



Biodiversity Gain Plan

Schedule 7A, Town and Country Planning Act 1990

SITE

Land Adj. Sanderi, Winslow Gate, Holbeach, Spalding, PE12 8LS

PROJECT NUMBER

26_BNGP_08_62

PREPARED FOR

Joe Clarke

PREPARED BY

Tom Johnson

Document Control

Project Number	26_BNGP_08_62
Report Type	Biodiversity Gain Plan
Site Address	Land Adjacent to Sanderi, Winslow Gate, Holbeach, Spalding, Lincolnshire, PE12 8LS
Planning Reference	H05-0456-26
Local Planning Authority	South Holland District Council

Project Personnel

Role	Name	Position
Client	Joe Clarke	N/A
Prepared By	Tom Johnson	Ecologist
Checked By	Antony Aslam	Senior Ecologist

Version Control

Date	Version	Summary of Changes
24/08/26	0.1	First Draft
26/08/26	1.0	First Issue

Acknowledgements

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1 Submission Details

1.1 Date

1.1.1 24 August 2026

1.2 Planning Application Reference Number

1.2.1 H05-0456-26 (Planning Portal reference PP-14929485)

1.3 Local Planning Authority

1.3.1 South Holland District Council

1.4 Development Site Address

1.4.1 Land Adjacent to Sanderi, Winslow Gate, Holbeach, Spalding, Lincolnshire, PE12 8LS

1.5 Description of the Development

1.5.1 Proposed agricultural barn and access roadway from existing highway access. The permitted scheme comprises an 18 x 9 m agricultural storage building (168 m² gross internal floorspace) with a 63.45 x 6 m access track from Winslow Gate, set within a predominantly arable landholding. Full planning permission was granted by South Holland District Council on 24 July 2026.

1.5.2 Condition 4 of the permission requires a biodiversity gain plan to be submitted to and approved in writing by the Local Planning Authority before the development commences. This plan is submitted to discharge that condition.

2 Developer Details

2.1 Applicant Name

2.1.1 Mr Joe Clarke. JC Architectural Consultant (Mr Josh Caley) acted as agent for the planning application; the applicant is the primary point of contact for this plan.

2.2 Company Name

2.2.1 Foxburrow Farm Services

2.3 Address

2.3.1 Foxburrow Farm, Winslow Gate, Holbeach, Spalding, Lincolnshire, PE12 8LS

2.4 Email Address

2.4.1 foxburrowfarmservices@gmail.com

2.5 Telephone Number

2.5.1 07762 925986

2.6 Declaration

2.6.1 By signing this declaration, the applicant confirms that the information given is complete and correct.

2.7 Signature

2.7.1

2.8 Date

2.8.1

3 Responsible Person Details

3.1 Name

3.1.1 Tom Johnson

3.2 Company Name

3.2.1 ROAVR Group (Woodland Solutions Northern Limited)

3.3 Address

3.3.1 Marr House, Beechwood Business Park, Inverness, IV2 3BW

3.4 Email Address

3.4.1 tom.johnson@roavr-group.co.uk

3.5 Telephone Number

3.5.1 01463 667302

3.6 Declaration

3.6.1 By signing this declaration, the responsible person confirms that the information given is complete and correct.

3.7 Signature

3.7.1 

3.8 Date

3.8.1 24/08/26

4 Biodiversity Net Gain Strategy

4.1 Is the Relevant Date for the Pre-Development Biodiversity Value the Same Date as the Planning Application?

4.1.1 Yes

4.2 If No, the Earlier Date Agreed with the LPA

4.2.1 Not applicable. No earlier date has been agreed.

4.3 How the Guidance on What Counts Towards BNG Has Been Met

4.3.1 The pre-development biodiversity value was calculated using the statutory biodiversity metric, based on a UK Habitat Classification survey of the site carried out on 2 April 2026 by Greenwillows Associates Ltd and reported in the Biodiversity Net Gain Statement (BNGS – J001261, 8 May 2026) submitted with the planning application. All habitats within the application boundary were included, together with a boundary ditch within 5 m of the site. No irreplaceable habitats are present.

4.3.2 A significant proportion of the site comprised modified grassland that was destroyed by agricultural action shortly before the survey. In line with paragraph 6 of Schedule 7A to the Town and Country Planning Act 1990, the baseline records this habitat at its value immediately before the degradation, using best available evidence (aerial and street-level imagery); it has been recorded as modified grassland in Good condition. No other habitat changes have occurred since the survey, and the surveyed habitats are considered representative of those present at the relevant date.

4.3.3 The post-development calculation reflects the approved layout (drawing 0551/26/01A): the building footprint and access track are recorded as developed land; sealed surface, and the retained boundary ditch is unchanged. The off-site habitat creation and enhancement on the applicant's adjoining landholding – creation of other neutral grassland with two rural trees, and enhancement of a 45 m ditch – is recorded in the off-site sheets (D-2, F-3) of the metric.

4.4 How Impacts to Habitats Will be Avoided or Minimised

4.4.1 The mitigation hierarchy has been applied. The development occupies a small (approximately 0.05 ha) area of low-distinctiveness modified grassland and arable land at the western end of the landholding, adjoining the existing farm access; no habitats of medium or higher distinctiveness are lost. The boundary ditch within 5 m of the works will be retained in its current condition and protected during construction, and the development will be carried out in accordance with the recommendations of the Preliminary Ecological Appraisal (Condition 6). The residual loss of modified grassland and arable land is unavoidable to deliver the permitted building and access track and is compensated through off-site habitat creation and enhancement on the applicant's adjoining land.

4.5 Was the Local Nature Recovery Strategy Used to Inform Strategic Significance?

4.5.1 Yes

4.6 How the Target Net Gain Percentage Will be Achieved

4.6.1 Off-site

4.7 Are Any On-Site Enhancements Considered Significant?

4.7.1 No

4.8 If Yes, Details of the Significant On-Site Enhancements

4.8.1 Not applicable. No on-site habitat creation or enhancement is proposed; upon completion, the site will comprise the permitted building and access track, and all biodiversity gain is delivered off-site.

4.9 Number of Off-Site Biodiversity Units Needed to Meet Net Gain

4.9.1 To meet the 10% target, the development requires 0.2416 area habitat units and 0.2297 watercourse units in total. With an on-site post-development value of zero area habitat units and 0.2088 watercourse units (the retained ditch), the balance is met by off-site delivery on the applicant's adjoining landholding, which provides 0.3066 area habitat units and 0.1574 watercourse units. The spatial risk multiplier is 1, as the gain site adjoins the development site within the South Holland District Council area and the same waterbody catchment.

4.9.2 No hedgerow units are required: no hedgerows are present at baseline and none are affected.

4.10 Reason for Using Off-Site Biodiversity Units

4.10.1 The site is small (approximately 0.05 ha) and will consist almost entirely of the permitted building and access track once developed, leaving no meaningful space for on-site habitat creation or enhancement. The applicant controls adjoining land on which habitat creation and enhancement can be delivered effectively and managed over the long term; the required gain is therefore provided off-site within the same landholding, rather than through the purchase of units from a third-party habitat bank.

4.11 Reason for Using Statutory Biodiversity Credits

4.11.1 Not applicable. No statutory biodiversity credits are proposed.

4.12 Is There a Habitat Management and Monitoring Plan?

4.12.1 Yes. A 30-year Habitat Management and Monitoring Plan (26_HMMP_08_63) has been prepared for the off-site gain area, as required by Condition 5 of the planning permission, and is submitted alongside this plan.

4.13 Has the Statutory Biodiversity Metric Tool Been Used?

4.13.1 Yes

4.14 Biodiversity Metric Calculation

- 4.14.1 The Statutory Biodiversity Metric, macro-enabled workbook version 1.0.4 (SBMCT - J001261, Greenwillows Associates Ltd, 8 May 2026), was completed and submitted with the planning application and is available on South Holland District Council's planning portal under reference H05-0456-26. The figures reported in this plan are taken from its headline results.

4.15 Condition Assessments

- 4.15.1 Condition assessments were undertaken during the UK Habitat survey and are recorded in the statutory metric and in Appendix A of the Biodiversity Net Gain Statement. The retained boundary ditch was assessed as Poor condition. The modified grassland destroyed prior to the survey was assumed to be Good condition on best available evidence, in line with Schedule 7A. Arable land does not require a condition assessment. Off-site, the created neutral grassland and rural trees target Moderate condition, and the enhanced ditch will improve from Poor to Moderate condition.

4.16 Pre-Development Habitat Survey Report and Map

- 4.16.1 The pre-development habitat survey is reported in the Biodiversity Net Gain Statement (BNGS – J001261, Greenwillows Associates Ltd, 8 May 2026) submitted with the planning application. The pre-development habitat map is provided at Figure A1.1 and is reflected in the submitted metric.

4.17 Post-Development Habitat Map or Landscape Plan

- 4.17.1 The post-development habitat map, including the off-site habitat creation and enhancement, is provided at Figure A1.2 and is reflected in the submitted metric.

4.18 Has an Approved Habitat Degradation Been Included in the Baseline?

- 4.18.1 No

Consenting Body	Not applicable. The degradation of modified grassland shortly before the baseline survey has been accounted for in the baseline at its pre-degradation value under paragraph 6 of Schedule 7A (see Section 4.3).
Reference Number	Not applicable.

5 Irreplaceable Habitats

5.1 Does the Development Impact Any Irreplaceable Habitats?

5.1.1 No

5.2 Has an Approved Compensation Plan Been Submitted?

5.2.1 Not applicable

6 On-Site Habitat Enhancements

6.1 Survey Date

6.1.1 2 April 2026

6.2 Survey Constraints

6.2.1 The habitat survey was undertaken from the ground on 2 April 2026. A significant proportion of the site had recently been stripped of vegetation (see Section 4.3), so the condition of the former modified grassland could not be assessed directly and was assumed, on best available evidence, to be Good. No other significant limitations apply.

6.3 Total Pre-Development Biodiversity Value

Number of area habitat biodiversity units	0.2196
Number of hedgerow biodiversity units	0.0000
Number of watercourse biodiversity units	0.2088

6.4 Total Post-Development Biodiversity Value

Number of area habitat biodiversity units	0.0000
Number of hedgerow biodiversity units	0.0000
Number of watercourse biodiversity units	0.2088

6.5 Total Net Change in Biodiversity Units

Area habitat biodiversity units	-0.2196
Area habitat biodiversity units, % change	-100.00%
Hedgerow biodiversity units	0.0000
Hedgerow biodiversity units, % change	0.00%
Watercourse biodiversity units	0.0000
Watercourse biodiversity units, % change	0.00%

6.6 Will Any Biodiversity Units From This Site be Registered and Allocated to Other Developments?

6.6.1 No

6.7 If Yes, Details

6.7.1 Not applicable.

7 Off-Site Habitat Enhancements

7.1 Details of the Off-Site Habitat Enhancements

- 7.1.1 All biodiversity gain is delivered on the applicant's own landholding immediately adjoining the development site, within the South Holland District Council area. Three interventions are proposed at the eastern end of the landholding, as shown at Figure A1.2.
- 7.1.2 Grassland creation: approximately 600 m² of arable land will be converted to other neutral grassland (target Moderate condition). Soil nutrient levels will first be reduced by ceasing fertiliser inputs and, where necessary, removing nutrient-rich topsoil or undertaking repeated cut-and-removal of weed growth. The area will then be sown with a native wildflower and grass seed mix and managed long term through an annual late-summer hay cut with arisings removed. A timber post-and-rail fence along the western edge will protect the grassland from agricultural operations.
- 7.1.3 Tree planting: two crab apple (*Malus sylvestris*) standards will be planted within the new grassland during the dormant season (November–March), each staked, fitted with a protective guard and mulched, with watering and maintenance through the first 2–3 years of establishment.
- 7.1.4 Ditch enhancement: the 45 m ditch bounding the eastern end of the landholding will be improved from Poor to Moderate condition, through the protection from pollution and excessive management afforded by the new grassland together with planting of native aquatic species (including water mint, brooklime, water forget-me-not, soft rush, jointed rush, common spike-rush, reed sweet-grass, lesser pond-sedge, amphibious bistort and marsh marigold). Vegetation will be cut on an annual or biennial rotation with no more than 50% of the ditch managed in any one year, and desilting will be undertaken in sections every 5–10 years.
- 7.1.5 The works will be implemented and maintained in accordance with the 30-year Habitat Management and Monitoring Plan (26_HMMP_08_63) submitted alongside this plan.
- 7.1.6 Taking the on-site losses and the off-site baseline and proposals together, the project delivers a combined net gain of 0.0870 area habitat units (a 39.61% increase) and 0.1574 watercourse units (a 75.38% increase) over the pre-development position, in each case exceeding the 10% requirement. No hedgerows are present or affected. The trading rules of the statutory metric are satisfied in full, with no recourse to statutory biodiversity credits.

7.2 Biodiversity Gain Site Register Reference Number

- 7.2.1 To be confirmed. The gain site will be registered on the Biodiversity Gain Site Register maintained by Natural England, and the register reference and evidence of allocation to this development will be provided to South Holland District Council before this plan is approved.

7.3 How the Off-Site Habitat Enhancements Have Been Secured

- 7.3.1 Not yet secured. The off-site works will be secured for 30 years by a planning obligation under Section 106 of the Town and Country Planning Act 1990 with South Holland District Council, or by a conservation covenant with a responsible body, together with registration of the land on the Biodiversity Gain Site Register and allocation of the resulting units to this development.
- 7.3.2 The Habitat Management and Monitoring Plan (26_HMMP_08_63) sets out the management, monitoring and reporting arrangements for the same 30-year period. Evidence of registration and allocation will be provided to South Holland District Council before this plan is approved, and in any event before development begins.

7.4 Total Baseline Biodiversity Value

Number of area habitat biodiversity units	0.1200
Number of hedgerow biodiversity units	0.0000
Number of watercourse biodiversity units	0.1350

7.5 Total Biodiversity Value Post-Intervention

Number of area habitat biodiversity units	0.4266
Number of hedgerow biodiversity units	0.0000
Number of watercourse biodiversity units	0.2924

7.6 Total Net Change in Biodiversity Units

Area habitat biodiversity units	+0.3066
Area habitat biodiversity units, % change	+255.48%
Hedgerow biodiversity units	0.0000
Hedgerow biodiversity units, % change	0.00%
Watercourse biodiversity units	+0.1574
Watercourse biodiversity units, % change	+116.59%

8 Statutory Biodiversity Credits

8.1 Are Statutory Biodiversity Credits Needed?

8.1.1 No

8.2 Number of Statutory Biodiversity Credits Needed

Tier	Unit Shortfall, Including the Spatial Risk Multiplier
A1	0
A2	0
A3	0
A4	0
A5	0
H	0
W	0

8.3 Evidence That No Units Are Available Through the Market

8.3.1 Not applicable. The required units are delivered on the applicant's own adjoining land, and no statutory biodiversity credits are proposed.

8.4 Proof of Purchase

8.4.1 Not applicable. No statutory biodiversity credits are proposed.

9 Trading Summary

9.1 Distinctiveness Group

Distinctiveness Group	Were the Trading Rules on Habitat Compensation Met?
Very high	Not applicable. No very high distinctiveness habitat is present at baseline.
High	Not applicable. No high-distinctiveness habitat is present at baseline.
Medium	es. The only medium-distinctiveness habitat affected is the boundary ditch, which is retained without loss, and the off-site ditch enhancement is same-habitat, delivering a net gain of 0.1574 watercourse units — a 75.38% overall increase against the 10% target. The off-site creation of other neutral grassland and rural trees delivers 0.4266 medium-distinctiveness area habitat units, against which the low-distinctiveness losses are offset by trading up, leaving a project-wide net surplus of 0.0870 area habitat units.
Low	Yes. Losses of 0.2196 units of low-distinctiveness habitat on-site (modified grassland and arable land), together with the 0.1200-unit off-site arable baseline, are compensated by trading up to medium-distinctiveness other neutral grassland and rural trees.

10 Sharing Data

10.1 May Ecological Survey Data be Shared with the Local Environmental Records Centre or Other Bodies?

10.1.1 Yes

11 Limitations and Liability

- 11.1 This Biodiversity Gain Plan has been prepared by ROAVR Group for the sole use of the client named within this document, in accordance with the agreed scope of works and our terms of business. No responsibility is accepted to any third party unless prior written consent has been obtained from ROAVR Group.
- 11.2 The figures reported within this plan are taken from the headline results of the statutory biodiversity metric calculation submitted with the planning application. Where the metric calculation is subsequently revised, this plan requires review and reissue.
- 11.3 This plan is prepared on the basis of the development proposals current at the date of issue recorded in the Version Control table. It must be reissued following any material change to the proposals, the habitats present, or the approved metric.
- 11.4 Third-party data has been used in good faith and should be considered indicative only.
- 11.5 This plan follows the structure of the Biodiversity Gain Plan form published by the Department for Environment, Food and Rural Affairs, © Crown copyright, under the Open Government Licence v3.0. Save for material so derived, all content remains the copyright of ROAVR Group and may not be reproduced without prior written permission.

Tom Johnson

Ecologist

ROAVR Group



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Appendix 1



Figure A1.1: Pre-development habitat map. Baseline habitats within the application boundary, surveyed 2 April 2026.



Figure A1.2: Post-development habitat map. Habitats within the application boundary upon completion of the development.