

Biodiversity Net Gain Assessment

Prepared by: Arthian Ltd.

For: Portakabin Ltd.

Site: Crowland Health Centre

Date: 07/05/2025

Document Ref: 318822

Issue-1.0

www.arthian.com

Quality Assurance

Issue Record

Revision	Description	Date	Author	Reviewer	Approver
1.0	First issue to client	07/05/2025	JD	AB	AB

Staff Detail

Initials	Name	Position
JD	Jessica Davies	Ecology and Biodiversity Consultant
AB	Amy Berry	Senior Ecology and Biodiversity Consultant



Contents

1. Introduction 4

1.1 Background 4

1.2 Proposed Development.....4

1.3 Purpose of this Report.....4

2. Methodology..... 5

2.1 Baseline Habitats 5

2.2 Post-Development Habitats 5

2.3 Metric Principles 5

2.4 Condition Assessment 5

2.5 Strategic Significance 5

2.6 Trading Rules..... 5

3. Results..... 6

3.1 On-Site Habitat Baseline 6

3.2 On-Site Habitat Creation..... 6

3.3 On-site Habitat Enhancement 6

3.4 Biodiversity Net Gain Results 7

4. Conclusion 8

Tables

Table 1: Habitat Baseline 6

Table 2: Habitat Creation 6

Table 3: Habitat Enhancement 7

Table 4: Headline Results..... 7

Appendices

Appendix A: On-Site Habitat Baseline 10

Appendix B: On-Site Habitats Post-Development..... 11

References

References 12

1. Introduction

1.1 Background

Arthian Ltd. (Arthian) has been requested by Portakabin Ltd. to provide a report for a Biodiversity Net Gain (BNG) assessment for the installation of a single storey portable cabin building (Proposed Development) at Crowland Health Centre, Thorney Road, Crowland, Peterborough, PE6 0AL (the Site).

1.2 Proposed Development

The Proposed Development involves the installation of a single storey modular portable building including steel cladding walls and a flat roof. The building will be temporary and is expected to be removed after three years. The existing grassland will be displaced through temporary installation of the Portakabin unit and will be reinstated once the building is removed. Soft landscaping includes wildflower grassland.

1.3 Purpose of this Report

This report has been produced to document whether the Proposed Development will result in a net gain or loss in biodiversity. This report is intended to be submitted as part of the planning application and complements the metric itself, which is included as an Excel spreadsheet.



2. Methodology

2.1 Baseline Habitats

The onsite baseline habitats have been informed by a Phase 1 Habitat Survey, using methodology set out in the 'Handbook for Phase 1 Habitat Survey: A technique for Environmental Audit' report (JNCC, 2010) undertaken on Friday 7th March 2025 by a Arthian ecologist. The pre-development baseline habitat areas were calculated using measurements from the pre-development Phase 1 Habitat Plan (Appendix A).

2.2 Post-Development Habitats

The Landscape Proposals plan (Arthian, 2025) provided the post-development habitat areas and planting schedule. The plan is shown in Appendix B. The plan shows the temporary building, however this will be removed and reinstated with grassland.

2.3 Metric Principles

The Statutory Biodiversity Metric User Guide (DEFRA, 2024) was used as guidance on how to use the biodiversity metric tool.

Section 3 within the Statutory Biodiversity Metric User Guide sets out rules and principles which should be followed by the metric. This includes following good practice guidance, applying the mitigation hierarchy, avoiding loss of irreplaceable habitats, and created habitat delivering strategically important outcomes for nature conservation.

2.4 Condition Assessment

Each habitat was assigned a condition using following set criteria within the Statutory Biodiversity Metric Condition Assessment Excel document.

2.5 Strategic Significance

The strategic significance of the habitats was assessed by determining if the habitats are identified within published plans, strategies or policies which are relevant to the habitat's location. The Local Nature Recovery Strategy (LNRS) for Lincolnshire County Council is not published yet; the South East Lincolnshire Local Plan 2011-2036 (South East Lincolnshire, 2019) has been used as an alternative.

2.6 Trading Rules

The biodiversity metric tool sets minimum habitat creation and enhancement requirements to compensate for specific habitat losses (up to the point of no net loss). These requirements are based on habitat type and distinctiveness.



3. Results

3.1 On-Site Habitat Baseline

A summary of the baseline habitats and areas retained or enhanced are presented in the table below.

Table 1: Habitat Baseline

Phase Habitat	Metric Habitat Type	Description	Condition	Area (ha)	Retained (ha)	Enhanced (ha)
Amenity grassland	Modified grassland	There are areas of amenity grassland in the northern and southern extent of the Site. The grassland is managed and is of short sward height. The dominant species include perennial ryegrass (<i>Lolium perenne</i>) and red fescue (<i>Festuca rubra</i>). Common daisy (<i>Bellis perennis</i>) is frequently present. Bristly oxtongue (<i>Helminthotheca echinoides</i>), small-flowered Crane's-bill (<i>Geranium pusillum</i>), stinging nettle (<i>Urtica dioica</i>) and broadleaf plantain (<i>Plantago major</i>) are occasionally present.	Poor	0.0045	0.0025	0.001
Ephemeral short perennial	Ephemeral/perennial	There is ephemeral short perennial in the centre of the Site, where the soil is stoney. There is no clear dominance of one species, however nettle and bristly oxtongue are present.	Poor	0.008	0.003	0

The baseline habitats have been assigned low strategic significance as they are not formally identified in a local plan.

3.2 On-Site Habitat Creation

The table below details the on-site post-intervention created habitats.

Table 2: Habitat Creation

Post-Development Habitat	Metric Habitat Type	Condition	Area (ha)	Delay in Starting Habitat Creation (years)
Amenity grassland	Modified grassland	Poor	0.006	3

The modular building is temporary and is expected to be removed after three years, therefore has not been included as a habitat area within the metric. The existing grassland will be displaced due to the temporary building being located on top of it, and the grassland will be reinstated once the building is removed. Therefore, within the metric the grassland has been put as lost and created, with a three-year habitat creation delay. Whilst the reinstated grassland is not shown on the Landscape Proposals, the area will encompass where the building is currently shown on the plan.

The created habitat has been assigned low strategic significance as it is not formally identified in a local plan.

3.3 On-site Habitat Enhancement



The table below details the on-site habitat enhancement.

Table 3: Habitat Enhancement

Baseline Habitat	Proposed Habitat	Landscape Proposals Type	Condition	Area (ha)	Delay in Habitat (years)	Starting Creation
Modified Grassland	Other neutral grassland	Native Wildflower Area	Moderate	0.001	N/A	

The existing modified grassland will be enhanced to other neutral grassland at moderate condition, achieved by sowing Emorsgate EM2F Standard General Purpose Wild Flowers and appropriately managed. EM2F is a mixture containing 100% native wildflowers for sowing into existing grass.

3.4 Biodiversity Net Gain Results

The headline results are shown in the table below.

Table 4: Headline Results

On-site baseline	Habitat units	0.03
On-site post intervention	Habitat units	0.03
On-site net change	Habitat units	0
Final Results		
Total net % change	Habitat units	10.43%
Trading rules satisfied?	Yes	



4. Conclusion

Biodiversity Net Gain (BNG) is mandatory from 12th February 2024 for major developments and small sites from 2nd April 2024, unless exempt. Developers must now deliver a BNG of 10% using the biodiversity metric calculation tool. The requirement to deliver at least a 10% net gain applies to each type of habitat unit (habitat, hedgerow and watercourse). The Proposed Development will result in a Biodiversity Net Gain of 10.43% and the trading rules were satisfied. Therefore, the Proposed Development meets the National Planning Policy framework.

Given the nature of the development, it was not possible to avoid all habitat impacts by re-siting the development, however none of the habitats lost are medium distinctiveness, high distinctiveness, very high distinctiveness or irreplaceable. As identified in the metric, enhancing existing grassland by the planting of wildflowers to achieve an area of other neutral grassland and retaining existing grassland will achieve the minimum 10% net gain that is the legal requirement.

The legal minimum required for information to be submitted as part of the planning application for BNG has been met. In addition, a completed metric tool calculation has been submitted. The statutory framework for biodiversity net gain has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Therefore, it is proposed further matters relating to BNG are addressed through the planning condition including production of the Biodiversity Gain Plan and Habitat Management and Monitoring Plan (if required; if the proposals is determined to result in significant enhancements).



Appendices

Appendix A: On-Site Habitat Baseline



Figure 1 - Phase 1 Habitat Map

Portakabin Ltd	Crowland Health Centre
----------------	------------------------

Key:

Site Boundary

A

Cultivated/disturbed land - amenity grassland

x

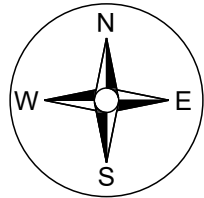
Cultivated/disturbed land - ephemeral/short perennial

024 m

N

Project Number: 318822	Scale at A3:
Drawn By: JD	1:80
Reviewed By: NM	Version: Final
Projection: OSGB 1936/British National Grid - EPSG 27700	Issue Date: 15/04/2025

Appendix B: On-Site Habitats Post-Development



Sports Pavilion

Health
Centre

Sports P

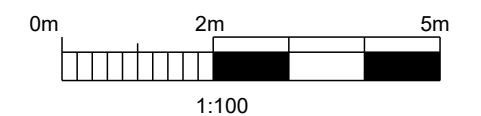
10m NATIVE WILDFLOWER MIX

Legend:

Application / Site Boundary

Native Wildflower Area (10m2)
'Emorsgate EM2F' Standard General
Purpose Wild Flowers'

Note: Existing grassland areas displaced through temporary installation
of Portakabin unit, to be reinstated once building is removed.



All Dimensions to be checked on site and not scaled from
this drawing.
This drawing is not for construction
This drawing is for planning only
All services to be checked on site and not scaled
from this drawing

DRAFT



Client:

PORTAKABIN

Site: **Crowlands Health Centre**

Drawing Title: **Landscape Proposals**

Date:	Scale:	Paper Size:	
01 May 2025	1:100	A2 (594x420 mm)	
Drawn By:	Checked By:	Status:	Final Revision:
ACJ	IS	Draft v1	-
CAD Ref: 318822-ADW01-Draft v0.1			Drawing No: / Client Ref: Figure 1

References

DEFRA, 2024. *The Statutory Biodiversity Metric User Guide*. s.l.:s.n.

JNCC, 2010. *Handbook for Phase 1 Habitat Survey: A technique for Environmental Audit*. s.l.:s.n.

South East Lincolnshire, 2019. *Local Plan 2011 - 2036*, s.l.: s.n.