



**53 West Street,  
Crowland**

**Biodiversity Net Gain  
Statement Report**

**Mr M Woodrofe**

**December 2025**



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The advice within this document has been produced in accordance with guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM).

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## 1.0 Executive Summary

- 1.1 Alca Ecology were commissioned to undertake a Biodiversity Net Gain (BNG) assessment at a site located at 53 West Street, Crowland. This included a site survey and condition assessment, the data of which was then used to complete a BNG assessment using the Statutory Metric.
- 1.2 The assessment shows that a 10% net gain in BNG units is not achievable on-site, and that off-site units must be sourced in order to achieve an overall 10% net gain.

## 2.0 Introduction

### Background / Site Context

- 2.1 Alca Ecology were commissioned to undertake a BNG assessment at a site located to the rear of 53 West Street, Crowland, Peterborough (central grid ref TF 23669 10294), hereafter referred to as 'the site'.
- 2.2 A desk study and site walkover were undertaken to categorise present habitats and to determine their strategic significance. The Statutory Metric was then used to calculate the baseline and post-development unit value.
- 2.3 The site, approximately 0.146 hectares in extent, lies within the western extent of Crowland and consists of an area garden space and single-storey garage building. The site is located at the edge of a built-up, residential setting, with arable farmland to the west.
- 2.4 Proposals for the site include the construction of a single residential dwelling, with associated garden / driveway.

### Legislation

- 2.5 BNG is a statutory requirement under Schedule 7A of the Town and Country Planning Act 1990, as part of the Environment Act 2021. This legislation came into effect on the 12<sup>th</sup> February 2024, meaning any applications submitted after this date (with certain exceptions) must demonstrate a measurable 10% net gain in biodiversity post-development. If a sufficient on-site gain is not achievable, off-site biodiversity units must be purchased.
- 2.6 This report has been produced in order to show that a BNG assessment has been completed and that the proposals will be compliant with the Environment Act 2021.

## 3.0 Methods

- 3.1 All stages of the BNG assessment were undertaken in accordance with the Statutory Biodiversity Metric User Guide<sup>1</sup>.

### Desk Study

- 3.2 A consultation exercise was undertaken whereby baseline ecological information was collected from Natural England via the Multi Agency Geographic Information for the Countryside (MAGIC) website<sup>2</sup>. Any designated sites, including statutory and non-statutory designations, were recorded, as well as any Priority Habitats under the Priority Habitat Inventory.
- 3.3 There is currently no Local Nature Recovery Strategy available for Lincolnshire, therefore other documents including the South East Lincolnshire Local Plan<sup>3</sup> and Lincolnshire Biodiversity Action Plan (BAP)<sup>4</sup> were consulted to determine the site's strategic significance.

### Habitat Survey

- 3.4 A walkover of the site was undertaken on the 1<sup>st</sup> December 2025 by an experienced ecologist with a Field Identification Skills Certificate (FISC) level 4. Survey methods broadly followed the UKHab survey methodology. The purpose of the walkover was to classify present habitats and assess their condition in line with guidance using Statutory Condition Assessment sheets. The abundance of species was quantified using the DAFOR scale, ranging from Dominant (>75%), through Abundant (75-51%), Frequent (50-26%) and Occasional (25-11%) to Rare (10-1%).

### Biodiversity Net Gain (BNG) Assessment

- 3.5 A BNG assessment was undertaken based on the most up-to-date proposals (Drawing ref: 1888 01 A, RTK). The UKHab data was inputted to GIS software, analysed, and the Statutory Metric Tool<sup>5</sup> was used to calculate the change in biodiversity unit value between the baseline habitats and proposed habitats.

<sup>1</sup> Department for Environment, Food & Rural Affairs, 2024. *The Statutory Biodiversity Metric User Guide*.

<sup>2</sup> <https://magic.defra.gov.uk/>

<sup>3</sup> South East Lincolnshire Joint Partnership, 2019. South East Lincolnshire Local Plan 2011-2036. Available at: <https://southeastlincslocalplan.org/media/21941/South-East-Lincolnshire-Local-Plan-2011-2036/pdf/Local-Plan-text-March-2019.pdf?m=1720710748483>

<sup>4</sup> Lincolnshire Biodiversity Action Plan 2011-2020 (3<sup>rd</sup> edition). Lincolnshire Biodiversity Partnership.

<sup>5</sup> <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

## 4.0 Results / Conclusion

### Baseline Habitats

#### Vegetated Garden

- 4.1 The site consists mostly of a grass lawn, used as a garden by 53 West Street, with several individual trees and a small number of garden plants. The lawn was dominated by perennial ryegrass *Lolium perenne* and cock's foot *Dactylis glomerata*, with locally abundant instances of creeping buttercup *Ranunculus repens*, frequent instances of dandelion *Taraxacum* agg., locally frequent instances of cleavers *Galium aparine* and rare instances of daisy *Bellis perennis*, ragwort *Jacobaea vulgaris*, common mallow *Malva sylvestris*, doves foot cranesbill *Geranium molle*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.
- 4.2 Species recorded within the area surrounding the trees include stinking iris *Iris foetidissima*, wood avens *Geum urbanum* and purple dead nettle *Lamium purpureum*.
- 4.3 All vegetated areas within the site were considered to constitute 'vegetated garden'. The condition assessment for this habitat type is automatically set to N/A.

#### Individual Trees

- 4.4 Six fruit trees were present within the site boundary, including three apple trees *Malus x domestica*, two plum trees *Prunus domestica* and one cherry plum *Prunus cerasifera*. All trees were 'small', and in either good (T1, T2 and T3) or moderate (T4, T5 and T6) condition.

#### Native Hedgerow

- 4.5 One native hedgerow runs along the site's western boundary and contains of elder *Sambucus nigra* and garden privet *Ligustrum ovalifolium*. The hedgerow was approximately 2m tall by 1m wide and was regularly trimmed. The hedgerow was assessed as being in moderate condition.

#### Other Urban Habitats

- 4.6 The remaining areas of the site consisted of the single garage and a gravel driveway. These areas were considered to constitute 'developed land; sealed surface' and 'artificial unvegetated; unsealed surface', respectively. The condition assessments for these habitat types are automatically set to N/A.
- 4.7 Baseline habitats are detailed in Table 1 and shown in Figure 1. Condition / distinctiveness of baseline habitats are shown in Figure 2.

Table 1: Baseline Habitat Value

Habitat Type	Area / Length	Distinctiveness	Condition	Baseline Habitat Score
Developed land; sealed surface	0.0064ha	Very low	N/A	0
Vegetated garden	0.1144ha (of which 0.0688ha retained)	Low	N/A	0.23 (of which 0.14 retained)
Artificial unvegetated; unsealed surface	0.0253ha	Very low	N/A	0
Urban tree	0.0122ha* (of which 0.0041ha retained)	Medium	Moderate	0.1 (of which 0.03 retained)
Urban tree	0.0122ha* (of which 0.0081ha retained)	Medium	Good	0.15 (of which 0.1 retained)
Native hedgerow	0.06km (all of which retained)	Low	Moderate	0.24 (all of which retained)

\* Individual tree area is calculated within the metric and corresponds to the number of trees within each category. These areas are not included in the total habitat area.

Values are taken directly from the Statutory Metric, any rounding errors relate to the internal calculations within the metric workbook.

## Proposed Habitats

- 4.8 Some of the vegetated garden and three of the individual trees will be lost to facilitate construction of the new dwelling. The existing garage and remaining three trees will be retained. Newly created habitats include developed land; sealed surface. Habitat retention is shown in Figure 3.
- 4.9 Proposed habitats are shown in Figure 4. Condition / distinctiveness of proposed habitats are shown in Figure 5.

Table 2: Proposed Habitat Value

Habitat Type	Area (ha)	Distinctiveness	Condition	Proposed Habitat Score
Developed land; sealed surface	0.0456	Very low	N/A	0

## Strategic Significance

- 4.10 No statutory / non-statutory designated sites or Priority Habitats were recorded within or adjacent to the site.
- 4.11 The nearest designated site was approximately 5.5km away (Deeping Gravel Pits SSSI). The nearest Priority Habitat recorded was approximately 200m north (floodplain grazing marsh). Due

to the small-scale nature of proposals, these designated sites are not expected to be impacted by the development.

- 4.12 The site contains vegetated garden, native hedgerow and individual trees (as well as other very low distinctiveness habitats). Native hedgerows are the only of these habitats which are listed as a Priority Habitat within the Lincolnshire BAP. However, due to their location within a semi-urban setting and their purpose as an isolated garden hedge, they are not considered to provide significant value in the local setting. Therefore the baseline habitats were considered to be of low strategic significance ('Area/compensation not in local strategy/no local strategy').
- 4.13 Proposed habitats include only urban type habitats (vegetated garden, artificial unvegetated; unsealed surface and developed land; sealed surface) and have been assigned low strategic significance.
- 4.14 No irreplaceable habitats are present within the site and there does not appear to have been any significant habitat degradation.

### Assessment Results

- 4.15 The assessment shows an overall loss of 0.21 habitat units (-43.4%) and no change in hedgerow units.

*Table 3: Headline Results from Statutory Metric*

Baseline Habitats Score	Post-Development Habitats Score	Unit Difference	Percentage Difference
0.47	0.27	-0.21	-43.4%
Baseline Hedgerow Score	Post-Development Hedgerow Score	Unit Difference	Percentage Difference
0.27	0.27	0	n/a

- 4.16 The completed Statutory Metric demonstrates that a 10% gain in biodiversity units is not achievable within the site. This is not unexpected for a site of this small size that is entirely under private ownership, as habitat creation that would provide BNG uplift cannot be achieved within privately owned areas.
- 4.17 In order to achieve a 10% gain in BNG units, off-site units will need to be purchased from a third-party biobank. It is estimated that 0.25 habitat units and 0.02 hedgerow units will be required in order to achieve an overall 10% increase.

## Appendix 1: BNG Condition Assessments

### Individual Trees

Criteria		Tree Ref					
		T1	T2	T3	T4	T5	T6
		Pass / Fail					
<b>A</b>	The tree is a native species (or at least 70% within the block are native species).	Fail – Plum tree	Fail – Apple tree	Fail – Plum tree	Fail – Cherry plum	Fail – Apple tree	Fail – Apple tree
<b>B</b>	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass	Pass	Pass	Pass	Pass	Pass
<b>C</b>	The tree is mature (or more than 50% within the block are mature)1.	Pass	Pass	Pass	Pass	Pass	Pass
<b>D</b>	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Pass	Pass	Pass	Pass	Pass	Pass
<b>E</b>	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Pass	Pass	Fail – No such niches present	Fail – No such niches present	Fail – No such niches present
<b>F</b>	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Pass	Pass	Pass	Pass	Pass
<b>Total passes</b>		<b>5</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>4</b>

5-6 passes: Good condition; 3-4 passes: Moderate Condition; 1-2 passes: Poor condition

### Native Hedgerow

Attributes and functional groupings (A, B, C and D)		Criteria - the minimum requirements for 'favourable condition'	Pass / Fail	Notes / Justification
<b>A1.</b>	Height	>1.5 m average along length	Pass	-
<b>A2.</b>	Width	>1.5 m average along length	Fail	Approximately 1m wide
<b>B1.</b>	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Pass	-
<b>B2.</b>	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Pass	-
<b>C1.</b>	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 hedgerow (at least).	Fail	Adjacent to the road and mowed lawn.
<b>C2.</b>	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Fail	Nettles and cleavers make up more than 20% of ground flora.
<b>D1.</b>	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA <sup>3</sup> ) and recently introduced species.	Pass	-
<b>D2.</b>	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Fail	Regularly trimmed back hard.
<b>Total fails</b>			<b>4 - Moderate</b>	

Category	Category Requirements
Good	<p>No more than 2 failures in total;  <b>AND</b>            No more than 1 failure in any functional group.</p>
Moderate	<p>No more than 4 failures in total;  <b>AND</b>  <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).</p>
Poor	<p>Fails a total of more than 4 attributes;  <b>OR</b>  <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).</p>

## Appendix 2: Site Photos



Photo 1: Individual trees



Photo 2: Lawn and native hedgerow



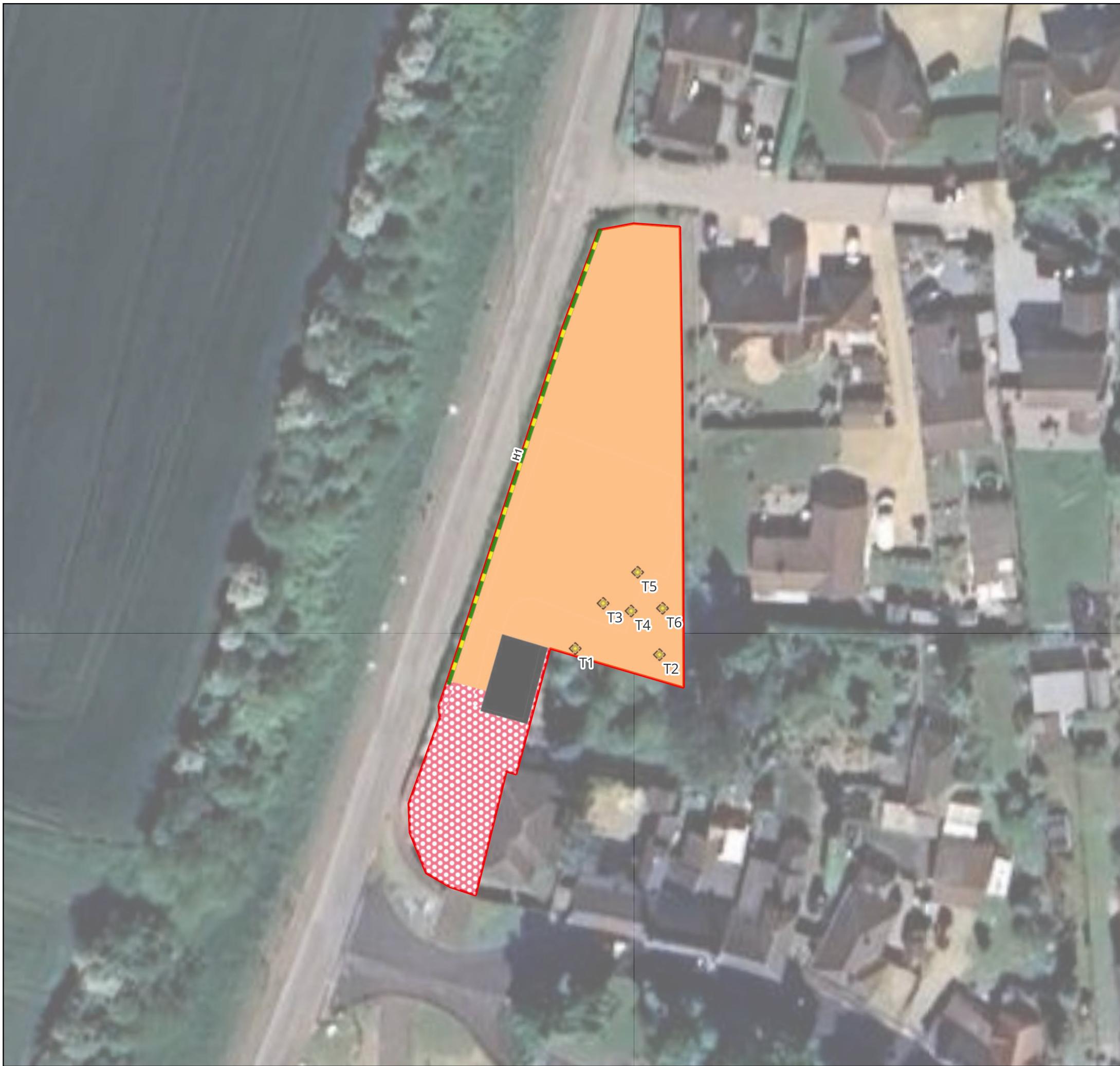
Photo 3: Native hedgerow



Photo 4: Individual trees



Photo 5: Gravel driveway and retained garage



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## Key

- Site Boundary**
- Habitats Baseline**
  - Artificial unvegetated, unsealed surface
  - Built linear features
  - Vegetated garden
- Hedgerow Baseline**
  - Native hedgerow
- Individual Tree Baseline**
  - Existing small urban tree

client  
Mr M Woodroffe

project name  
53 West Street,  
Crowland

title  
Baseline Habitats

date  
16/12/25

drawn by  
BRJ

scale  
1:500 @ A3

rev

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**FIGURE 1**



## Key

- Site Boundary
- Baseline Habitat Condition
  - Condition Assessment N/A
- Baseline Habitat Distinctiveness
  - Low
  - V.Low
- Baseline Hedgerow Condition
  - Moderate
- Baseline Hedgerow Distinctiveness
  - Low
- Baseline Individual Tree Distinctiveness
  - Medium
- Baseline Individual Tree Condition
  - Moderate
  - Good

client  
Mr M Woodrofe

project name  
53 West Street,  
Crowland

title  
Baseline Habitats Condition / Distinctiveness

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**FIGURE 2**



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## Key

Site Boundary

Habitat Retention

Retained

Lost

Hedgerow Retention

Retained

Individual Tree Retention

Retained

Proposed Lost

client  
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project name  
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Crowland

title  
Habitat Retention

title

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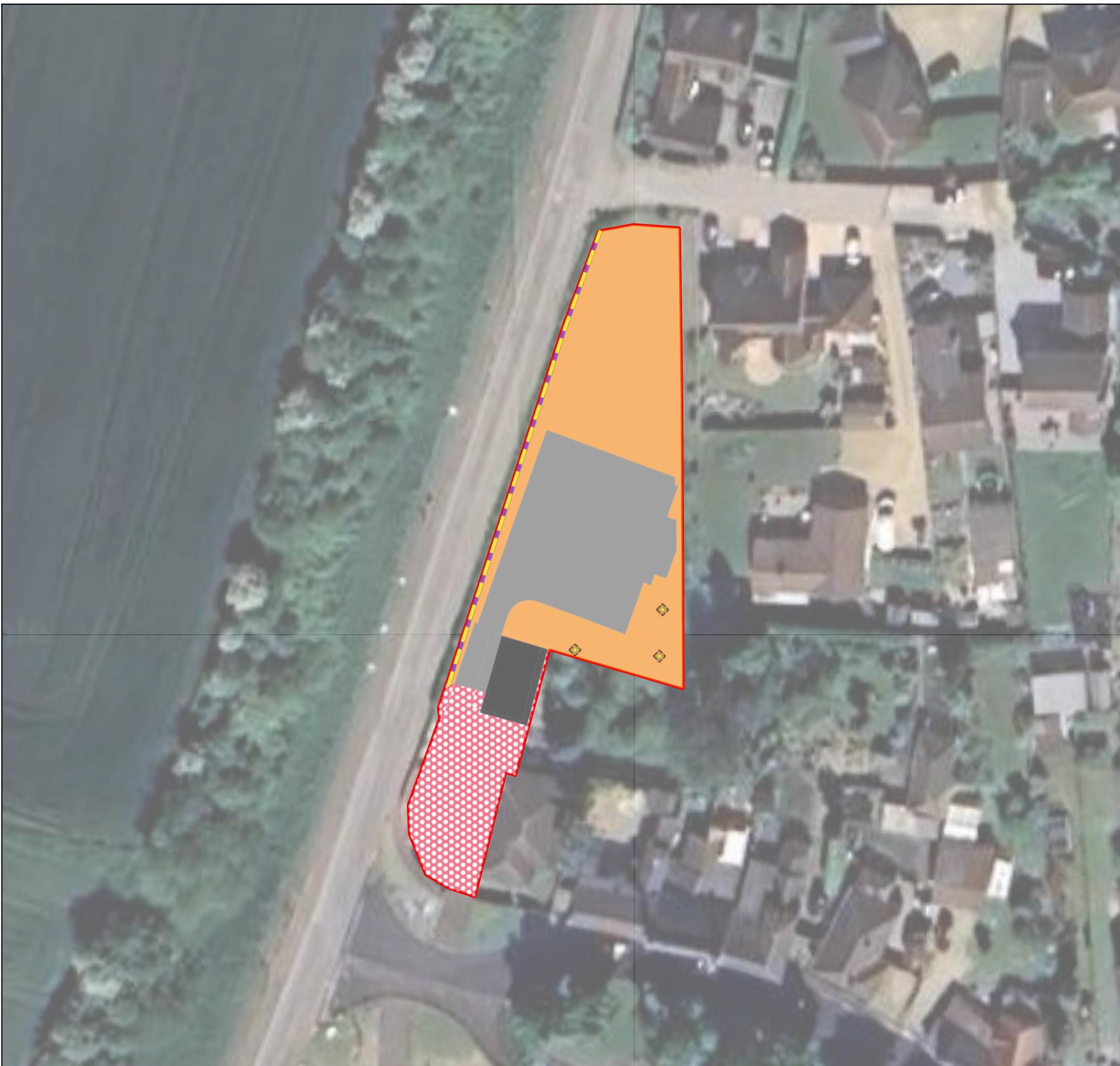
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FIGURE 3



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## Key

- Site Boundary
- Habitats Proposed
  - Artificial unvegetated,unsealed surface
  - Built linear features
  - Developed land; sealed surface
  - Vegetated garden
- Hedgerow Proposed
  - Native hedgerow
- Individual Tree Proposed
  - Retained small urban tree

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Proposed Habitats

date  
16/12/25

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**FIGURE 4**



## Key

- Site Boundary
- Proposed Habitat Condition
  - Condition Assessment N/A
- Proposed Habitat Distinctiveness
  - Low
  - V.Low
- Proposed Hedgerow Condition
  - Moderate
- Proposed Hedgerow Distinctiveness
  - Low
- Proposed Individual Distinctiveness
  - Medium
- Proposed Individual Tree Condition
  - Moderate
  - Good

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project name  
53 West Street,  
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title  
Proposed Habitats Condition / Distinctiveness

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**FIGURE 5**