency Geographic Information for the Countryside (MAGIC) website¹¹.
 - Habitat Condition Assessment Survey
- 3.2 Full details of the survey methodologies employed during the above surveys are provided in the accompanying PEA (FPCR 2025).
- 3.3 Field surveys were conducted on 22nd February and 20th April 2022 for the EMG2 Main Site and Community Park with update surveys done on 13th June 2024. The Highway Works and EMG1 Works were surveyed 3rd July, 4th July, 5th July, 10th July, 6th August and 14th November 2024.

River Condition Assessment

- 3.4 The River Condition Assessments (RCA) were completed by accredited and experienced RCA assessors at FPCR. The team have many years of experience in ecology consultancy including riparian surveys and are accredited to be able to carry out MoRPh field surveys and river type desk studies. This includes recording data using the RCA information system and interpreting RCA indicators and scores for baseline and post-intervention scenarios.
- 3.5 The field surveys were carried out during optimal conditions as out lined in the MoRPh methodology with low/normal flow conditions. In the MoRPh methodology rivers under 5m wide have a module length of 10m. Therefore, in accordance with the methodology each sub-reach consisted of 5x10m (MoRPh 5) modules representative of a maximum 250m stretch.

The Statutory Biodiversity Metric

- 3.6 DEFRA's published biodiversity net gain metric is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the flat "habitats" and linear features "hedgerows" separately, and is based on pre-determined values, along with published written guidance, set by a Natural England-led team of experts. The latest version of this metric was published in February 2024.
- 3.7 To facilitate this, the EMG2 Project Order Limits area has been mapped and digitised using the Biodiversity Metric QGIS Template, with the existing habitats identified and areas automatically

¹¹ [Online]. <http://magic.defra.gov.uk/>

generated. In accordance with the Metric User Guide, habitats have been defined under UK Habitat Classification. The detailed landscaping proposals for the Site were then uploaded into the QGIS template, and the proposed habitats mapped and digitised to generate areas for each of the habitats proposed for creation.

- 3.8 These pre- and post-development habitat areas were then inputted into the Metric Calculation tool. Pre-development habitats were grouped into their habitat type and condition based on the results of the UKHab and condition assessment surveys, while post-developments were classified into their UKHab type as identified through the classification of proposed habitats within landscaping plans into appropriate UKHab types and their target condition scores. The metric then provides a habitat distinctiveness score for each of the baseline and proposed habitats which are pre-assigned scores based on the habitat type.
- 3.9 The strategic significance of the habitats was also assessed for both the pre- and post-development habitats based on the location of the EMG2 Projects, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.
- 3.10 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:
- 3.11 Difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance.
- Temporal risk: This is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
 - Spatial risk: This score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any offsite offsetting solutions.
- 3.12 Full details of the calculation methodology used is provided in The Statutory Biodiversity Metric User Guide¹².

Limitations

- 3.13 The UKHab habitat map has been produced from detailed field notes and informed by aerial imagery and OS mapping.
- 3.14 Natural ecological communities are susceptible to change; at times this change can be rapid as a result of internal and external environmental factors. The calculations are based on ecological assessments of habitats carried out during 2024; as a result, changes which may affect the conclusions of this report may occur, if a prolonged period of time elapses prior to the commencement of the project.

¹² DEFRA (2024), The Statutory Biodiversity Metric User Guide. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

4.0 BASELINE CONDITIONS

- 4.1 Summary results from the desk study search around the project can be found in the ES Chapter Appendix 9a: Preliminary Ecological Appraisal (FPCR, 2025).

Habitat Degradation

- 4.2 The project team has confirmed to FPCR that no purposeful habitat degradation has occurred onsite.

BNG Assessment Date

- 4.3 The project's biodiversity pre-development value is attributed to the habitats surveyed between 13th June and 14th November 2024 during the initial assessment. The results of this survey have been revised and updated during several subsequent site visits.

Strategic Significance

- 4.4 A small section of the site boundaries for EMG1 Works and the Highway Works overlap with Railway Network Opportunity Corridor, as identified in the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy¹³. For the purposes of the biodiversity net gain assessment, as per the User Guide¹⁴, baseline habitats have been mapped as low strategic significance and proposed habitat parcels have been split into separate areas where the strategic significance differs.
- 4.5 Linear features including hedgerows and watercourses provide connectivity to the wider habitats found around the site. Some of these features are retained and suitably buffered from the development. Creation of new hedgerows and watercourses across the site alongside the retention of some existing linear features, it is considered that the connectivity of the site will not be reduced.

Irreplaceable Habitats

- 4.6 One veteran tree (T4), as classified under the NPPF definition, was present on site located along the eastern boundary of the EMG2 Main Site. Tree T4 also qualified as a veteran tree under the new irreplaceable habitat definition of veteran trees.
- 4.7 A further fourteen trees were classified as veteran trees using the new irreplaceable habitat definition. (T7, T13, T14, T32, T34, T35, T43, T51, T55, T59, T65, T66, T81, T85). There is a lower bar for qualification within the irreplaceable habitats definition as opposed to the traditional NPPF definition. The fourteen additional trees classified as veteran trees under this new definition were all mature ash *Fraxinus excelsior* trees, a species that is in general decline due to the fungal disease ash die back. These trees meet this definition due to the presence of deadwood, this feature is not unusual for trees of this species in the local area.

¹³ Leicestershire, Leicester and Rutland, Local Nature Recovery Strategy (July 2025) [Leicestershire, Leicester and Rutland Local Nature Recovery Strategy](#)

¹⁴ The Statutory Biodiversity Metric, User Guide (July 2025) https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf

- 4.8 Under the current proposals T13, T14, T32, T34, T45, T43, T59, T65 and T66 are set to be lost, with the others being retained. Where retention was is not possible, bespoke compensation for the loss of these irreplaceable habitats will be required and will be agreed. The first draft of this mitigation strategy is set out within the LEMP and has been agreed in principle with the Forestry Commission.

On-site Habitats

- 4.9 The EMG2 Main Site and Community Park comprised largely of arable cropland with some areas of modified and other neutral grassland. A large network of hedgerows is present, forming the boundaries to the arable fields. Other linear features present include a ditch in the eastern portion of the EMG2 Main Site and the Diseworth Brook running along a section of the western boundary of the Community Park.
- 4.10 The Highway Works areas comprised largely of built linear features with associated other neutral grassland and modified grassland verges. Areas of broadleaved woodland and scrub, as well as several hedgerows also ran alongside the Highway Works areas.
- 4.11 The EMG1 Works area comprised of bare ground and modified grassland, as well as areas of developed land associated with the EMG1 development.
- 4.12 To show the mapped baseline, retained and proposed habitat in greater details, the Site has been divided into nine separate areas spread across five figures. Figure 1 is the Site Layout plan and shows the extent that is covered by each of the more detailed Figures.
- 4.13 A summary of the baseline habitats present, and their corresponding condition assessments is provided in Table 1 below and are depicted on Figures 2a–2e with the corresponding condition and distinctiveness values of each parcel used as part of the calculation for the baseline biodiversity units depicted in Figures 5a–5e. Full Habitat descriptions are given in the ES Ecology Chapter Appendix 9a: Preliminary Ecological Appraisal (FPCR, 2025).

Table 1: Baseline Habitat Summary

Habitat	Description	Distinctiveness	Condition
Cereal Crops	The majority of the EMG2 Main Site and Community Park comprised a mixture of recently ploughed arable field compartments and arable fields planted with winter wheat, with narrow grassy margins (1-2m)	Low	N/A
Temporary Grass and Clover Leys	An area of arable cropland within the Highway Works area adjacent to Junction 24 of the M1 motorway.	Low	N/A
Modified Grassland	One modified grassland horse grazed field was present within the proposed Community Park area. It had a sward height of 5-15cm dominated by perennial ryegrass <i>Lolium perenne</i> , with abundant crested dog's-tail <i>Cynosurus cristatus</i> .	Low	Good
Modified Grassland	Areas of modified grassland were present in the Highway Works area within the road verges adjacent to the M1, the A453 and Donnington Park services.	Low	Moderate
Modified Grassland	A strip of modified grassland was present adjacent to the track Long Holden which runs adjacent to the southern boundary of the EMG2 Main Site and Community Park.	Low	Poor
Other Neutral Grassland	Areas of other neutral grassland were located within the EMG1 Works area along the bund to the east of the development area.	Medium	Good
Other Neutral Grassland	Areas of other neutral grassland were located within the EMG1 Works area along the bund to the north of the development area.	Medium	Moderate
Other Neutral Grassland	One semi-improved neutral grassland field was present within the EMG2 Main Site and Community Park. It had a sward height of 5-40cm dominated by Yorkshire fog <i>Holcus lanatus</i> , with locally dominant red fescue <i>Festuca rubra</i> and perennial ryegrass <i>Lolium perenne</i> A large number of grassy verges within the Highway Works areas had a species composition of other neutral grassland.	Medium	Poor
Bramble Scrub	Areas of bramble scrub were present in the Highway Works area within the road verges adjacent to the A453 and Donnington services.	Medium	N/A
Mixed Scrub	Dense hawthorn, willow, elder <i>Sambucus nigra</i> scrub was present in association with pond P1 and pond P3	Medium	Moderate
Mixed Scrub	Areas of mixed scrub were present in the Highway Works area within the road verges adjacent to the M1, the A453 and Donnington Park services.	Medium	Poor
Ponds (non-priority habitat)	Pond (P3) was located adjacent to Donnington Park Services. It comprised a wet depression, with a small rectangular area of open water at its centre.	Medium	Good

Ponds (non-priority habitat)	Pond (P2) is a field pond adjacent to the south side of a hedgerow between Hyam's Lane and the A453.	Medium	Moderate
Ponds (non-priority habitat)	Pond (P1) was seasonal pond located just north of Hyam's Lane in the south western corner of a field compartment.	Medium	Poor
Tall Forbs	Two areas of tall ruderal vegetation were present in association with an area of bare ground in the centre of the EMG2 Main Site. Species recorded included bramble, common dandelion, cocksfoot and common nettle	Low	Good
Tall Forbs	A strip of tall ruderal vegetation was present along the northern boundary of the most westerly arable field on the EMG2 Main Site. Species included dominant common nettle with false oat grass, hogweed, creeping thistle and cow parsley also present.	Low	Moderate
Artificial Unvegetated Unsealed Surface	Areas of artificial unvegetated unsealed surface were present within the EMG1 Works area from the previously consented development works.	Very Low	N/A
Bare Ground	Areas of bare ground were present within the Highway Works area along road verges near Donington Park Services.	Low	Poor
Bioswale	An area of bioswale was present within the Highway Works area adjacent to the access roundabout for EMG1.	Low	Good
Built linear features	The majority of the Highway Works area consists of roads, namely the M1, the A453 and the A50.	Very Low	N/A - Other
Developed land; sealed surface	Areas of hardstanding and buildings were located within the Highway Works area and EMG1 Works area associated with the EMG1 development.	Very Low	N/A - Other
Introduced shrub	Areas of introduced shrub were located within the Highway Works area and EMG1 Works area associated with the EMG1 development.	Low	Condition Assessment N/A
Sustainable drainage system	SUDs features were located to the within the EMG1 Works area.	Low	Good
Sustainable drainage system	SUDs features were located to the within the EMG1 Works area.	Low	Moderate
Ruderal Vegetation	One area of ruderal vegetation was located to the southwest of the EMG1 Works area.	Low	Poor
Other woodland; broadleaved	Areas of broadleaved woodland were present in the Highway Works area within the road verges adjacent to the M1, the A453 and Donington Park services. The western boundary of the Community Park area was bordered by a woodland block, comprising ash, hawthorn, blackthorn, dog rose, elder and elm.	Medium	Moderate
Other woodland; broadleaved	Areas of broadleaved woodland were present in the Highway Works area within the road verges adjacent to the M1, the A453 and Donington Park services.	Medium	Poor
Other woodland; mixed	One area of mixed woodland was located to the south of the EMG1 Works area.	Medium	Moderate
Rural Tree	Mature and semi-mature trees were present throughout the EMG2 Main Site, mainly in association with hedgerows. Tree species typically included: ash <i>Fraxinus excelsior</i> , English Oak <i>Quercus robur</i> , field maple <i>Acer campestre</i> , crack willow <i>Salix fragilis</i> and sycamore <i>Acer pseudoplatanus</i> .	Medium	Good, Moderate

Urban Tree	Mature and semi-mature trees bordering developed land or built linear features were present along the boundaries of the EMG2 Main Site area and within the Highway Works and EMG1 Works areas. Tree species typically included: ash <i>Fraxinus excelsior</i> , English Oak <i>Quercus robur</i> , field maple <i>Acer campestre</i> , crack willow <i>Salix fragilis</i> and sycamore <i>Acer pseudoplatanus</i> .	Medium	Good, Moderate
Line of trees	Lines of trees were present in the Highway Works area within the road verges adjacent to the M1, the A453 and the A50.	Low	Moderate
Native Hedgerow – associated with bank or ditch	Hedgerows were present across the EMG2 Main Site and Community Park area, and the Highway Works area	Medium	Good
Native Hedgerow – associated with bank or ditch	Hedgerows were present across the EMG2 Main Site and Community Park area, and the Highway Works area	Medium	Good
Native Hedgerow – associated with bank or ditch	Hedgerows were present across the EMG2 Main Site and Community Park area, and the Highway Works area	Medium	Moderate
Native hedgerow with trees	Hedgerows were present across the EMG2 Main Site and Community Park area, and the Highway Works area	Medium	Poor
Native hedgerow	Hedgerows were present across the EMG2 Main Site and Community Park area, and the Highway Works area	Medium	Moderate
Native hedgerow	Hedgerows were present across the EMG2 Main Site and Community Park area, and the Highway Works area	Low	Good
Native hedgerow	Hedgerows were present across the EMG2 Main Site and Community Park area, and the Highway Works area	Low	Moderate
Non-native and ornamental hedgerow	A non-native ornamental hedgerow was present in the Highway Works area within the road verges adjacent to the A453.	Low	Poor
Ditches	Within the EMG2 Main Site works area a shallow field ditch runs through the south-east of the site, feeding into an offsite subterranean drainage system. Two ditches were present within the existing SUDs features within the EMG1 Works boundary, which were created under the previous EMG1 DCO consent.	Medium	Poor
Other rivers and streams	Beyond the western boundary of the Community Park, the Hall Brook runs from north to south. As the stream comes within 10m of the site, it is considered that the associated riparian zone extends into the site redline.	High	Fairly Poor
Culvert	Sections of the Hall Brook that run under the A453 to the northwestern boundary of the Community Park are culverted.	Low	Poor

5.0 PROPOSED DESIGN

- 5.1 The assessment of the proposed design is based on the Parameter Plans, highway mitigation plans and illustrative landscape masterplans. The full details of the proposed habitats will be designed and secured post-approval. The creation and long-term management of habitats will be delivered through the Landscape and Ecological Management Plan (LEMP), in accordance with the Requirements of the Development Consent Order.
- 5.2 The proposals in this report aim to create habitats appropriate to the local area with realistically achievable conditions.
- 5.3 Indicative post-development habitats are shown in Figures 3a–3e. The proposed habitat distinctiveness and condition are shown in Figures 6a–6e.

Habitats

- 5.4 Table 2 summarises the management recommendations that will be employed to achieve the target conditions for each habitat type. Further details are provided within the LEMP¹⁵.

Retained habitats

- 5.5 Habitat retention across the EMG2 Main Site and Community Park is limited to the Hedgerows and habitats along Hyams Lane, as well as the pond located in the northeastern portion of the main site. Retained habitats can be seen on Figures 4a–4e.
- 5.6 Within the Highway Works habitats have been retained where possible, including large areas of road verges and built linear features.
- 5.7 Within the EMG 1 Works areas of existing grassland and SUDs features to the north of the site are retained.

Habitat Creation

- 5.8 Indicative proposed habitats include amenity grass areas, tree planting, and sustainable drainage features within the green infrastructure and the Community Park. Woodland, scrub and wildflower grassland planting is also included within the Community Park and along the southern portion of the EMG2 Main Site. An area of orchard is to be created within the Community Park as well as a pond surrounded by scrub habitats.

Hedgerows

- 5.9 Table 3 describes the management recommendations that will be employed to achieve the target conditions for each habitat type.

Retained Hedgerows

- 5.10 The northern boundary hedgerows of the EMG2 Main Site and Community Park, with the exception of small lengths where road access will be implemented are to be retained. Retained hedgerows can be seen on Figures 4a–4e.

¹⁵ Appendix 9j – LEMP (FPCR, March 2026)

5.11 Hedgerows across the Highway Works area are largely retained, with hedgerows being lost along the proposed new slip road leading off the M1 motorway.

5.12 The following measures will be employed for the existing retained hedgerows:

- Hedgerows will be subjected to reduced management to encourage the establishment of tall, bushy hedgerows.
- Additional planting of a range of native hedgerow species will be carried out within retained hedgerows to close up gaps where they develop and create more continuously dense and bushy features.
- Fertiliser use will be prohibited within grasslands adjacent to hedgerows to prevent nutrient enrichment as a result of the site management operations.
- A minimum of a 1m buffer adjacent to the hedgerows will be managed as 'undisturbed' ground where possible. Management of grasslands within these areas adjacent to hedgerows will be in line with the management of wildflower grassland areas

Enhanced Hedgerows

5.13 The indicative proposals show that hedgerows along the southern and eastern boundaries of the EMG2 Main Site and Community Park are to be retained. A large number of hedgerows are to be enhanced from native hedgerows (including those associated with ditches and trees) to species-rich native hedgerows (associated with ditches and trees where applicable).

5.14 Supplementary planting of a variety of native woody species will be incorporated into the hedgerows to increase their species richness. Management should follow the prescription detailed above in the retained hedgerow section.

Hedgerow Creation

5.15 The indicative proposals show that a large number of species-rich native hedgerows with trees are to be created across the EMG2 Main Site and Community Park, and along a section of the northern boundary of the EMG1 Works area.

Watercourses

5.16 Table 4 provides a summary of the management recommendations which will be employed to achieve the target conditions for each habitat type.

Watercourse Retention and Enhancement

5.17 The ditch in the southeastern corner of the Main Site is proposed to be lost. The remaining watercourses are to be retained and are buffered from the development works by the proposed Community Park green infrastructure.

5.18 Retained watercourses can be seen on Figures 4a-4e.

Watercourse Creation

5.19 The indicative proposals show that watercourse creation will comprise a network of ditches created within the base of the proposed attenuation features. These features will have a design similar to those created at the EMG1 site. Poor / moderate condition will be targeted, as such creation prescriptions will be limited to ensuring a naturalised feature is created.

Table 2: Indicative Proposed Habitats Summary

Habitat	Targets for Creation/Management	Distinctiveness	Condition
1. Modified grassland	Amenity grassland areas throughout the green infrastructure, primarily around plots. These amenity grassland areas will primarily be managed for their amenity value, but this should include: <ul style="list-style-type: none"> Regular management to prevent scrub/bracken encroachment Reseeding any areas of failed establishment 	Low	Poor
2. Other neutral grassland	Wildflower grassland areas around the western and southern portions of the EMG2 Main Site and Community Park. The focus of management for these grasslands will be on maximising their biodiversity to create a diverse sward by employing the following management measures: <ul style="list-style-type: none"> Soil preparation to ensure a nutrient poor substrate. Using a native species-rich seed mix to achieve a diverse sward. Management will be implemented to create a varied sward height, following the supplier's specifications with one cut per year following establishment. Reseeding any areas of failed establishment to ensure cover of bare ground is not more than 5%, including areas of physical damage. Overseeding to maintain a minimum of 10 species per m² excluding species indicative of suboptimal condition Management of undesirable species to ensure no more than 20% cover of bracken, no more than 5% cover of scrub, and total absence of invasive non-native plant species (as listed on Schedule 9 of WCA5). 	Medium	Good
3. Mixed scrub	Areas of native scrub planting will be incorporated at woodland edge areas, primarily along western edge within the Community Park , to contribute to a mosaic of habitats and provide commuting corridors. These will be managed to achieve good condition through the following measures: <ul style="list-style-type: none"> Planting mix to use a diverse range of native species, with no one species compromising more than 75% of the mix. Replace any failed woody specimens. Targeted weeding/treatment to limit/remove invasive/undesirable species to below 5% ground cover (typical species include but are not limited to- Creeping thistle <i>Cirsium arvense</i>, cherry laurel <i>Prunus laurocerasus</i>, common nettle <i>Urtica dioica</i>, snowberry <i>Symphoricarpos</i> spp, cotoneaster <i>Cotoneaster</i> spp). Management will encourage a diverse structure to scrub, with open areas in blocks of scrub to encourage natural regeneration. Allow a graduated edge to form with scattered scrub and tall grassland along the peripheries where possible. 	Medium	Good
5. Built linear features	N/A	Very low	N/A
6. Developed land; sealed surface	N/A	Very low	N/A
7. Sustainable drainage system	These features will be designed with undulating bases which will support a range of plants and species. Due to the proximity to East Midlands Airport, SUDs feature will be required to be dry for most of the year. As a result of this a moderate condition has been targeted, due to the likely challenges in achieving condition E2 of the urban condition assessment criteria. Management measures will include: <ul style="list-style-type: none"> Using a native species-rich wet grassland seed mix to achieve a diverse sward. Reseeding any areas of failed establishment Management of undesirable species to ensure no more than 20% cover of bracken, no more than 5% cover of scrub, and total absence of invasive non-native plant species (as listed on Schedule 9 of WCA5). 	Low	Moderate

8. Other woodland; broadleaved	<p>Woodland planting around western, southern and eastern parts of the EMG2 Main Site and Community Park. These woodlands will target Moderate condition through the following measures:</p> <ul style="list-style-type: none"> • Planting will ensure a diversity of five or more native species per block. • Replacement of any failed woody specimens until the woodland is established. • Management will encourage a diverse structure with multiple age classes, varied vertical structure, and presence of temporary open spaces through ongoing selective thinning and coppicing. • Log piles will be provided in all woodland plots, and both fallen and standing deadwood will be maintained. • Removal of any invasive plant species including rhododendron and laurel. 	Medium	Moderate
9. Urban tree	<p>Tree planting within EMG2 Main Site and Plot 16 . Trees will be managed to achieve equivalent value of those present pre-development through the following measures:</p> <ul style="list-style-type: none"> • Only native tree species in planting scheme. • Area beneath trees maintained as vegetation (not paved/gravelled over) • Pruning regime to be limited to that required to maintain tree health, with exception of public health and safety requirements. • Avoid herbicide use in close proximity to trees (<1m). • Replace any failed specimens. 	Medium	Moderate
10. Rural tree	<p>Tree planting within the Community Park. Trees will be managed to achieve equivalent value of those present pre-development through the following measures:</p> <ul style="list-style-type: none"> • Only native tree species in planting scheme. • Area beneath trees maintained as vegetation (not paved/gravelled over) • Pruning regime to be limited to that required to maintain tree health, with exception of public health and safety requirements. • Avoid herbicide use in close proximity to trees (<1m). • Replace any failed specimens. 	Medium	Moderate
11. Other Grassland Neutral	<p>Areas along Highway Works road verges that will likely be lost due to highways improvements are to be reinstated to their baseline condition of poor once all works are completed in those areas. Areas of grassland within EMG 2 adjacent to other semi-natural habitat such as woodland and scrub will be targeted to reach moderate condition. Management should include:</p> <ul style="list-style-type: none"> • Using a native species-rich seed mix to achieve a diverse sward. • Regular management to prevent scrub/bracken encroachment • Reseeding any areas of failed establishment 	Medium	Poor
12. Traditional Orchards	<p>An area of nut orchards will be created in the Community Park. Nut species will be used in place of soft fruit due to the restriction placed on habitat creation by the proximity to the airport. This will be managed to achieve moderate condition through the following measures:</p> <ul style="list-style-type: none"> • No grazing stock to be used in this area; • Pruning works will focus on promoting the longevity of the trees; • Using a native species-rich seed mix to achieve a diverse sward. • Replacement planting of failed specimens during establishment period; • Grassland to be seeded using a native species rich seed mix to achieve a diverse sward; • Management will encourage a varied sward height of the grassland below the canopy; and • Limit encroachment of any bracken, bramble, or scrub clumps. 	High	Moderate

<p>13. Ponds (non-priority habitat)</p>	<p>Two ponds to be created with the Community Park. The following design and management prescriptions will be employed to reach the target condition:</p> <ul style="list-style-type: none"> • The features will be designed to allow water levels to fluctuate naturally through the year and will not be connected to other waterbodies via streams, ditches, or artificial pipework; • The ponds will not be stocked with fish, and they will be monitored to ensure that fish are not artificially introduced; • Management of nearby habitats will be free from fertilizer input to prevent eutrophication of the ponds. The ponds will be monitored for the establishment of duckweed, and this will be removed where it becomes prevalent; • The ponds will be surrounded by a minimum of 10m of semi-natural habitats of medium distinctiveness; • The surface of the ponds will be no more than 50% shaded by woody bankside species; and • Marginal and aquatic vegetation will be introduced and allowed to establish such that it covers at least 50% of the ponds area that is less than 3m deep. 	<p>Medium</p>	<p>Moderate</p>
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Table 3 Indicative Proposed Hedgerow Summary

Hedgerow type	Targets for Creation/Management	Distinctiveness	Condition
<p>13. Species-rich native hedgerow</p>	<p>Species-rich native hedgerows will be created around the perimeter of the EMG2 Main Site, adjacent to the proposed footpath on the eastern boundary of the site and in larger areas of greenspace within the developed area of the EMG2 Main Site. A species-rich native hedgerow will also be created to the north of Plot 16 on the EMG1 Works. Management prescriptions to achieve the target condition should include:</p> <ul style="list-style-type: none"> • Failed specimens will be replaced during establishment on a like-for-like basis • Fertiliser use will be prohibited within grasslands in the site boundary that are adjacent to hedgerows to reduce nutrient enrichment; and • A minimum of 1m adjacent to the hedgerows will be managed as 'undisturbed' ground where possible. Management of grasslands within these areas adjacent to hedgerows will be in line with the management of meadow grasslands. 	<p>Medium</p>	<p>Moderate</p>

Table 4: Indicative Proposed Watercourses Summary

Watercourse type	Targets for Creation/Management	Distinctiveness	Condition
13. Ditches	<p>New ditches will be created within the SUD's features on the western and southern edges of the EMG2 Main Site and Community Park and the new SUD's feature within the EMG1 Works, in line with the existing ditches within the SUDs features surrounding EMG1. A new ditch will also be created to the south of the developed area of the EMG2 Main Site, providing connectivity between the SUDs located here. These ditches will primarily be created and managed for their value as drainage features, however these will have the following prescriptions:</p> <ul style="list-style-type: none"> • The ditches will be less than 5m wide and created so as to be likely to retain water for more than 4 months of the year. • Management will ensure physical damage, such as that from machinery use or damaging management activities, is evident for less than 5% of the ditch. • The ditches will be kept free of any non-native and/or invasive species. 	Medium	Poor

6.0 ON-SITE BIODIVERSITY NET GAIN (BNG) METRIC SUMMARY

6.1 The indicative habitat creation proposals highlighted within this report have been input into the Statutory Biodiversity Metric. Table 5 provides a summary of the headline results of the Statutory Biodiversity Metric assessment completed for the proposals. These results are indicative and will be finalised and updated in accordance with any BNG requirements under the scheme's consents.

Table 5: Biodiversity Unit Summary

Site element:		DCO Scheme (EMG2 Works and Highway Works)	MCO Scheme (EMG1 Works)	DCO and MCO Combined
On-site Baseline	Habitat Units	351.08	48.16	399.24
	Hedgerow Units	158.88	4.21	163.08
	Watercourse Units	4.75	1.42	6.18
On-site Post-Intervention	Habitat Units	419.56	55.61	475.17
	Hedgerow Units	178.50	6.50	185.00
	Watercourse Units	6.06	1.57	7.63
On-site Net Unit Change (On-site Net Percentage Change)	Habitat Units	68.48 (19.50 %)	7.45 (15.48 %)	75.93 (19.02 %)
	Hedgerow Units	19.62 (12.35 %)	2.29 (54.33 %)	21.92 (13.44 %)
	Watercourse Units	1.31 (27.54 %)	0.14 (10.17 %)	1.45 (23.54 %)

Please note there may be minor discrepancies (rounding errors) between the columns and the totals, however, the numbers duplicate those presented within the matrix calculator.

6.2 It is anticipated that the assessment of the DCO Scheme (EMG2 Works and Highway Works together) will demonstrate that the indicative on-site proposals deliver a net gain of 68.48 habitat units, representing a gain in excess of 10%. The proposals deliver a net gain of 19.62 hedgerow units, representing a gain in excess of 10%. The proposals deliver a net gain of 1.31 watercourse units, representing a gain in excess of 10%.

6.3 The assessment of the MCO Scheme (the EMG1 Works) has demonstrated that the indicative proposals deliver a net gain of 7.45 habitat units, representing a gain in excess of 10%. The proposals deliver a net gain of 2.29 hedgerow units, representing a gain in excess of 10%. The proposals deliver a net gain of 0.14 watercourse units, representing a gain in excess of 10%.

6.4 The assessment has demonstrated that when the EMG2 Project is considered as a whole (DCO Scheme and MCO Scheme), on-site proposals deliver a net gain of 75.93 biodiversity units within the area-based habitat category assessments, a net gain of 21.92 biodiversity units in the hedgerow category, and a net gain of 1.45 biodiversity units in the watercourse category. This represents a gain in excess of 10% for area-based habitat, hedgerows and watercourses.

Habitat Trading

6.5 The current indicative proposals for on-site habitat creation outlined in this report show that the trading rules are satisfied for all distinctiveness bands of area-based habitats, hedgerows and watercourses.

Irreplaceable habitats

- 6.6 The trees classified as veterans under the definition of irreplaceable habitats will be subject to a bespoke mitigation agreement. The principles of this have been discussed will entail the following measures. Further details are provided within the LEMP Appendix B.
- 6.7 Where the removal of mature and over-mature trees is unavoidable the aim of compensation will be to conserve as much of the dead and decaying wood in a state as close to its prior condition as possible. Preservation of deadwood will involve translocation to the site margins or the Enhancement Area. Specific mitigation will include:
- Move any large diameter dead wood to designated mitigation areas and install it in a range of conditions, e.g. standing trunks, propped/attached aerial large-diameter dead wood, scattered and piled dead wood at tree bases etc. aiming to provide a good approximation of the conditions found on the development site.
 - Conserve heart rot features through the development by keeping the main trunks of the large trees intact through removal, or where this is impossible, in as large a pieces as possible.
 - The main trunks should be installed as standing deadwood within or immediately adjacent to hedgerows and in semi-shaded conditions to replicate their current environmental conditions as closely as possible.
 - Other dead wood needing to be removed from the development site should be placed around the base of the translocated tree trunks in semi-shaded conditions. Translocation of dead wood should take place in the winter when saproxylic invertebrates are dormant.

7.0 CONCLUSIONS

- 7.1 When combining the on-site current indicative proposals for the DCO, the MCO Scheme, and the EMG2 Project as a whole, the trading rules are satisfied for all distinctiveness bands of area-based habitats, including hedgerows and watercourses.
- 7.2 Under the proposals set out in the Parameters Plans, and the Illustrative Landscape Masterplans the EMG2 Project would deliver a net gain of approximately 75.93 biodiversity units within the area-based habitat category assessments, a net gain of 21.92 biodiversity units in the hedgerow category, and a net gain of 1.45 biodiversity units in the watercourse category. This represents a net gain of greater than 10% for all three categories.

8.0 APPENDICES SUMMARY

8.1 The full Excel metrics are provided separately. This appendix summary provides an extract of the headline results page for each metric.

Appendix 9i-A: Statutory Biodiversity Metric EMG1 and EMG2 Combined

East Midlands Gateway Phase 2 (EMG2)		Return to results menu	
Headline Results			
Scroll down for final results ⚠			
On-site baseline	Area habitat units	399.24	
	Hedgerow units	163.08	
	Watercourse units	6.18	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	475.17	
	Hedgerow units	185.00	
	Watercourse units	7.63	
On-site net change (units & percentage)	Area habitat units	75.93	19.02%
	Hedgerow units	21.92	13.44%
	Watercourse units	1.45	23.54%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	75.93	
	Hedgerow units	21.92	
	Watercourse units	1.45	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Ensure bespoke compensation has been agreed where stated ⚠			
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	75.93	
	Hedgerow units	21.92	
	Watercourse units	1.45	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	19.02%	
	Hedgerow units	13.44%	
	Watercourse units	23.54%	
Trading rules satisfied?	Yes ✓		

Appendix 9i-B: Statutory Biodiversity Metric EMG1

East Midlands Gateway Phase 1 (EMG1)			
Headline Results		Return to results menu	
Scroll down for final results ⚠			
On-site baseline	Area habitat units	48.16	
	Hedgerow units	4.21	
	Watercourse units	1.42	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	55.61	
	Hedgerow units	6.50	
	Watercourse units	1.57	
On-site net change (units & percentage)	Area habitat units	7.45	15.48%
	Hedgerow units	2.29	54.33%
	Watercourse units	0.14	10.17%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	7.45	
	Hedgerow units	2.29	
	Watercourse units	0.14	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	7.45	
	Hedgerow units	2.29	
	Watercourse units	0.14	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	15.48%	
	Hedgerow units	54.33%	
	Watercourse units	10.17%	
Trading rules satisfied?	Yes ✓		

Appendix 9i-C: Statutory Biodiversity Metric EMG2

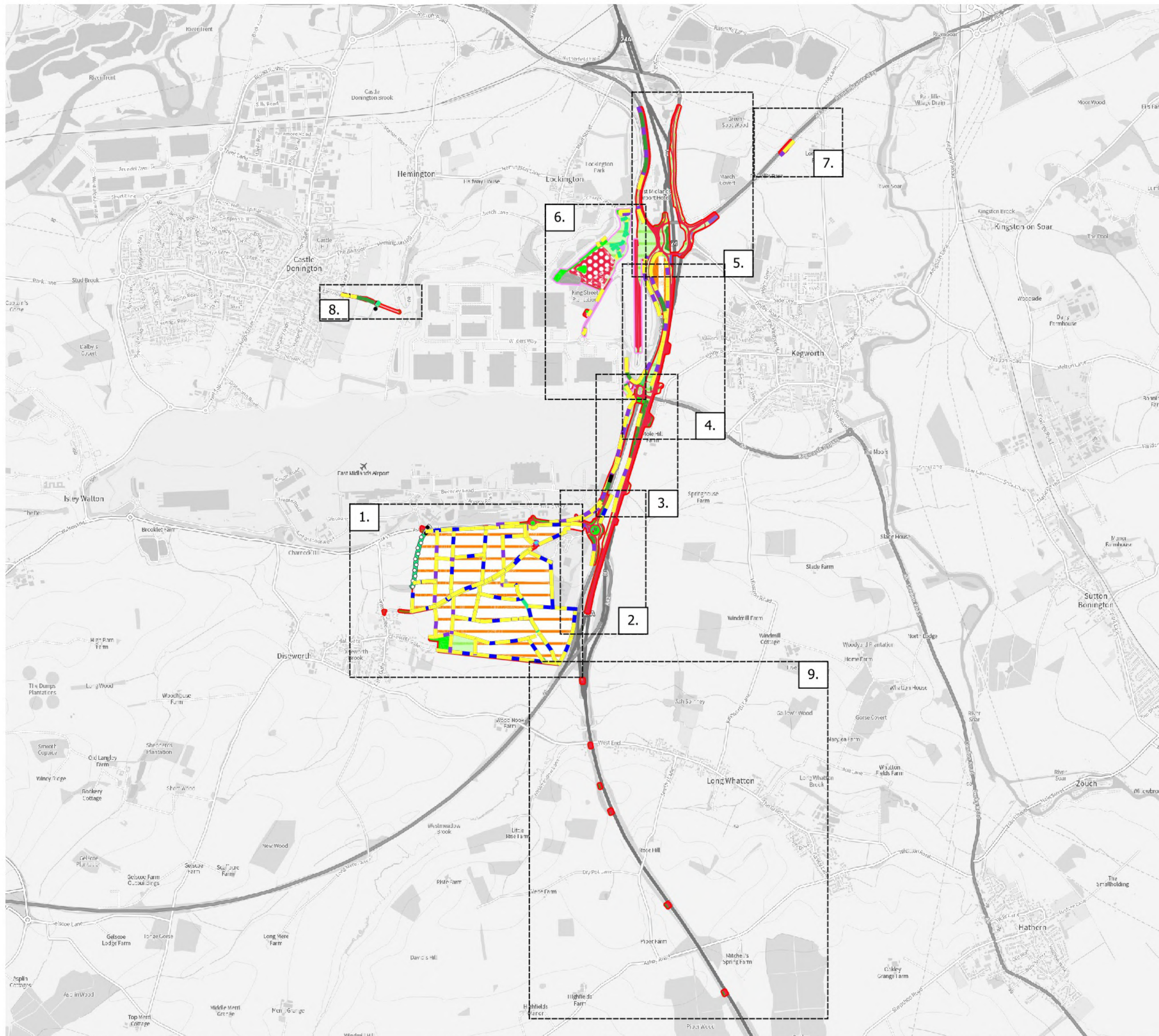
East Midlands Gateway Phase 2 (EMG2)			
Headline Results		Return to results menu	
Scroll down for final results ▲			
On-site baseline	<i>Area habitat units</i>	351.08	
	<i>Hedgerow units</i>	158.88	
	<i>Watercourse units</i>	4.75	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Area habitat units</i>	419.56	
	<i>Hedgerow units</i>	178.50	
	<i>Watercourse units</i>	6.06	
On-site net change <small>(units & percentage)</small>	<i>Area habitat units</i>	68.48	19.50%
	<i>Hedgerow units</i>	19.62	12.35%
	<i>Watercourse units</i>	1.31	27.54%
Off-site baseline	<i>Area habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Area habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Off-site net change <small>(units & percentage)</small>	<i>Area habitat units</i>	0.00	0.00%
	<i>Hedgerow units</i>	0.00	0.00%
	<i>Watercourse units</i>	0.00	0.00%
Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Area habitat units</i>	68.48	
	<i>Hedgerow units</i>	19.62	
	<i>Watercourse units</i>	1.31	
Spatial risk multiplier (SRM) deductions	<i>Area habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Ensure bespoke compensation has been agreed where stated ▲			
FINAL RESULTS			
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Area habitat units</i>	68.48	
	<i>Hedgerow units</i>	19.62	
	<i>Watercourse units</i>	1.31	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Area habitat units</i>	19.50%	
	<i>Hedgerow units</i>	12.35%	
	<i>Watercourse units</i>	27.54%	
Trading rules satisfied?	Yes ✓		

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Habitats Baseline**
- Bioswale
- Bramble scrub
- Built linear features
- Cereal crops
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Sustainable drainage system
- Temporary grass and clover leys
- Tall forbs
- Bare ground

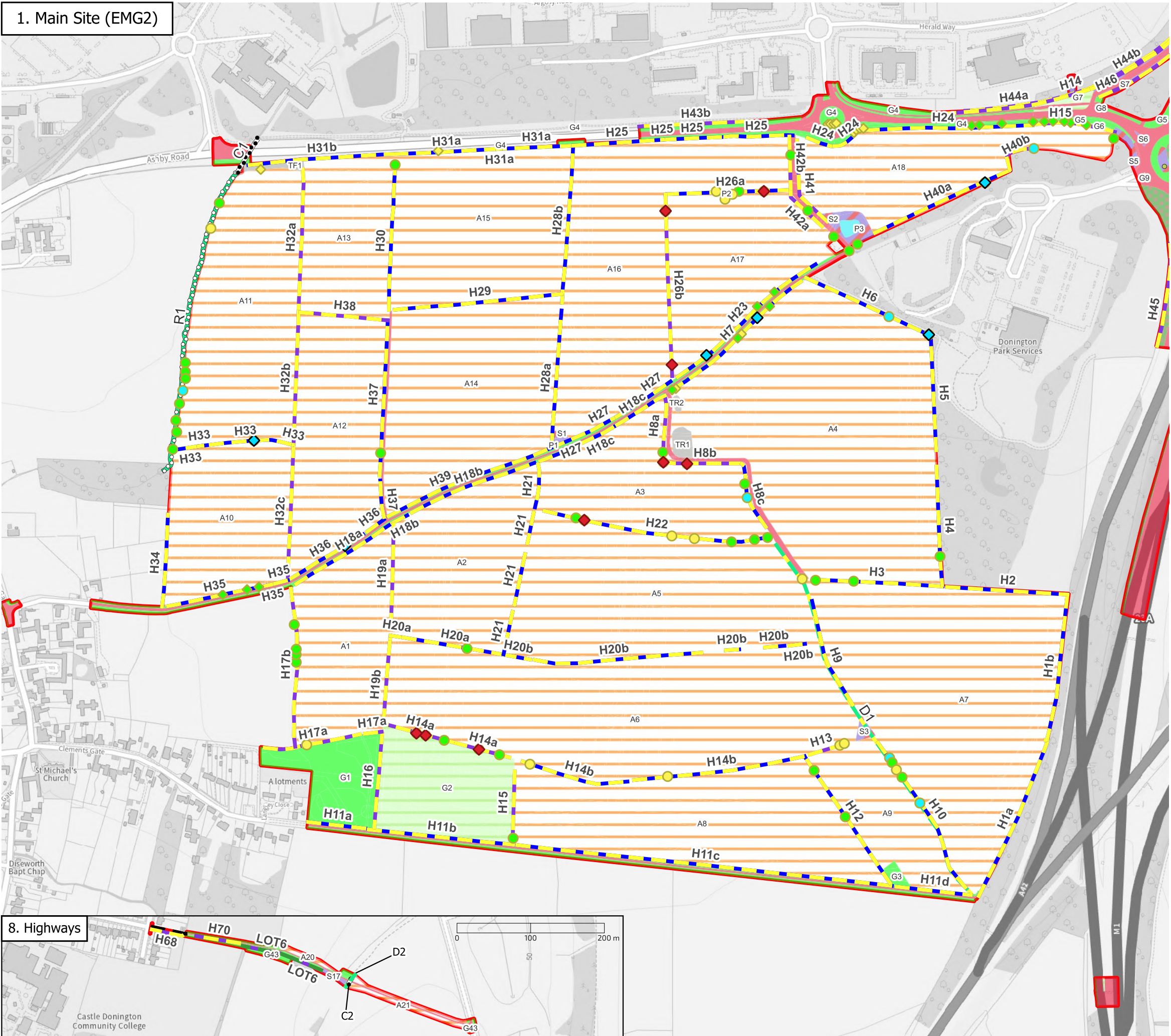
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RIC / SJA

client **SEGRO Properites Ltd and SEGRO (EMG) Ltd**
 project **East Midlands Gateway Phase 1 & 2 (EMG1 & EMG2)**

title **SITE LAYOUT PLAN** scale
1:29,000 @ A3

number **FIGURE 1** rev
-

1. Main Site (EMG2)



Order Limits EMG2 DCO

Baseline Habitats

- Bramble scrub
- Built linear features
- Cereal crops
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Tall forbs

Baseline Hedgerow

- Native hedgerow
- Native hedgerow - associated with bank or ditch

Baseline Watercourse

- Culvert
- Ditches
- Other rivers and streams

Baseline Individual Trees

- Existing large rural tree
- Existing medium urban tree
- Existing medium rural tree
- Existing small urban tree
- Existing small rural tree

Irreplaceable Habitats Definition Veteran Trees

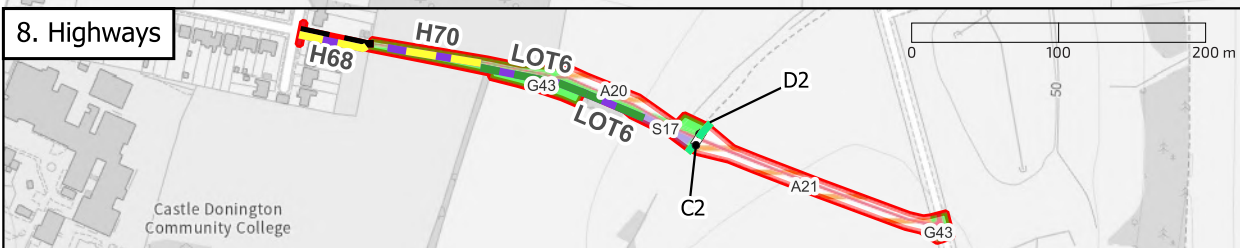
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- Retained

date 30/03/26 drwn/chkd RIC / SJA

client SEGRO (Properties) PLC and SEGRO (EMG) Ltd
 project East Midlands Gateway Phase 2 (EMG2)

title BASELINE HABITAT PLAN scale 1:5,250 @ A3

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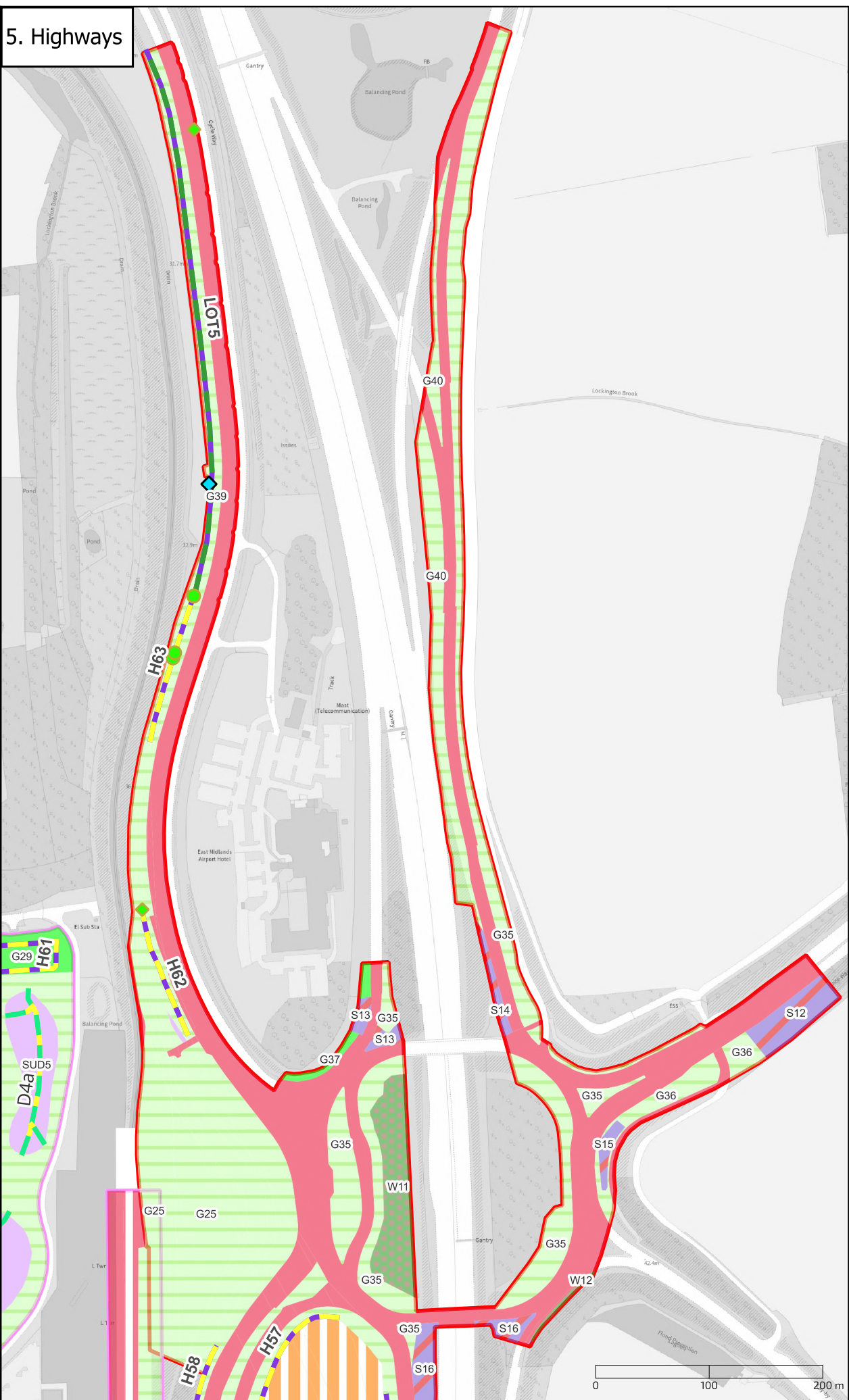
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- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Baseline Hedgerow
- Non-native and ornamental hedgerow
- Habitats Baseline
- Bioswale
- Bramble scrub
- Built linear features
- Cereal crops
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Sustainable drainage system
- Tall forbs
- Bare ground
- Line of trees
- Native hedgerow
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Individual tree Baseline
- Existing Large Rural Tree
- Existing Medium Urban Tree
- Existing Medium Rural Tree
- Existing Small Urban Tree
- Irreplaceable Habitats Definition Veteran Trees
- Retained

date 30/03/26
 client SEGRO (Properties) Ltd and SEGRO (EMG) Ltd
 project East Midlands Gateway Phase 2 (EMG2)
 title BASELINE HABITAT PLAN
 number FIGURE 2b
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date 30/03/26 drwn/chkd RIC / SJA

client **SEGRO (Properties) PLC and SEGRO (EMG) Ltd**

project **East Midlands Gateway Phase 1 & 2 (EMG1 & EMG2)**

title **BASELINE HABITAT PLAN** scale 1:4,500 @ A3

number **FIGURE 2c** rev -

Order Limits EMG1 MCO (pink outline)

Order Limits EMG2 DCO (red outline)

Baseline Habitats

- Bioswale
- Bramble scrub
- Built linear features
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Sustainable drainage system
- Temporary grass and clover leys

Baseline Hedgerow

- Line of trees
- Native hedgerow
- Native hedgerow with trees

Baseline Individual Trees

- Existing very large rural tree
- Existing medium urban tree
- Existing medium rural tree
- Existing small urban tree

Irreplaceable Habitats Definition Veteran Trees

- Retained

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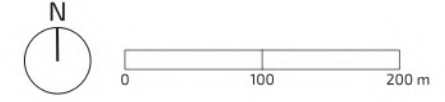
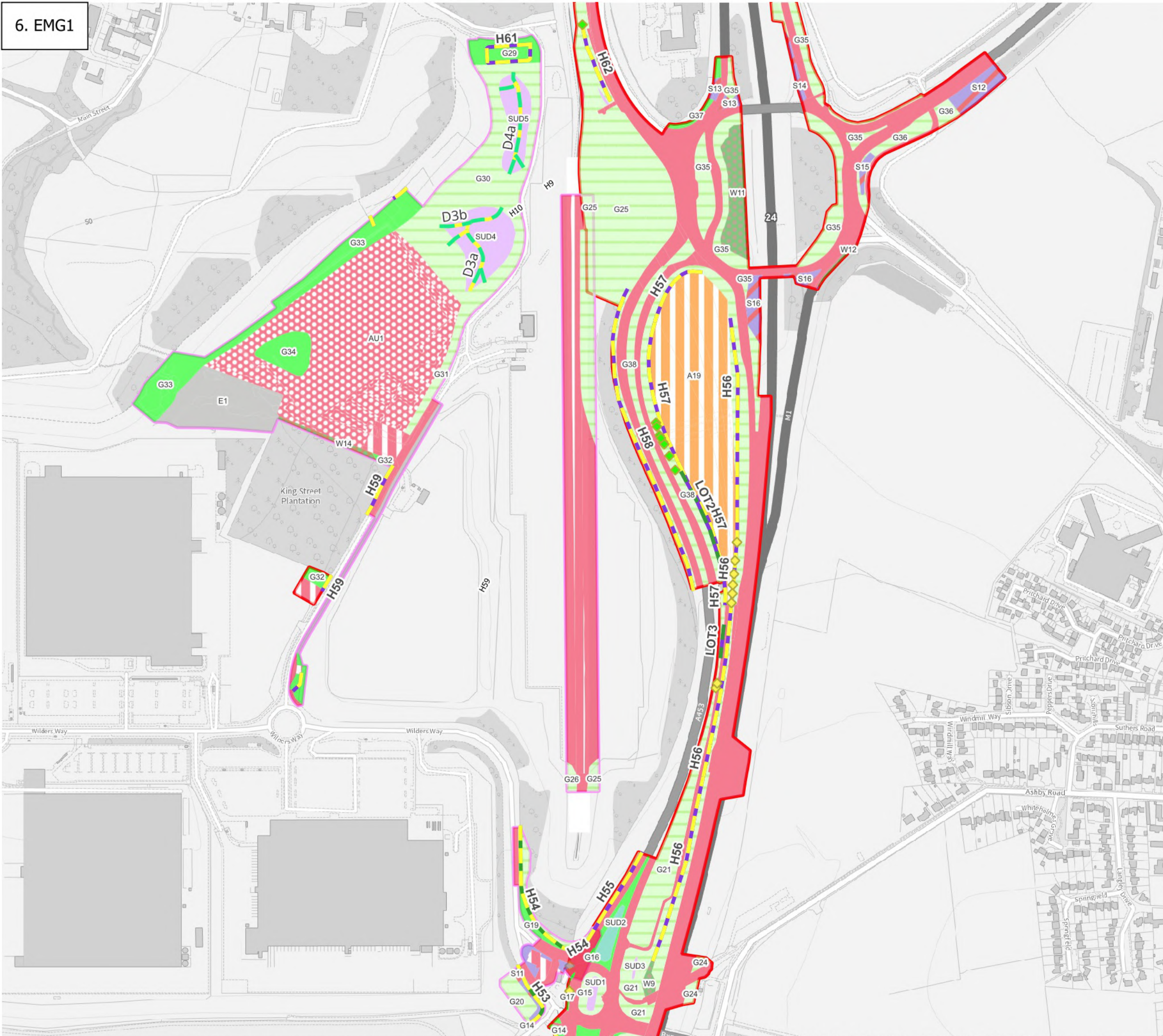
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6. EMG1



- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Habitats Baseline**
- Artificial unvegetated, unsealed surface
- Built linear features
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; mixed
- Ruderal/Ephemeral
- Sustainable drainage system
- Bioswale
- Bramble scrub
- Other woodland; broadleaved
- Temporary grass and clover leys
- Hedgerow Baseline**
- Line of trees
- Native hedgerow
- Native hedgerow with trees
- Individual tree Baseline**
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Watercourse Baseline**
- Ditches

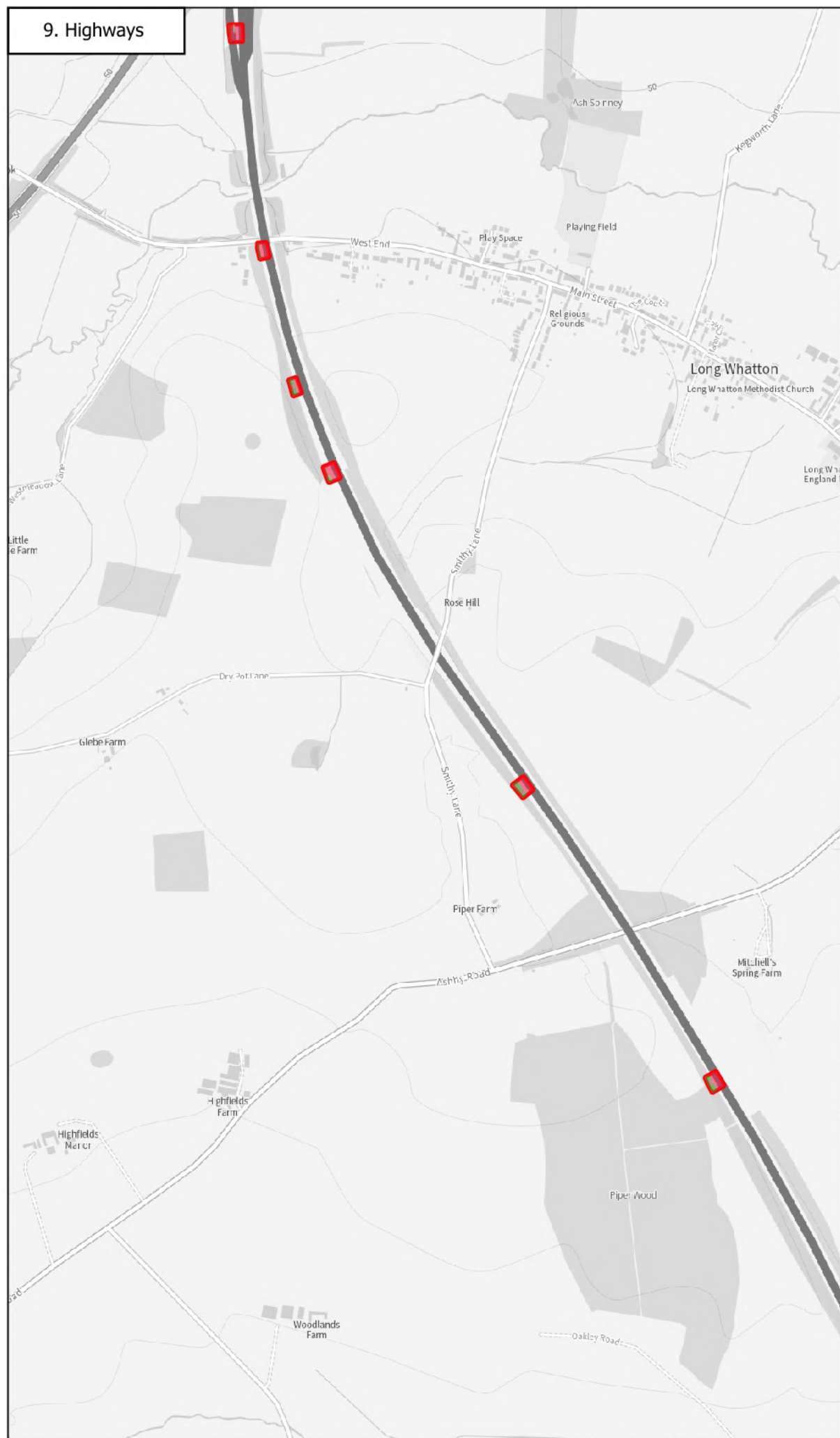
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project **East Midlands Gateway Phase 1 & 2 (EMG1 & EMG2)**

title **BASELINE HABITAT PLAN** scale 1:5,500 @ A3

number **FIGURE 2d** rev -



- Order Limits EMG2 DCO
- Habitats Baseline
- Built linear features
- Other woodland; broadleaved

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client: SEGRO (Properties) Ltd and SEGRO (EMG) Ltd

project: East Midlands Gateway Phase 2 (EMG2)

title: BASELINE HABITAT PLAN
 scale: 1:1 @ A3

number: **FIGURE 2e**
 rev: -

1. Main Site (EMG2)



- N
- 0 100 200 m
- Order Limits EMG2 DCO
 - Habitats Proposed
 - Bramble scrub
 - Built linear features
 - Cereal crops
 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Ponds (non-priority habitat)
 - Sustainable drainage system
 - Traditional orchards
 - Hedgerow Proposed
 - Native hedgerow
 - Native hedgerow - associated with bank or ditch
 - Species-rich native hedgerow
 - Species-rich native hedgerow - associated with bank or ditch
 - Species-rich native hedgerow with trees
 - Species-rich native hedgerow with trees - associated with bank or ditch
 - Watercourse Proposed
 - Culvert
 - Ditches
 - Other rivers and streams
 - Individual Tree Proposed
 - Proposed Small Urban Tree
 - Proposed Small Rural Tree
 - Retained Large Urban Tree
 - Retained Medium Urban Tree
 - Irreplaceable Habitats Definition Veteran Trees
 - Retained

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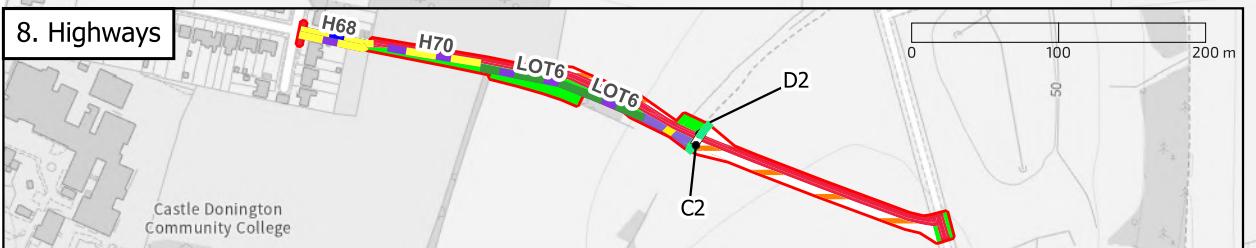
client SEGRO (Properties) PLC and SEGRO (EMG) Ltd

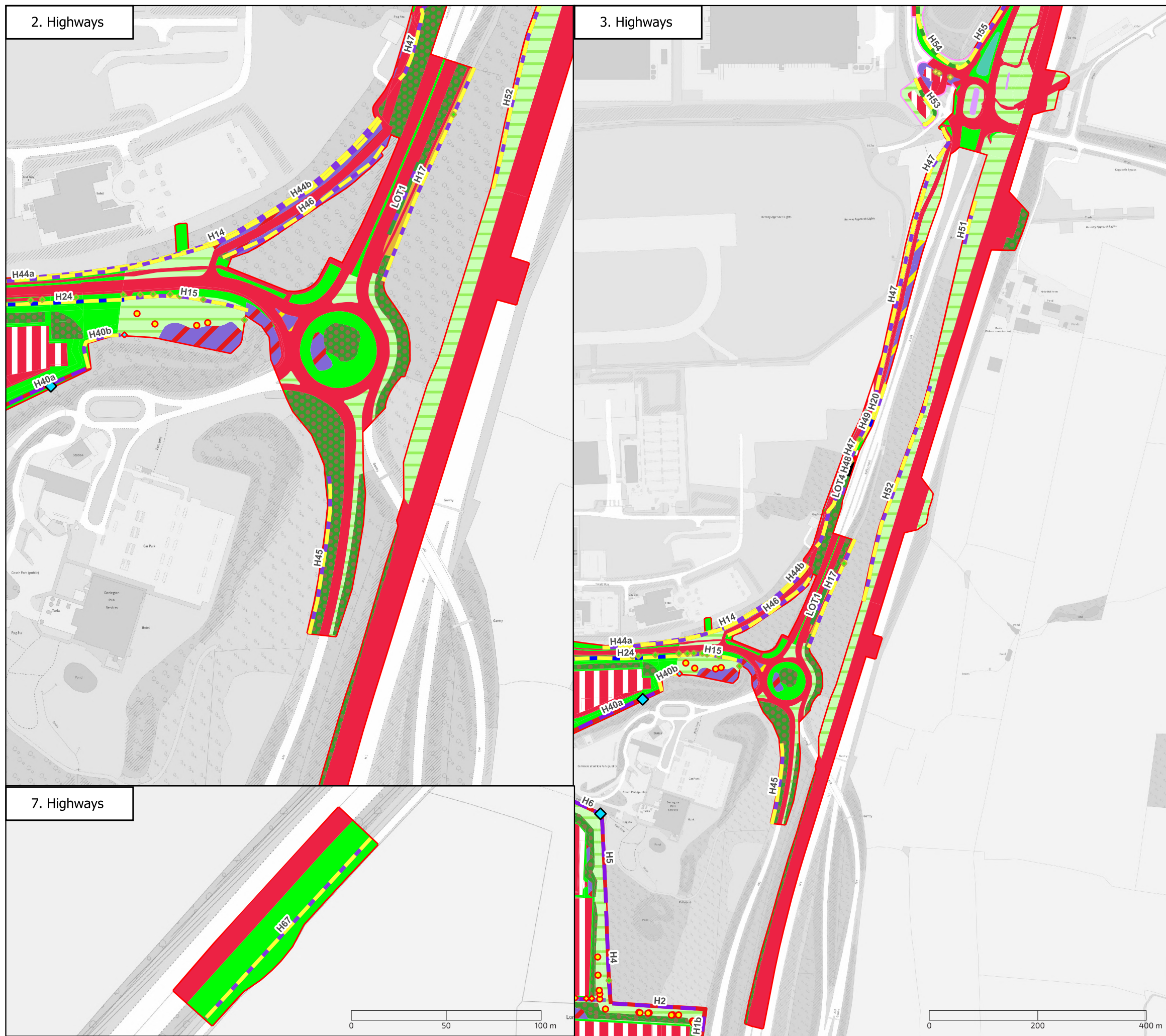
project East Midlands Gateway Phase 2 (EMG2)

title PROPOSED HABITAT PLAN scale 1:5,250 @ A3

number FIGURE 3a rev -

8. Highways





N
0 100 200 m

- Order Limits EMG1 MCO
- Order Limits EMG2 DCO

Habitats Proposed

- Bioswale
- Bramble scrub
- Built linear features
- Cereal crops
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Sustainable drainage system
- Tall forbs
- Bare ground

Hedgerow Proposed

- Native hedgerow
- Native hedgerow with trees
- Native hedgerow - associated with bank or ditch
- Species-rich native hedgerow
- Species-rich native hedgerow with trees - associated with bank or ditch

Individual Tree Proposed

- ◆ Proposed Small Urban Tree
- Proposed Small Rural Tree
- ◆ Retained Large Urban Tree
- ◆ Retained Medium Urban Tree

Irreplaceable Habitats Definition Veteran Trees

- ◆ Retained

Hedgerow Proposed

- Non-native and ornamental hedgerow

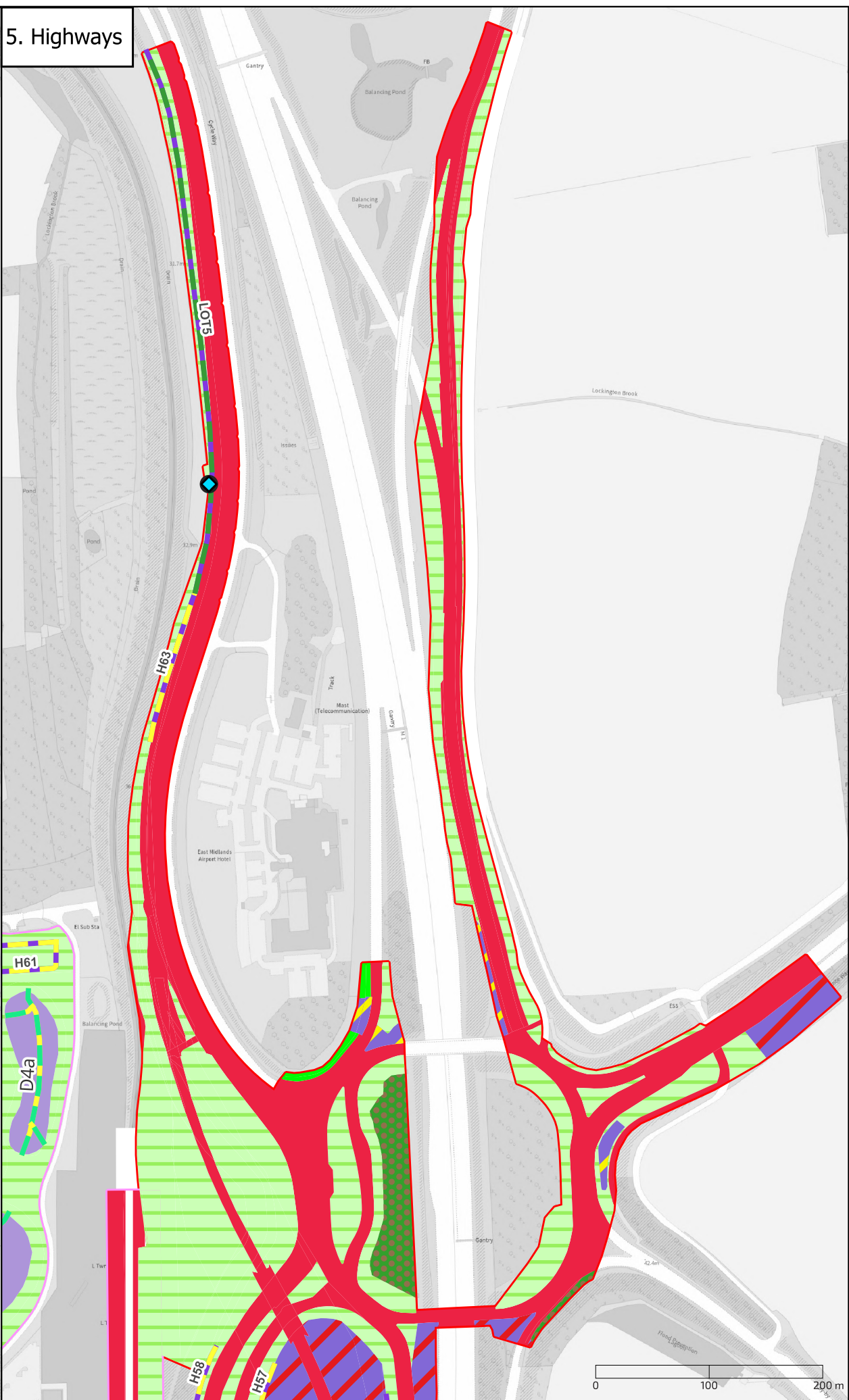
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client SEGRO (Properties) Ltd and SEGRO (EMG) Ltd
project East Midlands Gateway Phase 2 (EMG2)

title PROPOSED HABITAT PLAN
scale 1:3,500 @ A3

number **FIGURE 3b**
rev -

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N

0 100 200 m

- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Habitats Proposed**
- Bioswale
- Bramble scrub
- Built linear features
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Sustainable drainage system
- Hedgerow Proposed**
- Native hedgerow
- Native hedgerow with trees
- Line of trees
- Individual Tree Proposed**
- Retained Very Large Rural Tree
- Retained Medium Urban Tree
- Watercourse Proposed**
- Ditches
- Irreplaceable Habitats Definition Veteran Trees**
- Retained

date 17/04/26 drwn/chkd RIC / SJA

client **SEGRO (Properties) PLC and SEGRO (EMG) Ltd**

project **East Midlands Gateway Phase 1 & 2 (EMG1 & EMG2)**

title **PROPOSED HABITAT PLAN** scale 1:4,500 @ A3

number **FIGURE 3c** rev -

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6. EMG1



N

0 100 200 m

<ul style="list-style-type: none"> Order Limits EMG1 MCO Order Limits EMG2 DCO <p>Habitats Proposed</p> <ul style="list-style-type: none"> Bioswale Bramble scrub Built linear features Developed land; sealed surface Introduced shrub Mixed scrub Modified grassland Other neutral grassland Other woodland; broadleaved Sustainable drainage system 	<ul style="list-style-type: none"> Ruderal/Ephemeral Hedgerow Proposed Line of trees Native hedgerow Native hedgerow with trees Species-rich native hedgerow <p>Individual tree Proposed</p> <ul style="list-style-type: none"> ● Proposed Small Rural Tree ◆ Retained Small Urban Tree ◆ Retained Medium Urban Tree <p>Watercourse Proposed</p> <ul style="list-style-type: none"> Ditches
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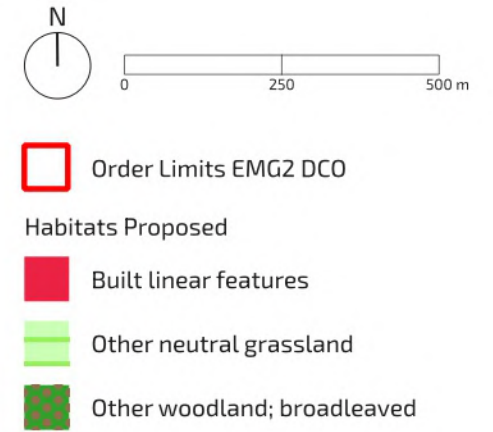
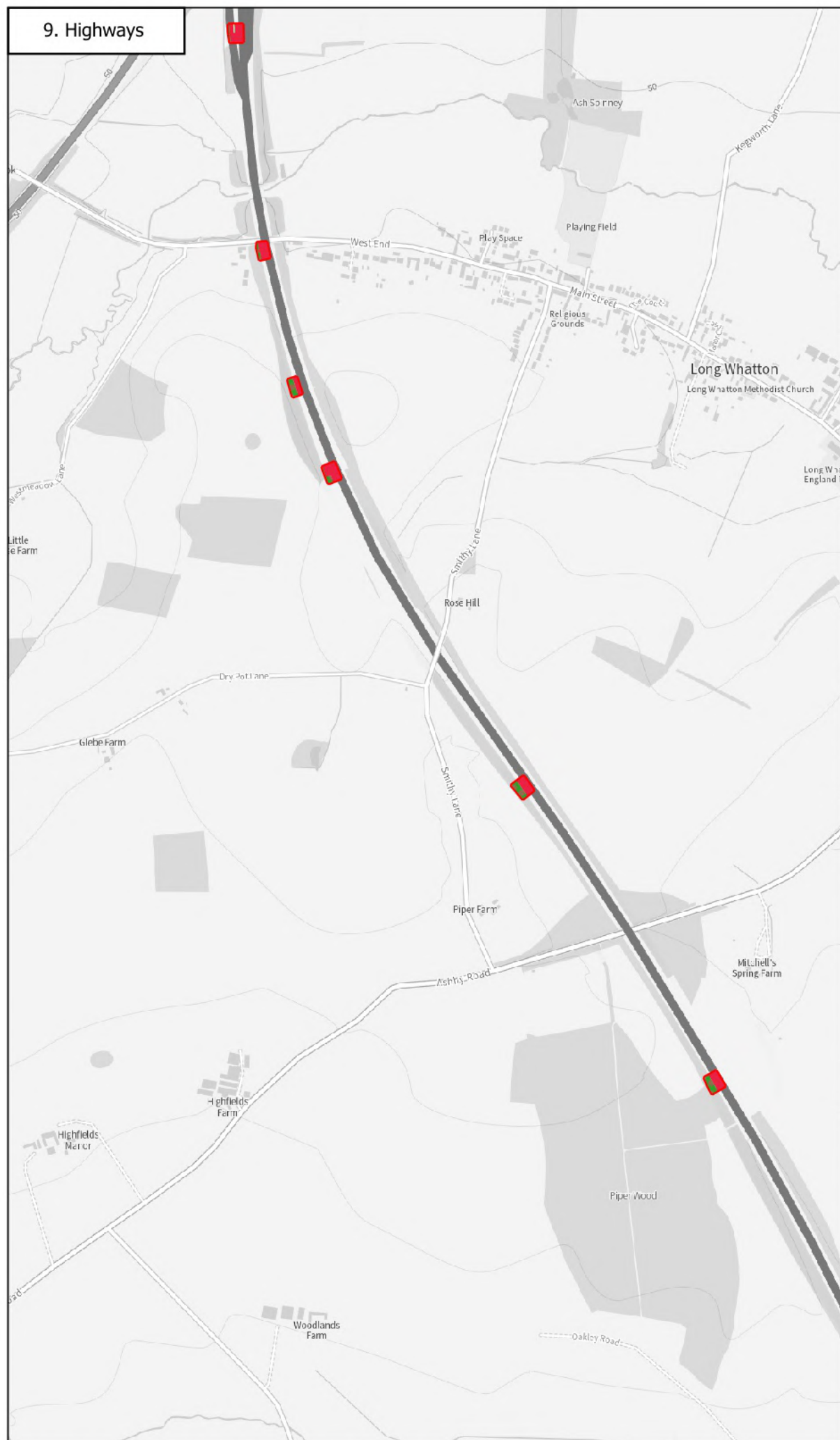
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project **East Midlands Gateway Phase 1 & 2 (EMG1 & EMG2)**

title **PROPOSED HABITAT PLAN** scale
1:5,500 @ A3

number **FIGURE 3d** rev
-

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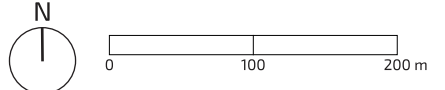
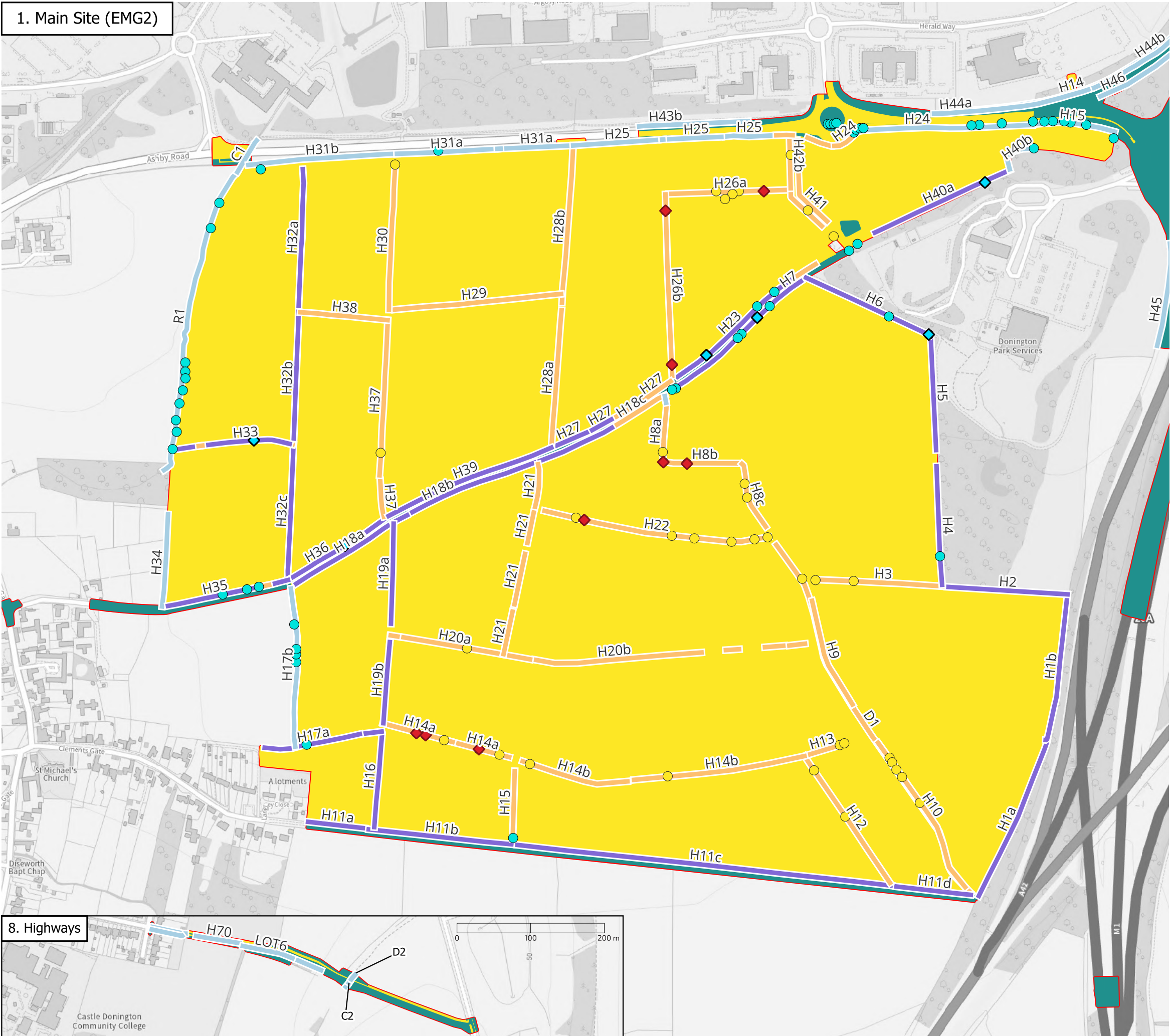
client SEGRO (Properties) Ltd and SEGRO (EMG) Ltd

project East Midlands Gateway Phase 2 (EMG2)

title PROPOSED HABITAT PLAN scale 1:1 @ A3

number FIGURE 3e rev -

1. Main Site (EMG2)



- Order Limits EMG2 DCO
- Habitat Retention**
- Retained
- Lost
- Hedgerow Retention**
- Enhanced
- Retained
- Lost
- Watercourse Retention**
- Retained
- Lost
- Individual tree Retention**
- Retained
- Proposed Lost
- Irreplaceable Habitats Definition Veteran Trees**
- Lost
- Retained

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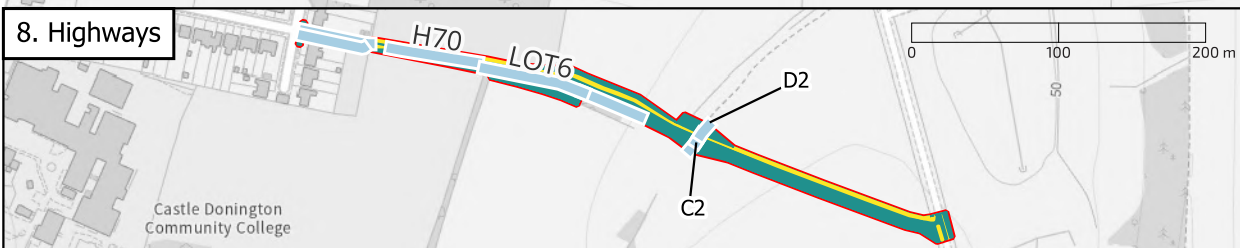
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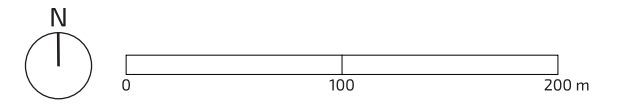
project **East Midlands Gateway Phase 2 (EMG2)**

title **RETAINED HABITAT PLAN** scale
1:5,250 @ A3

number **FIGURE 4a** rev
-

8. Highways





- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Habitat Retention**
- Retained
- Lost
- Hedgerow Retention**
- Enhanced
- Retained
- Lost
- Individual tree Retention**
- Retained
- Proposed Lost
- Veteran Trees**
- Retained

date 17/04/26 drwn/chkd
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client **SEGRO (Properties) Ltd and SEGRO (EMG) Ltd**

project **East Midlands Gateway Phase 2 (EMG2)**

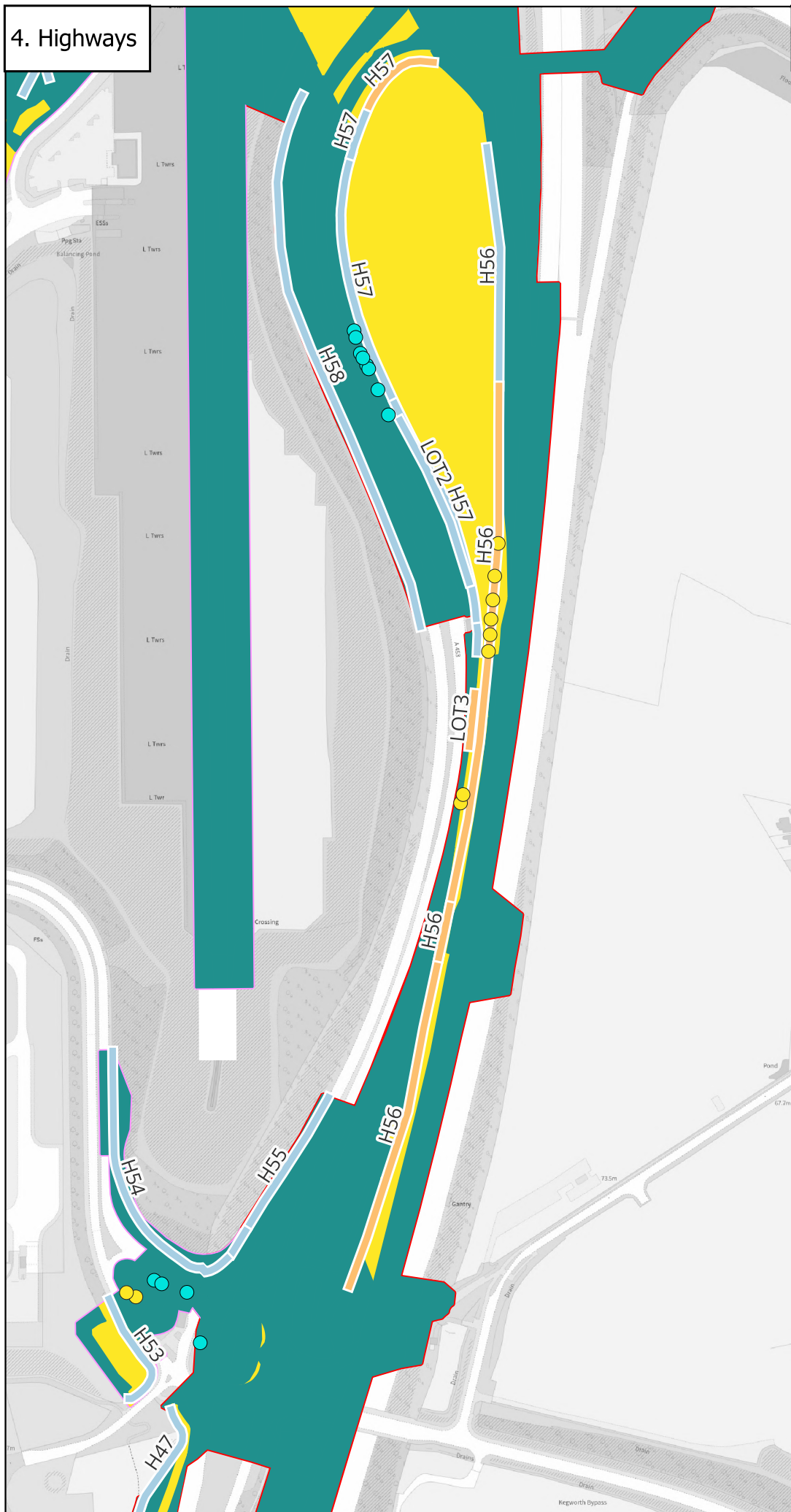
title **RETAINED HABITAT PLAN** scale
1:3,500 @ A3

number **FIGURE 4b** rev
-

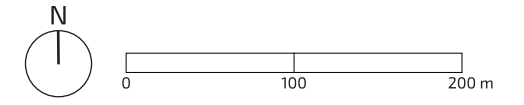
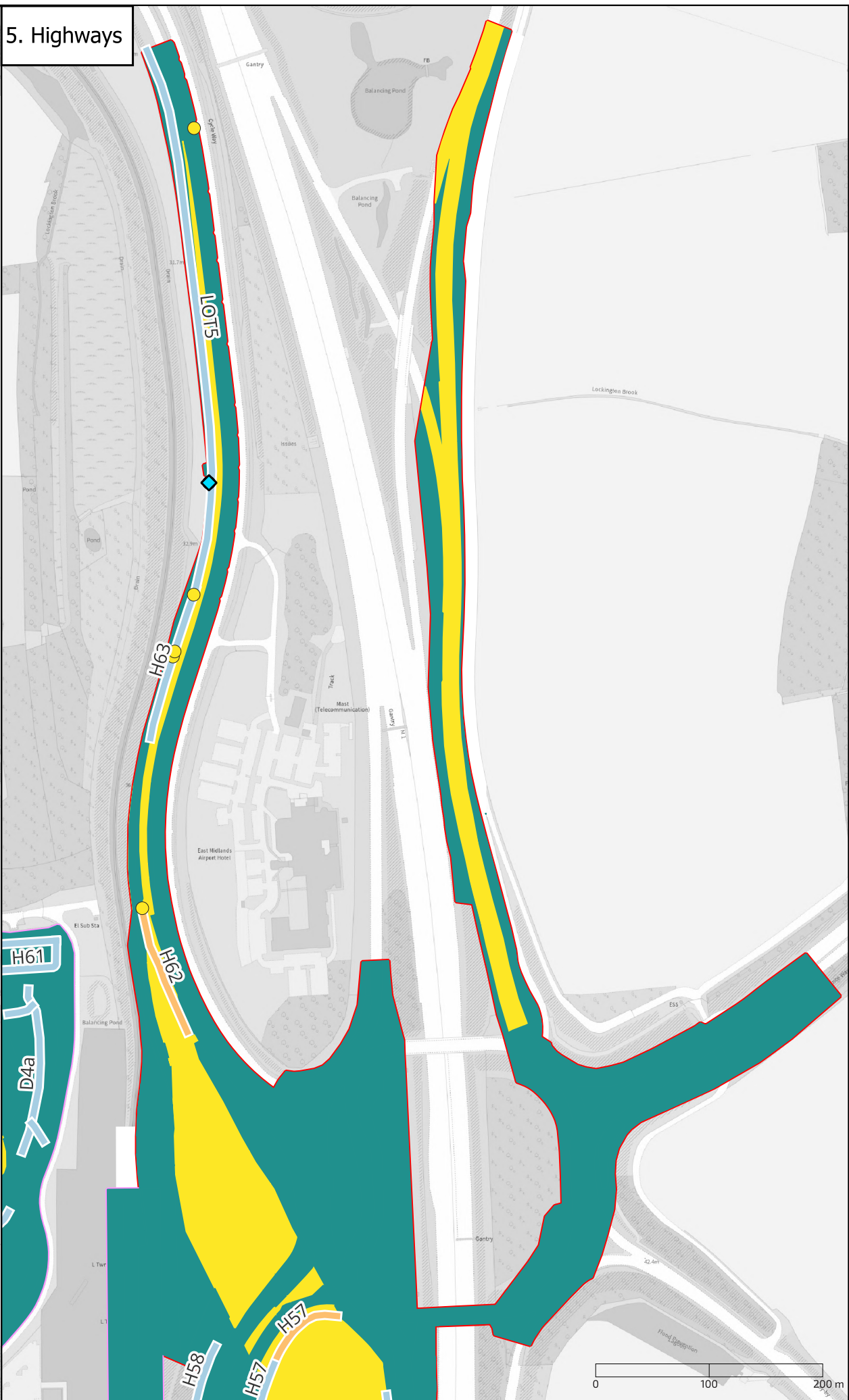
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4. Highways



5. Highways



- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Habitat Retention
 - Retained
 - Lost
- Hedgerow Retention
 - Retained
 - Lost
- Watercourse Retention
 - Retained
- Individual tree Retention
 - Retained
 - Proposed Lost
- Irreplaceable Habitats Definition Veteran Trees
 - Retained

date 17/04/26 drwn/chkd
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client **SEGRO (Properties) PLC and SEGRO (EMG) Ltd**

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title **RETAINED HABITAT PLAN** scale
1:4,500 @ A3

number **FIGURE 4c** rev
-

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6. EMG1



- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Habitat Retention**
- Retained
- Lost
- Hedgerow Retention**
- Retained
- Lost
- Watercourse Retention**
- Retained
- Lost
- Individual tree Retention**
- Retained
- Proposed Lost

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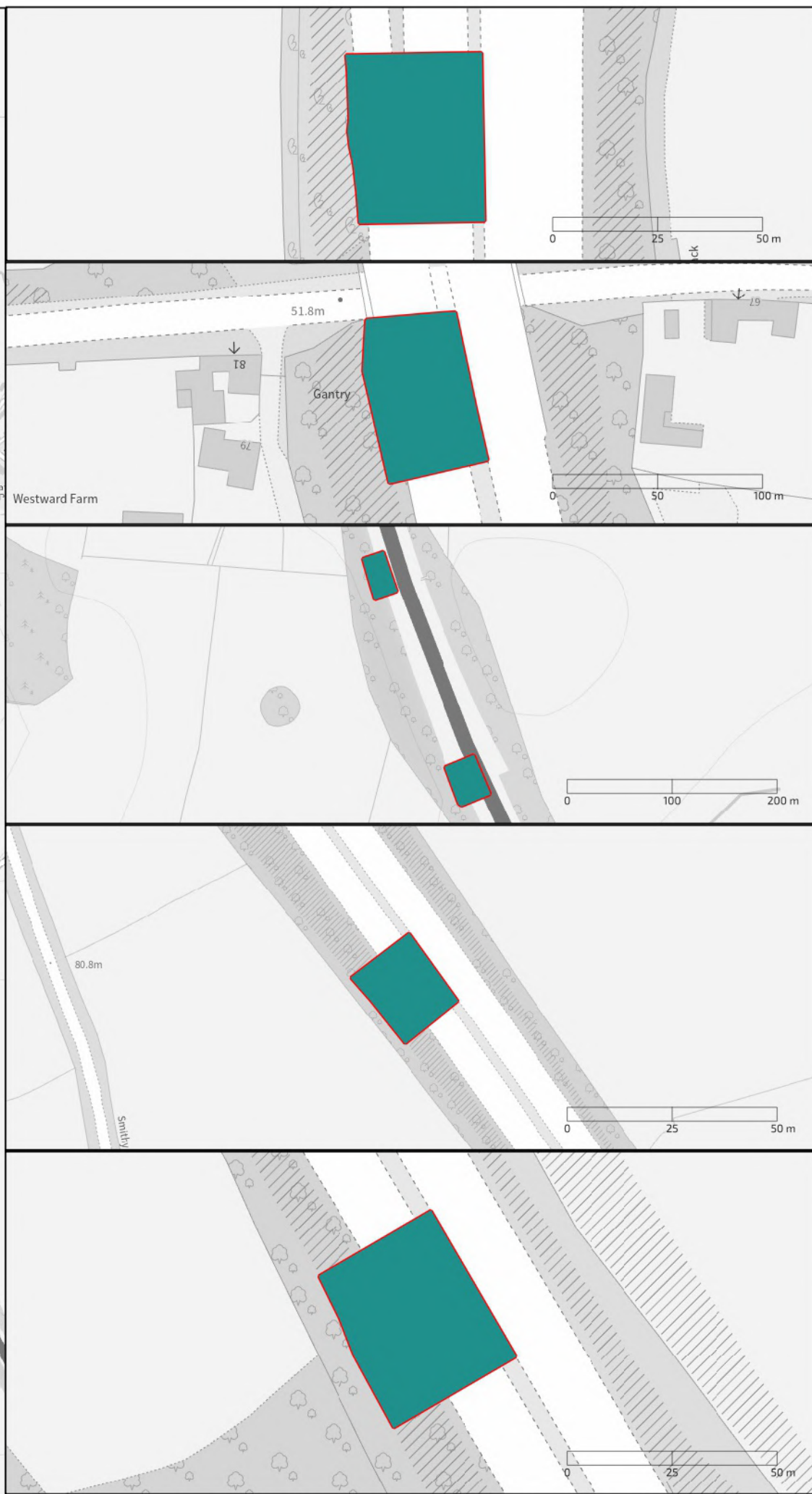
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1:5,500 @ A3


number **FIGURE 4d** rev
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 Order Limits EMG2 DCO

Habitat Retention

 Retained

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project: East Midlands Gateway Phase 2 (EMG2)

title: RETAINED HABITAT PLAN
scale: 1:1 @ A3

number: **FIGURE 4e**
rev: -

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1. Main Site (EMG2)



Order Limits EMG2 DCO

- Low

Baseline Habitat Condition

- Good
- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A

Baseline Individual Distinctiveness

- Medium

Baseline Individual Tree Condition

- Moderate

Watercourse Baseline Condition

- Fairly Poor
- Poor

Watercourse Baseline Distinctiveness

- High
- Medium
- Low

Baseline Hedgerow Condition

- Good
- Moderate

Baseline Hedgerow Distinctiveness

- Medium

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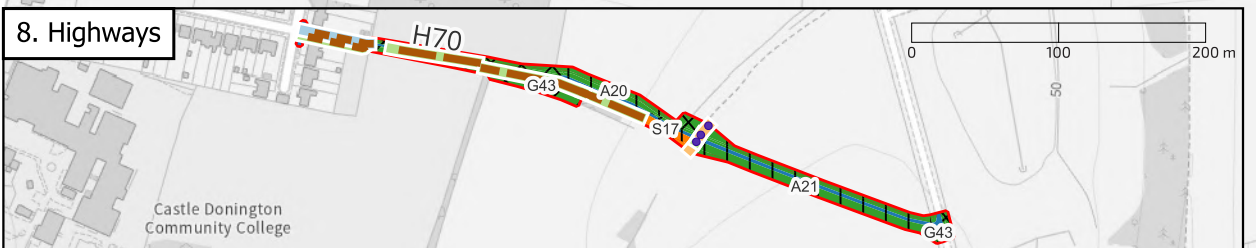
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project East Midlands Gateway Phase 2 (EMG2)

title BASELINE HABITAT CONDITION & DISTINCTIVENESS PLAN scale 1:5,250 @ A3

number FIGURE 5a rev -

8. Highways





- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Baseline Habitat Condition
 - Good
 - Moderate
 - Poor
 - N/A - Other
- Baseline Hedgerow Condition
 - Good
- Baseline Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Baseline Hedgerow Distinctiveness
 - Medium
 - Low
 - V.Low
- Baseline Individual Distinctiveness
 - Medium
- Baseline Individual Tree Condition
 - Moderate

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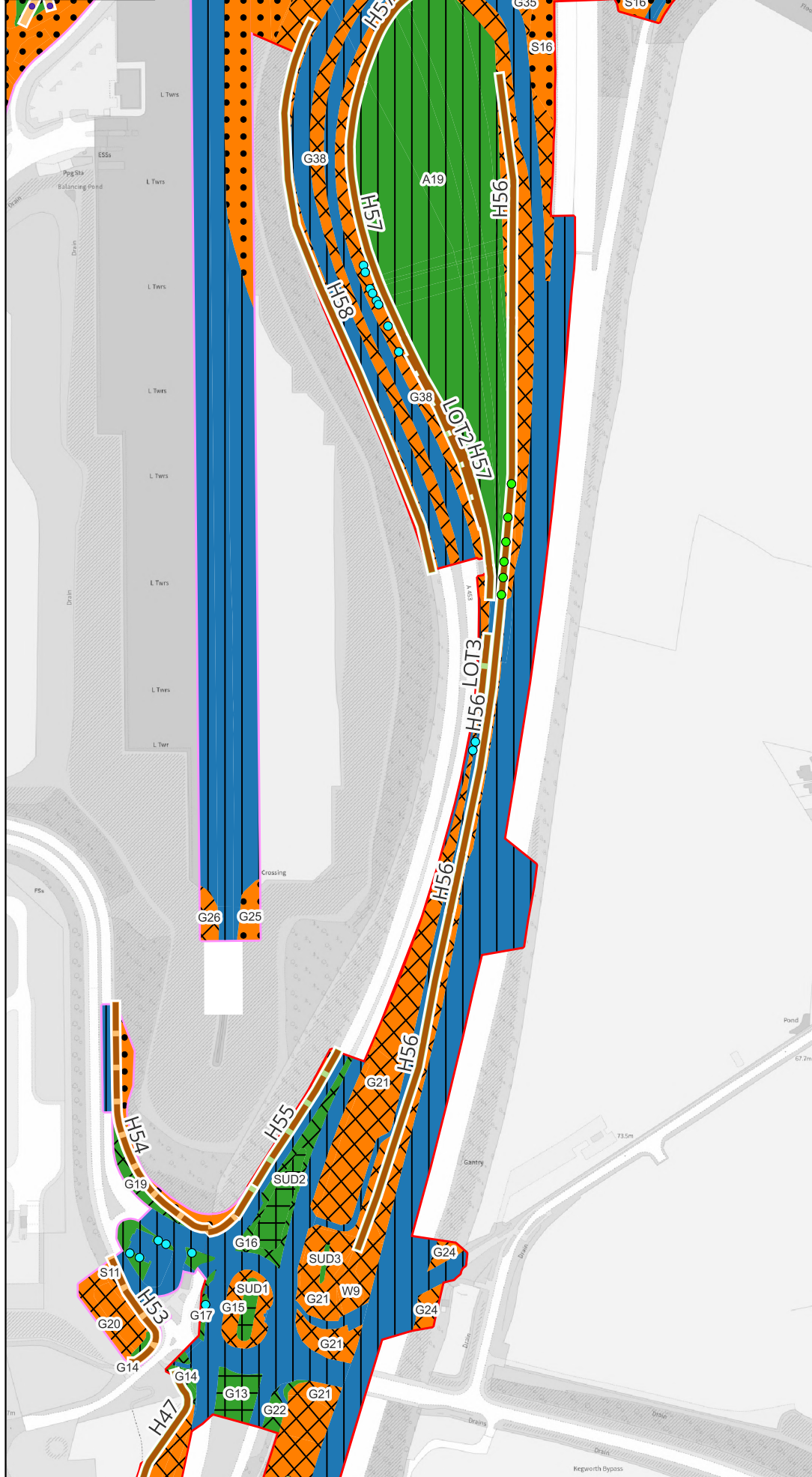
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project **East Midlands Gateway Phase 2 (EMG2)**

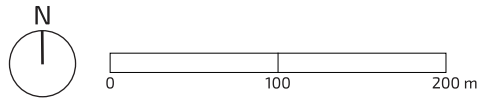
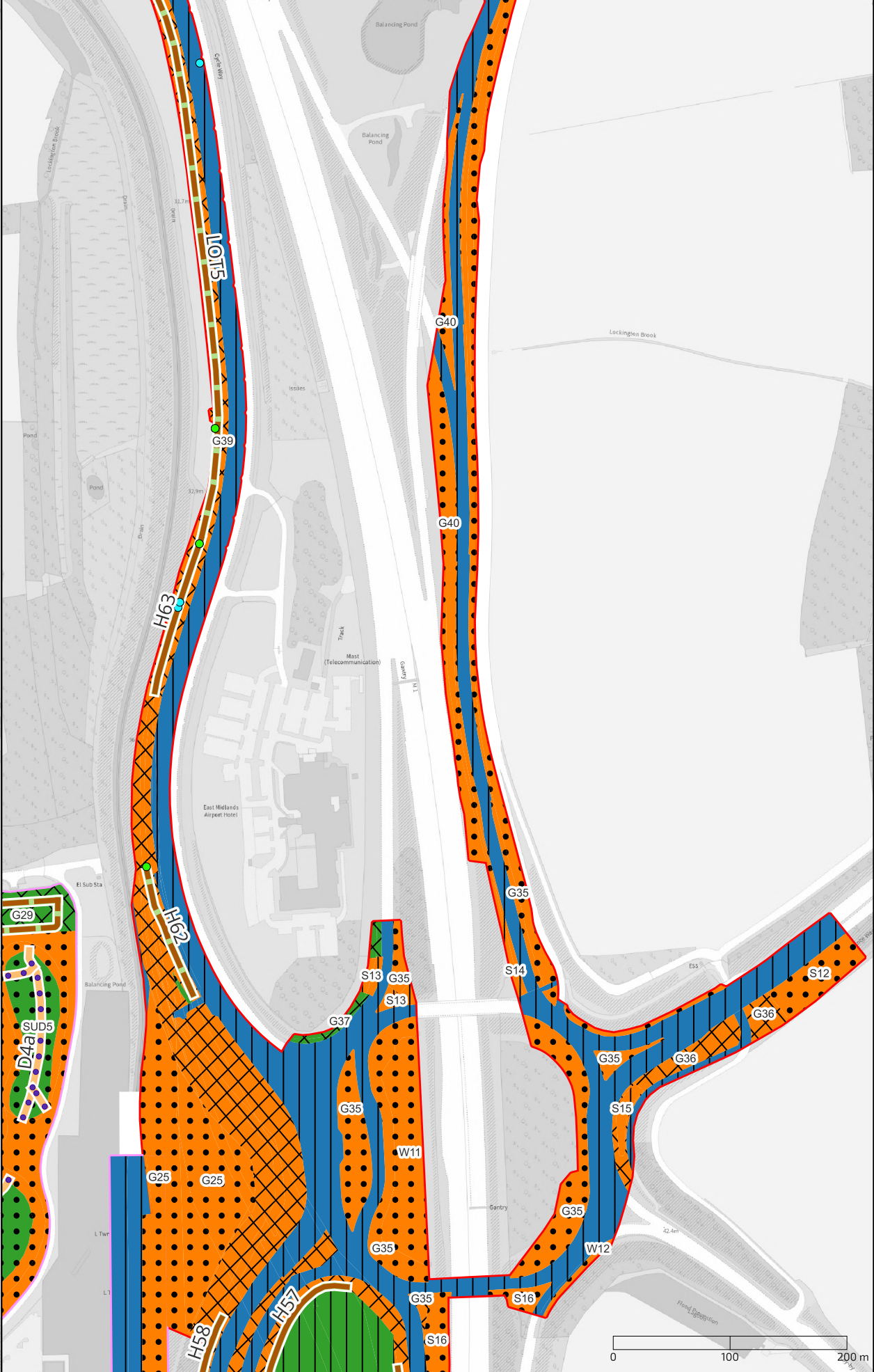
title **BASELINE HABITAT CONDITION & DISTINCTIVENESS PLAN** scale
1:3,500 @ A3

number **FIGURE 5b** rev
-

4. Highways



5. Highways



- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Baseline Habitat Condition
 - Good
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Baseline Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Baseline Hedgerow Condition
 - Good
 - Moderate
- Baseline Hedgerow Distinctiveness
 - Medium
 - Low
- Baseline Individual Distinctiveness
 - Medium
- Baseline Individual tree Condition
 - Moderate
 - Good

date 30/03/26 drwn/chkd RIC / SJA

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title **BASELINE HABITAT CONDITION & DISTINCTIVENESS PLAN** scale 1:4,500 @ A3

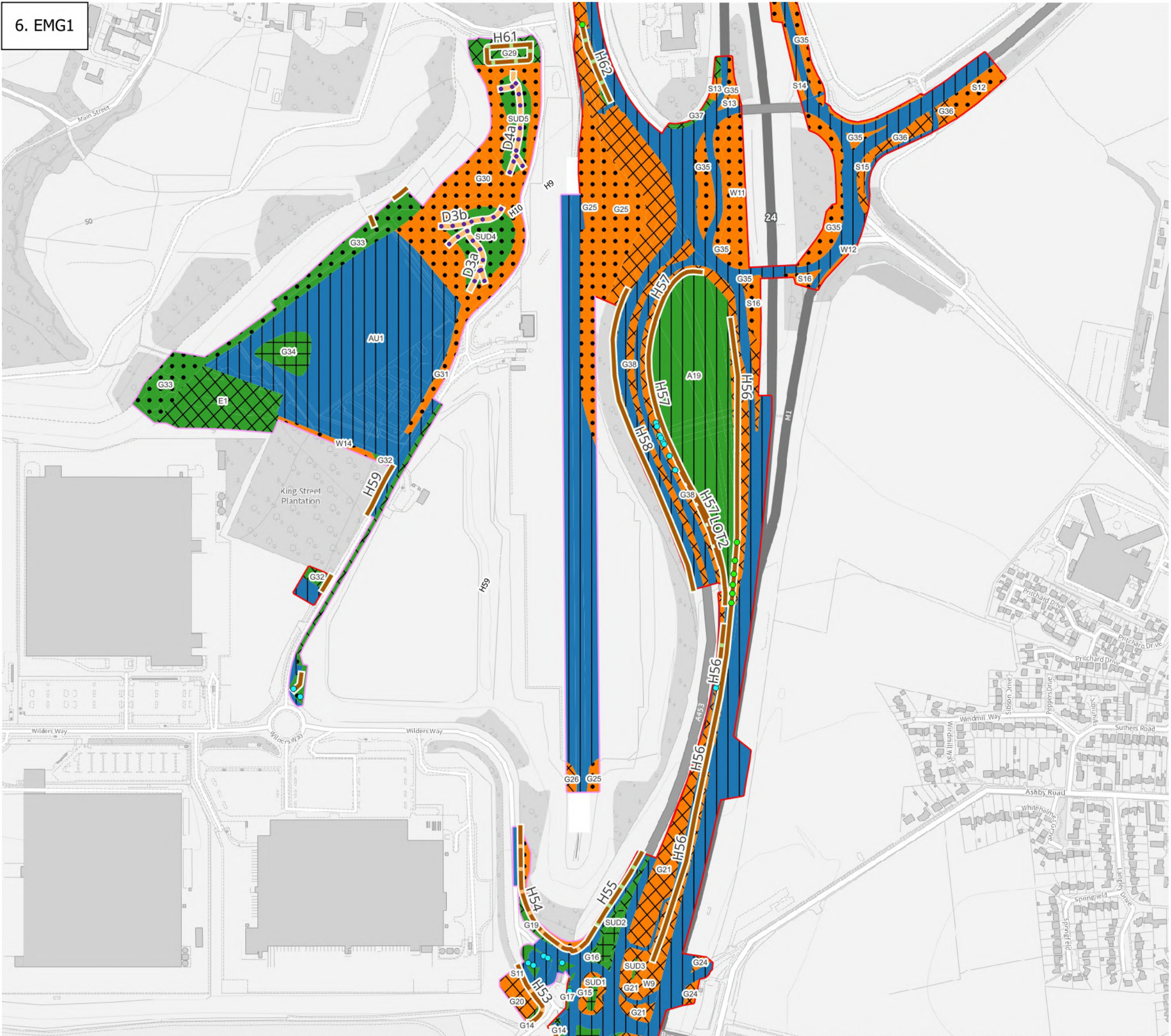
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6. EMG1



N

0 100 200 m

- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Baseline Habitat Condition
 - Good
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Baseline Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Baseline Hedgerow Condition
 - Good
 - Moderate
- Baseline Individual Tree Distinctiveness
 - Medium
 - Moderate
 - Good
- Watercourse Baseline Condition
 - Poor
- Watercourse Baseline Distinctiveness
 - Medium

date 30/03/26 drwn/chkd RIC / SJA

client SEGRO (Properties) PLC and SEGRO (EMG) Ltd

project East Midlands Gateway Phase 1 & 2 (EMG1 & EMG2)

title BASELINE HABITAT CONDITION & DISTINCTIVENESS PLAN scale 1:5,500 @ A3

number FIGURE 5d rev -

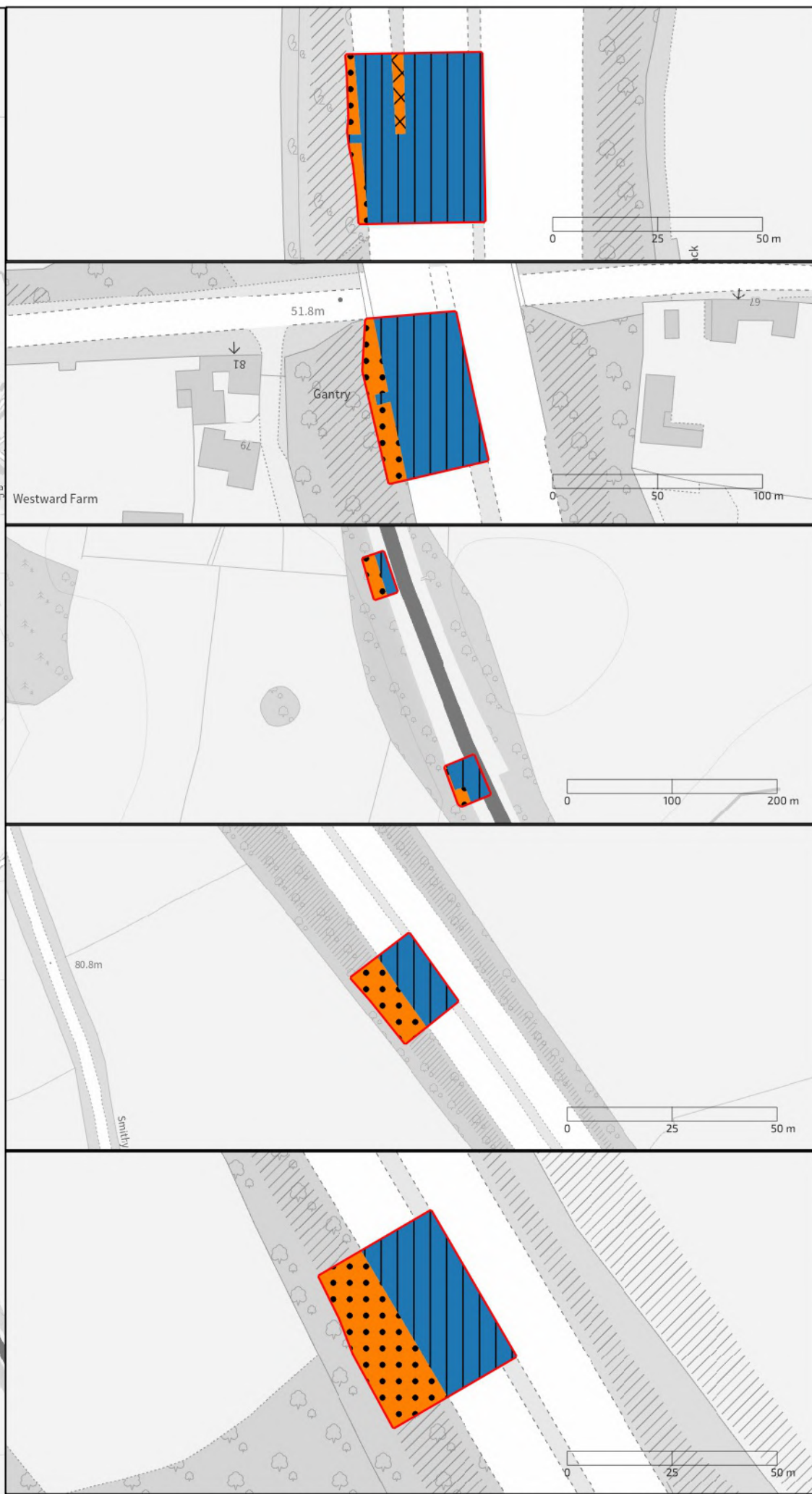
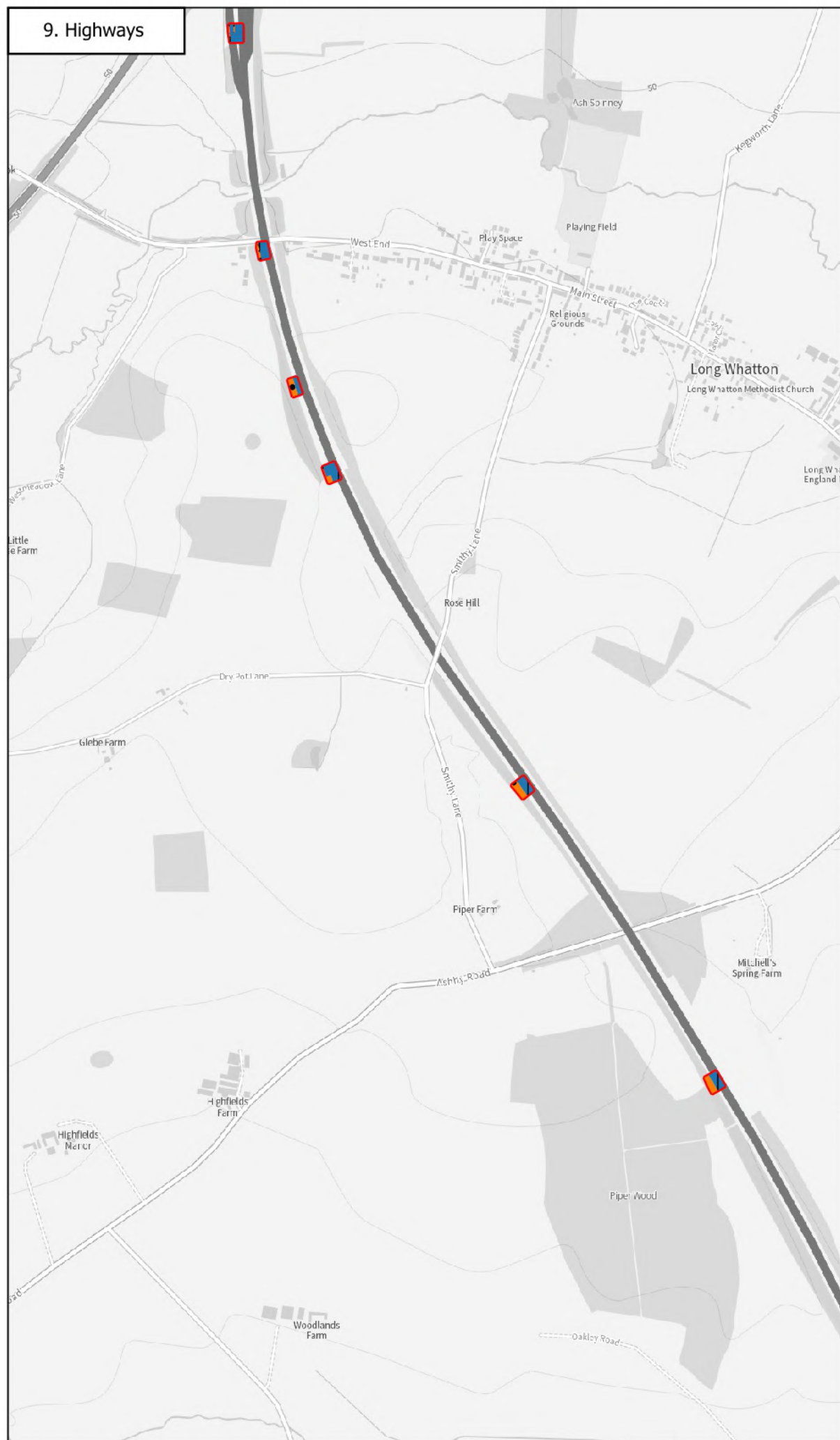
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- Order Limits EMG2 DCO
- Baseline Habitat Condition**
- Moderate
- Poor
- N/A - Other
- Baseline Habitat Distinctiveness**
- Medium
- V.Low

date 30/03/26 drwn/chkd RIC / SJA

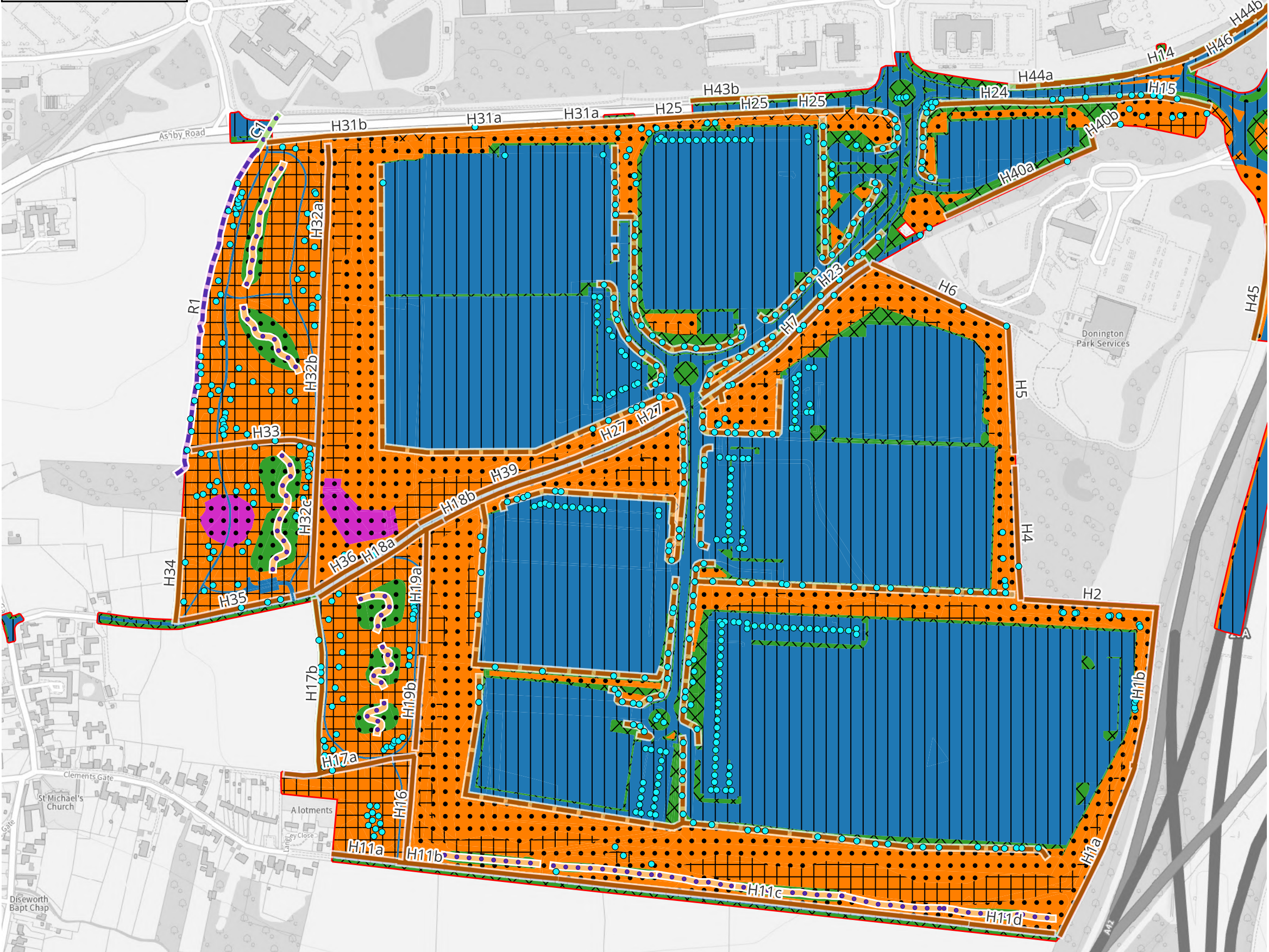
client SEGRO (Properties) Ltd and SEGRO (EMG) Ltd

project East Midlands Gateway Phase 2 (EMG2)

title BASELINE HABITAT CONDITION & DISTINCTIVENESS PLAN scale 1:1 @ A3

number FIGURE 5e rev -

1. Main Site (EMG2)



N

0 100 200 m

- Order Limits EMG2 DCO
- Proposed Habitat Condition
 - High
 - Medium
 - Low
- Proposed Individual Tree Distinctiveness
 - Good
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Proposed Individual Tree Condition
 - Medium
 - Proposed Individual Tree Condition
 - Moderate
- Proposed Habitat Distinctiveness
 - High
 - Medium
 - Low
 - V.Low
- Watercourse Proposed Condition
 - Fairly Poor
 - Poor
- Watercourse Proposed Distinctiveness
 - High
 - Medium
 - Low
- Proposed Hedgerow Condition
 - Good
 - Moderate
- Proposed Hedgerow Distinctiveness
 - V.High

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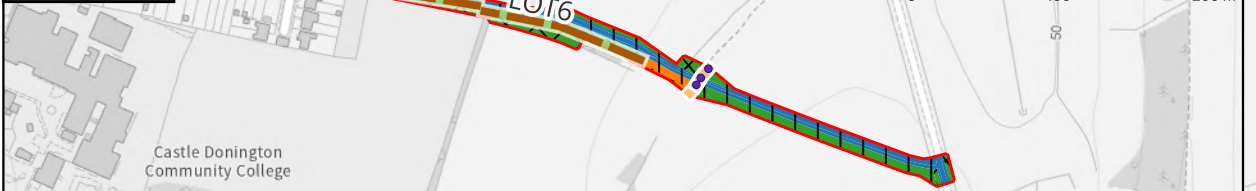
client SEGRO (Properties) PLC and SEGRO (EMG) Ltd

project East Midlands Gateway Phase 2 (EMG2)

title PROPOSED HABITAT CONDITION & DISTINCTIVENESS PLAN scale 1:5,250 @ A3

number FIGURE 6a rev -

8. Highways





- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Proposed Habitat Condition
 - Good
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Proposed Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Proposed Hedgerow Condition
 - Good
- Proposed Hedgerow Distinctiveness
 - V.High
 - Medium
 - Low
 - V.Low
- Proposed Individual Tree Distinctiveness
 - Medium
- Proposed Individual Tree Condition
 - Moderate

date 17/04/26 drwn/chkd
RIC / SJA

client **SEGRO (Properties) Ltd and SEGRO (EMG) Ltd**

project **East Midlands Gateway Phase 2 (EMG2)**

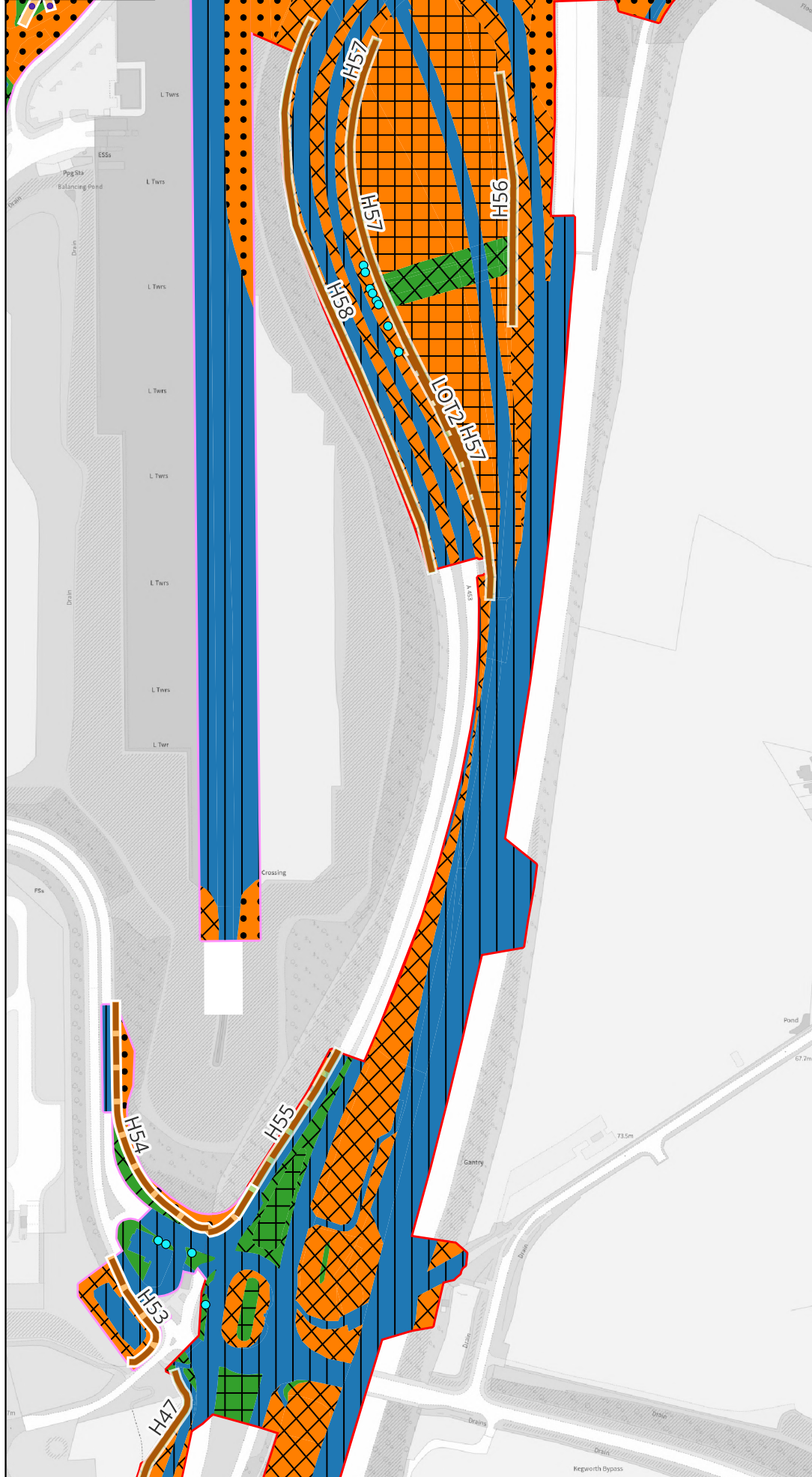
title **PROPOSED HABITAT CONDITION & DISTINCTIVENESS PLAN** scale
1:3,500 @ A3

number **FIGURE 6b** rev
-

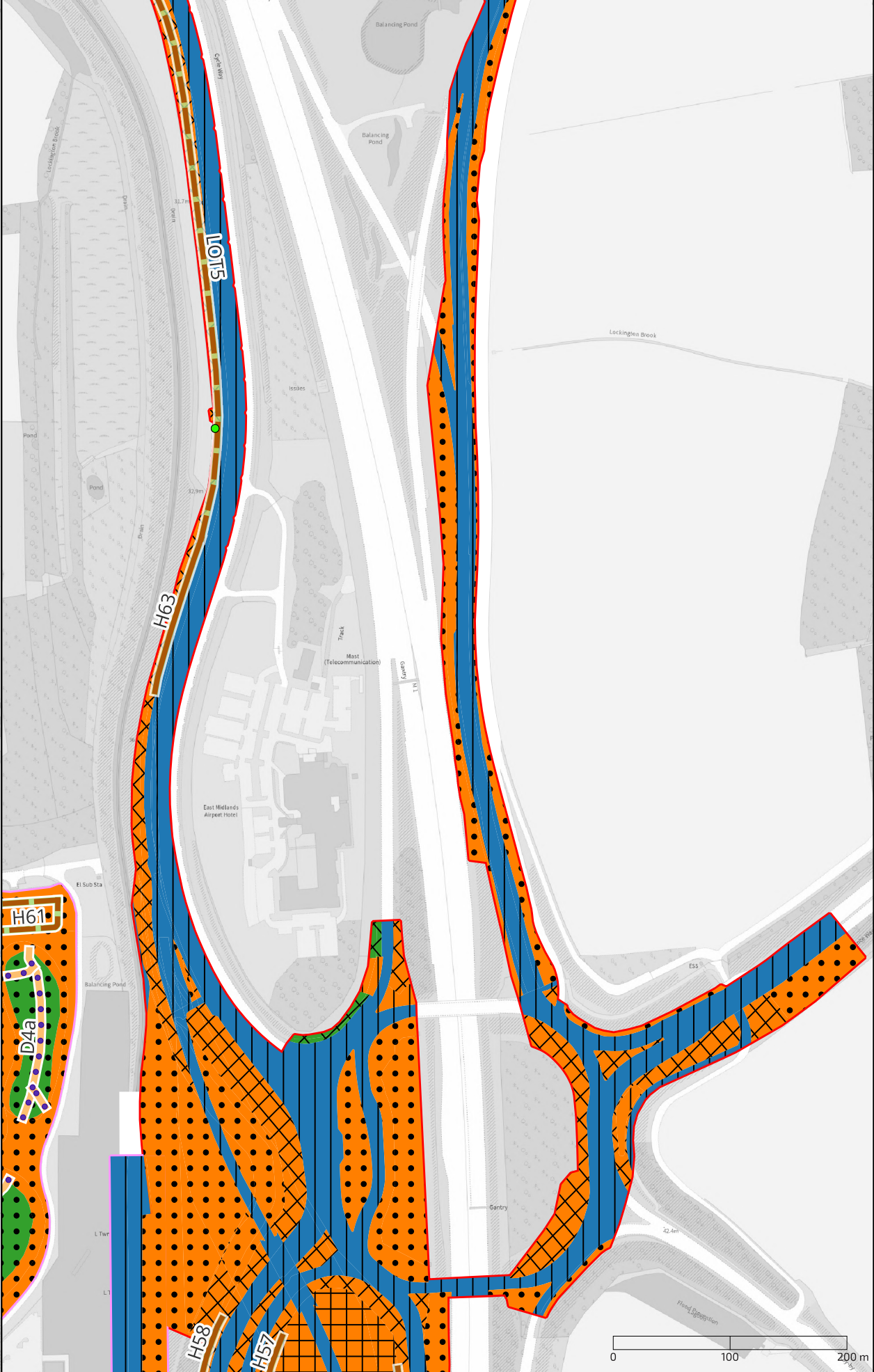
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4. Highways



5. Highways



N

0 100 200 m

- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Proposed Habitat Condition
 - Good
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Proposed Individual Tree Distinctiveness
 - Medium
 - Low
- Proposed Individual Tree Condition
 - Medium
 - Moderate
 - Good
- Proposed Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Proposed Hedgerow Condition
 - Good
 - Moderate
- Watercourse Proposed Condition
 - Poor
- Watercourse Proposed Distinctiveness
 - Medium

date 17/04/26 drwn/chkd RIC / SJA

client SEGRO (Properties) PLC and SEGRO (EMG) Ltd

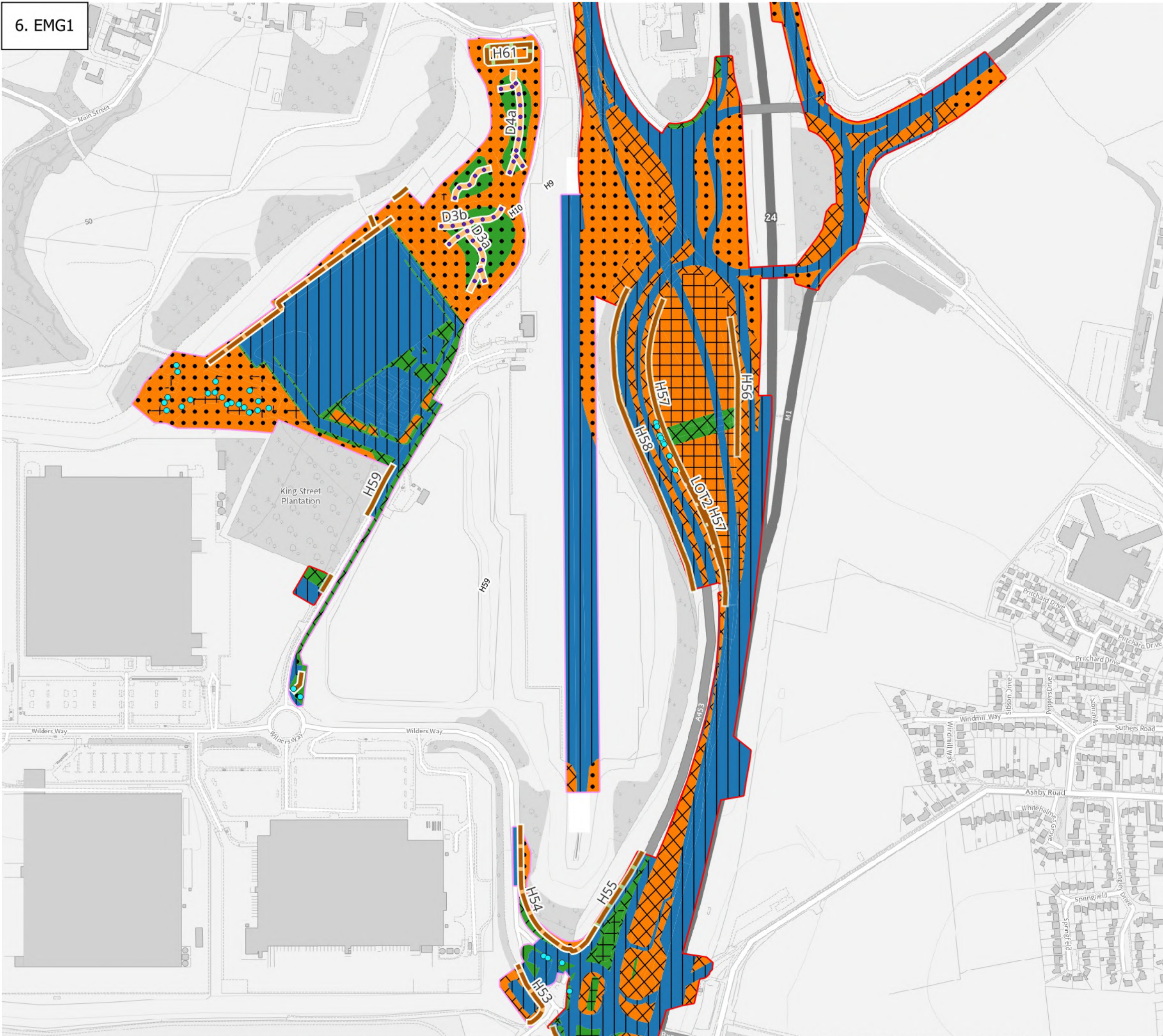
project East Midlands Gateway Phase 1 & 2 (EMG1 & EMG2)

title PROPOSED HABITAT CONDITION & DISTINCTIVENESS PLAN scale 1:4,500 @ A3

number FIGURE 6c rev -

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6. EMG1



N

0 100 200 m

- Order Limits EMG1 MCO
- Order Limits EMG2 DCO
- Proposed Habitat Condition
 - Good
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Proposed Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Proposed Hedgerow Condition
 - Good
 - Moderate
- Proposed Hedgerow Distinctiveness
 - Medium
- Proposed Individual Distinctiveness
 - Medium
- Proposed Individual Tree Condition
 - Moderate
- Watercourse Proposed Condition
 - Poor
- Watercourse Proposed Distinctiveness
 - Medium

date 17/04/26 drwn/chkd RIC / SJA

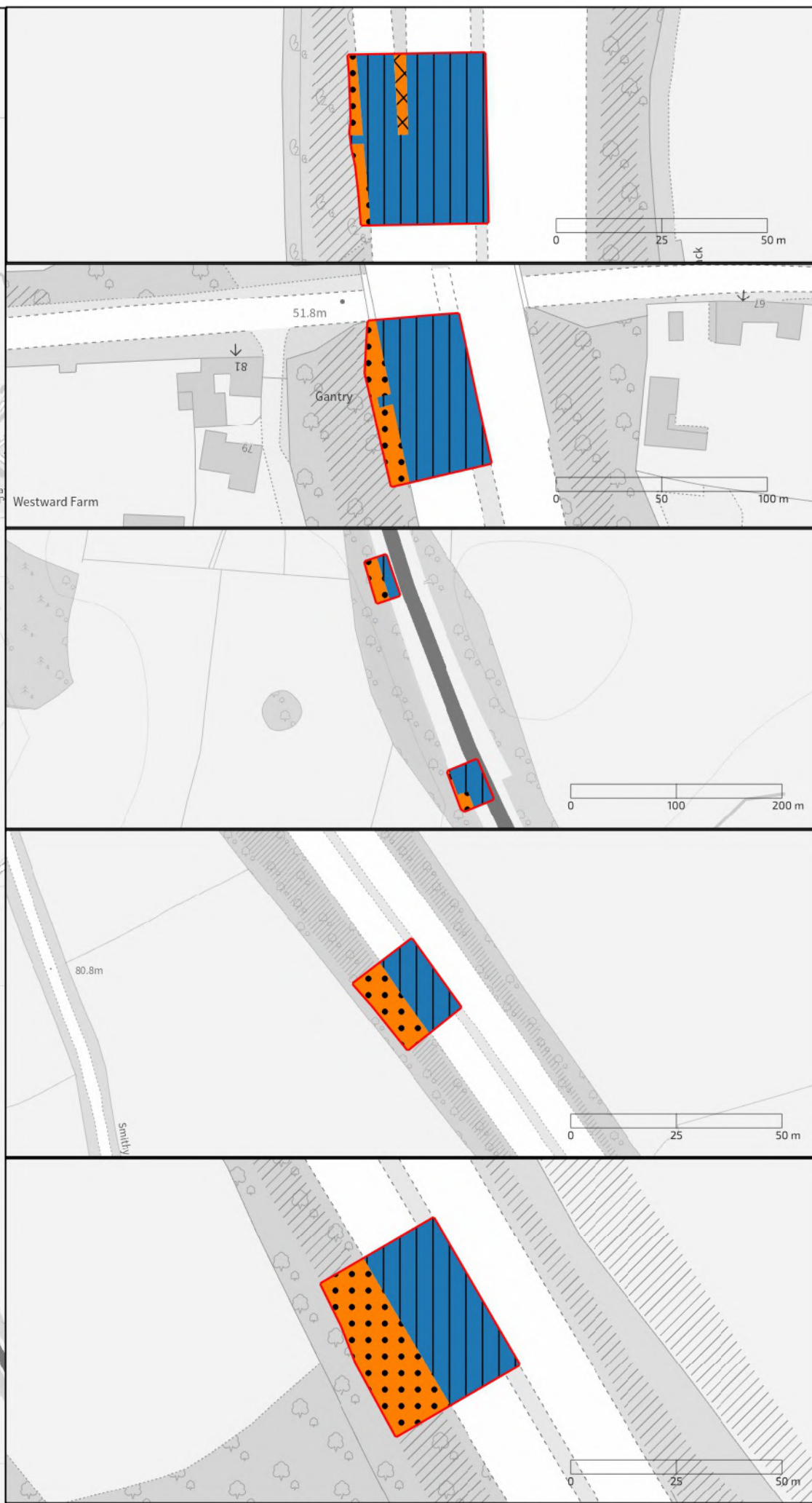
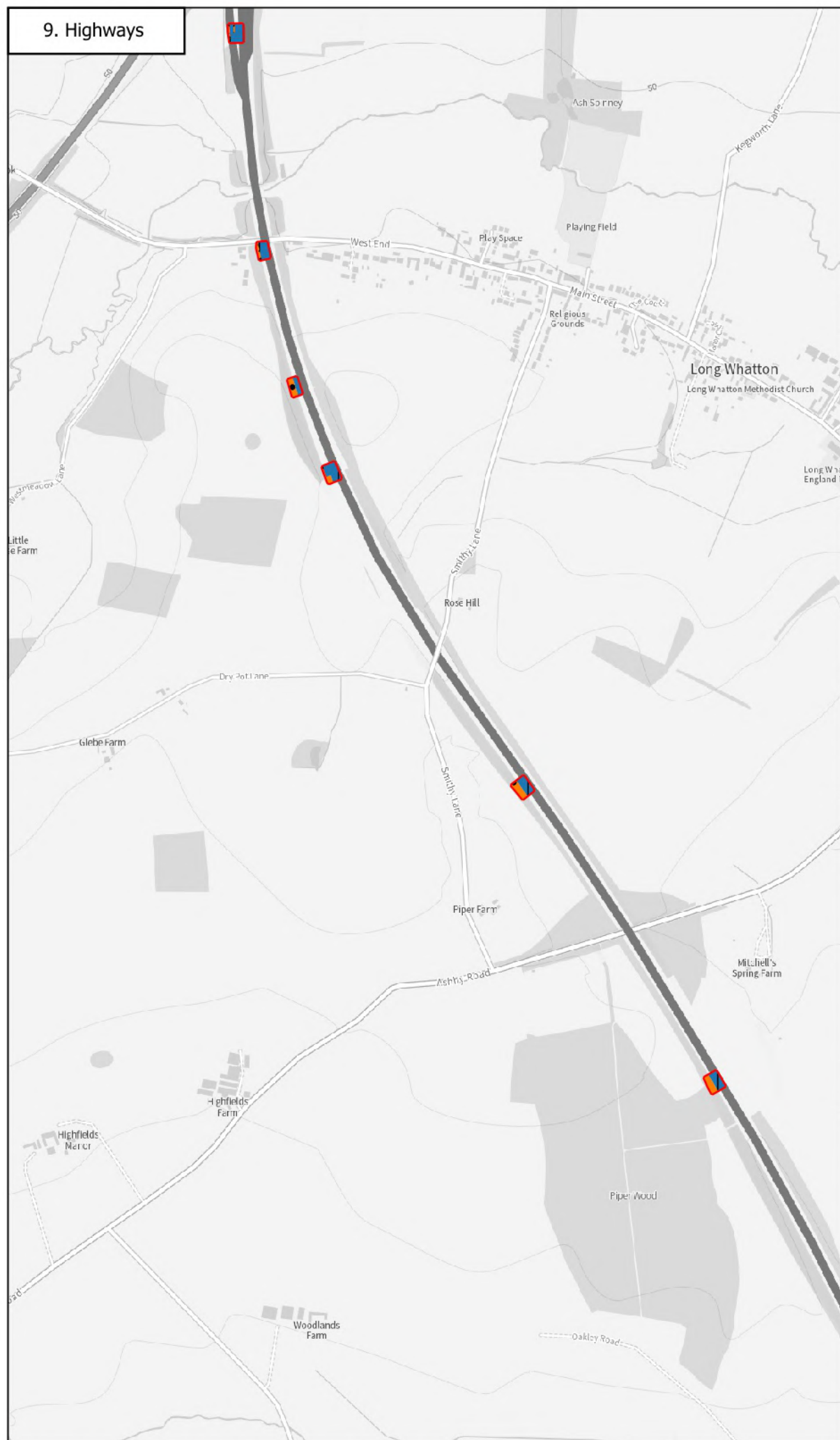
client SEGRO (Properties) PLC and SEGRO (EMG) Ltd

project East Midlands Gateway Phase 1 & 2 (EMG1 & EMG2)

title PROPOSED HABITAT CONDITION & DISTINCTIVENESS PLAN scale 1:5,500 @ A3

number FIGURE 6d rev -

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Order Limits EMG2 DCO

Proposed Habitat Condition

••• Moderate

▧ Poor

|| N/A - Other

Proposed Habitat Distinctiveness

Orange Medium

Blue V.Low

date 30/03/26 drwn/chkd RIC / SJA

client SEGRO (Properties) Ltd and SEGRO (EMG) Ltd

project East Midlands Gateway Phase 2 (EMG2)

title PROPOSED HABITAT CONDITION & DISTINCTIVENESS PLAN scale 1:1 @ A3

number FIGURE 6e rev -