



Broadgate Nurseries

Ecological Impact Assessment and Biodiversity Net Gain Assessment

Fletcher Salads

Broadgate Nurseries, Gedney, Broadgate, Spalding, Lincolnshire, PE12 0DG

Prepared by:

SLR Consulting Limited

Unit 2, Newton Business Centre, Thorncliffe Park
Estate, Newton Chambers Road, Chapeltown, Sheffield,
S35 2PH

SLR Project No.: 424.065405.00001

11 November 2024

Revision: 03

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1	27 March 2024	Daniel Alexander	Hazel Douglas	Hazel Douglas
2	7 November 2024	Vanessa Jackson	Tom Redman	Tom Redman
3	11 November 2024	Vanessa Jackson	Tom Redman	Tom Redman

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Fletcher Salads (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



Table of Contents

Basis of Report	i
1.0 Introduction	1
1.1 Site Description	1
1.2 Details of the Proposed Development	1
1.3 Purpose of this Report.....	1
1.4 Evidence of Technical Competence and Experience	1
1.5 Relevant Legislation and Policy.....	2
1.1.1 Local Planning Policy	2
2.0 Methodology.....	3
2.1 Scope.....	3
2.2 Baseline Data Collection	3
2.2.1 Desk Study.....	3
2.2.2 UK Habitat Survey.....	4
2.2.3 Biodiversity Net Gain Assessment.....	4
2.2.4 Assessment of the Potential of Buildings for Roosting Bats.....	5
2.2.5 Limitations.....	6
2.3 Assessment Approach.....	6
2.3.1 Important Ecological Features.....	6
2.3.2 Impact Assessment.....	7
2.3.3 Significant Effects.....	8
2.3.4 Cumulative Effects	8
2.3.5 Avoidance, Mitigation, Compensation and Enhancement	8
3.0 Baseline Ecological Conditions	9
3.1 Designated Sites	9
3.1.1 Statutory Designated Sites	9
3.1.2 Non-Statutory Designated Sites	9
3.1.3 Priority Habitat Inventory	9
3.2 Habitats.....	9
3.2.1 Non-cereal Crop (c1d) (Land Parcel B7)	9
3.2.2 Modified Grassland (g4) (Land Parcels B6 and B9)	10
3.2.3 Artificial Unvegetated, Unsealed Surface (u1c) (Land Parcel B3)	10
3.2.4 Sparsely Vegetated Urban Land (u1d) (Land Parcels B4, B5, B8 and B10).....	10
3.2.5 Other Developed Land (u1b5) (Land Parcel B2).....	11
3.2.6 Buildings (u1b5) (Land Parcel B1).....	12
3.3 Species	12



3.3.1 Schedule 9 Invasive Non-native Plant Species.....	12
3.3.2 Invertebrates	12
3.3.3 Amphibians	13
3.3.4 Reptiles	13
3.3.5 Birds.....	13
3.3.6 Mammals	13
3.4 Summary of Important Ecological Features	15
4.0 Assessment of Effects and Mitigation Measures.....	15
4.1 Cumulative Effects	16
4.2 Enhancements	16
4.2.1 Landscaping Enhancements	16
5.0 Biodiversity Net Gain Assessment	17
5.1 Base-line Assessment.....	17
5.2 Post-Development Assessment.....	17
6.0 Conclusion.....	18

Tables in Text

Table 2-1: Guidelines for the Assessment of Roosting Bats in Buildings	5
Table 5-1: Biodiversity Net Gain Assessment Summary	17
Table 5-2: Biodiversity Net Gain Baseline Habitats	17
Table 5-3: Biodiversity Net Gain Post-Development Habitats.....	17

Appendices

Appendix A	Relevant Legislation and National Planning Policy
Appendix B	Site Layout
Appendix C	Block Plan (including Landscaping and Ecological Enhancement)
Appendix D	Greater Lincolnshire Nature Partnership Desk Study
Appendix E	Statutory Biodiversity Metric Spreadsheet (supplied separately)
Appendix F	Statutory Metric Condition Assessment Sheets
Drawing 1	Results of UK Habitat Survey



1.0 Introduction

SLR Consulting was commissioned by Fletcher Salads in September 2024, to provide an updated Ecological Impact Assessment report (EclA) based on changes to the site layout, and subsequent Biodiversity Net Gain (BNG) assessment using an updated proposed site layout (see Appendix B).

1.1 Site Description

The site (hereinafter referred to as the 'Site'), is located off Cade Drove, Gedney, South Holland, Lincolnshire, PE12 0DG (approximate OS grid reference: TF 40090 21499), and is located on the southern side of Bullocks Short Gate. The Site was formerly managed as a salad nursery, and comprises a barn, the ruins of a former boiler-house, a trackway, a field currently in fallow, and an area of grassland. The wider farm (beyond the Site boundary) includes a number of large greenhouses, site offices and a farmhouse.

The Site sits within a largely agricultural landscape, with a mixture of arable land including winter wheat and brassica crops. A managed orchard lies approximately 130 metres northwest of the Site, on the northern side of Bullocks Short Gate. The most proximal urban area is the town of Long Sutton, located approximately 2.6 km northeast.

1.2 Details of the Proposed Development

A previous Class Q consent is in place for converting the barn building to two dwellings. The proposals for this application relate to providing car parking areas and extending the gardens areas of the dwellings, with associated landscaping and ecological enhancement. Access would be achieved off Cade Drove to the northeast via an existing gravel trackway. The proposed Site layout, in addition to the landscaping prescriptions and proposed ecological enhancements, are detailed in Appendices B and C, respectively.

1.3 Purpose of this Report

- To describe the baseline data collection and assessment methods used;
- To summarise the baseline ecological conditions;
- To identify and describe all potentially significant ecological effects associated with the proposed development;
- To set out the design, mitigation and compensation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects;
- To identify how mitigation and compensation measures will/could be delivered;
- To provide an assessment of the significance of any residual effects in relation to the effects on biodiversity and the legal and policy implications; and
- To identify appropriate enhancement measures and how these will/could be delivered.

1.4 Evidence of Technical Competence and Experience

The field survey and initial report were completed by Dr Daniel Alexander, Senior Ecologist with SLR Consulting. Dr Alexander has five years' experience in ecological consultancy, and holds a Natural England level 1 bat survey license (2020-46353-CLS-CLS).



The updated report was completed by Vanessa Jackson, Senior Ecologist with SLR Consulting. Vanessa has seven years' experience in ecological consultancy and holds a Natural England level 1 bat survey licence (2017-28321-CLS-CLS).

The initial report was reviewed by Hazel Douglas MBiolSci MCIEEM. Hazel is a Principal ecologist with over ten years' experience in ecological consultancy. Hazel is an experienced botanist and is proficient in a variety of ecological survey techniques. Hazel also holds a Class 2 Natural England bat survey licence (licence number: 2016-23781-CLS-CLS). Hazel has extensive experience in ecological assessment and reporting including Biodiversity Net Gain and Ecological Impact Assessment.

The updated report has been reviewed by Tom Redman, Associate Ecologist with SLR Consulting. Tom has over seven years' experience in ecological consultancy and is a full member of CIEEM (MCIEEM). Tom holds a Class 4 Natural England bat survey licence (licence number: 2022-10876-CL20-BAT).

1.5 Relevant Legislation and Policy

Relevant legislation and national planning policy is detailed in Appendix A. Relevant local policy is detailed below.

1.1.1 Local Planning Policy

1.1.1.1 South East Lincolnshire Local Plan 2019

The South East Lincolnshire Local Plan 2011-2036¹, adopted in March 2019, has the following policy of direct relevance to biodiversity:

Policy 28: The Natural Environment

A high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets:

- 1. Internationally-designated sites, on land or at sea: a. development proposals that would cause harm to these assets will not be permitted, except in exceptional circumstances, where imperative reasons of overriding public interest exist, and the loss will be compensated by the creation of sites of equal or greater nature conservation value;*
- b. all major housing proposals within 10km of The Wash and the North Norfolk Coast European Marine Site, including the Sustainable Urban Extensions in Boston (site Sou006 & Wes002), Spalding (site Pin024/Pin045) and Holbeach West (site Hob048), will be the subject of a project-level Habitats Regulations Assessment (HRA) to assess the impact of recreational pressure on The Wash and North Norfolk Coast European Marine Site. This should include:*
 - i. locally-specific information relating to access and site sensitivities; Where the project-level HRA concludes that avoidance and/or mitigation measures are required, it is expected that:*
 - ii. Suitable Alternative Natural Greenspace (SANGs) should be provided on site Sou006 and Wes002, site Pin024/Pin045 and site Hob048 as part of their package of mitigation measures; or*
 - iii. all other major housing proposals should provide SANGs on-site and/or through a financial contribution to provide and/or enhance natural greenspace in the locality;*

¹ [Local-Plan-text-March-2019.pdf](#)



iv. Suitable Alternative Natural Greenspaces should be designed in accordance with capacity and facility requirements in relation to South East Lincolnshire Local Plan 2011-36 the developments they mitigate for, best practice elsewhere and relevant evidence.

2. Nationally or locally-designated sites and protected or priority habitats and species:

a. development proposals that would directly or indirectly adversely affect these assets will not be permitted unless:

i. there are no alternative sites that would cause less or no harm; and

ii. the benefits of the development at the proposed site, clearly outweigh the adverse impacts on the features of the site and the wider network of natural habitats; and

iii. suitable prevention, mitigation and compensation measures are provided.

3. Addressing gaps in the ecological network:

a. by ensuring that all development proposals shall provide an overall net gain in biodiversity, by:

i. protecting the biodiversity value of land, buildings and trees (including veteran trees) minimising the fragmentation of habitats;

ii. maximising the opportunities for restoration, enhancement and connection of natural habitats and species of principal importance;

iii. incorporating beneficial biodiversity conservation features on buildings, where appropriate; and maximising opportunities to enhance green infrastructure and ecological corridors, including water space; and

iv. conserving or enhancing biodiversity or geodiversity conservation features that will provide new habitat and help wildlife to adapt to climate change, and if the development is within a Nature Improvement Area (NIA), contributing to the aims and objectives of the NIA.

2.0 Methodology

2.1 Scope

This EcIA relates to the previous Class Q consent for the residential development, as well as the proposed car parking and extension of garden area, and covers the assessment of potential impacts upon statutory and non-statutory designated sites and protected and notable habitats and species, as required. The scope of this EcIA, i.e. the collection of baseline data, evaluation of ecological resources and description and assessment of the significance of impacts, follows guidelines set out by CIEEM² and references therein.

Ecological surveys have been based upon the relevant guidance for each feature concerned, further details are provided in the following sections.

2.2 Baseline Data Collection

2.2.1 Desk Study

The Greater Lincolnshire Nature Partnership (GLNP) was commissioned to undertake a search of non-statutory designated sites for nature conservation and protected/ notable species for the Site, and land within a 2 km radius of its centre. Data was supplied on the

² CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester



21st February 2024. This data is summarised in Appendix D. Magic Maps³ was used to undertake a search for statutory designated sites and priority habitat data.

2.2.2 UK Habitat Survey

A UK Habitat Survey (UK Hab) and mapping survey⁴ was carried out by Dr Daniel Alexander on the 22nd February 2024. An updated survey was not undertaken for revision 2 of this report, as the habitats included within the new red line boundary were continuous from previously mapped habitats.

The survey aimed to identify any potential ecological constraints to the proposed development. Habitats and features with potential to support protected and/ or conservation priority fauna, together with any field signs of such species were searched for. This included the following:

- An assessment of the buildings within the Site boundary to ascertain their potential for roosting bats, based on criteria within the fourth edition of the Bat Conservation Trust's Good Practice Guidelines⁷;
- An assessment of the survey area's potential to support breeding birds;
- An assessment of the survey area to support badger (in addition to 30 m beyond the Site boundary);
- An assessment of the site to support great crested newt, plus a search for ponds within 250 m of the Site boundary;
- An assessment of whether the survey area supports, or has potential to support, priority species or habitats, particularly those which are rare in the UK or Lincolnshire.

Searches were also made for invasive species, including those listed on Schedule 9 of the Wildlife and Countryside Act 1981, which includes Japanese knotweed (*Fallopia japonica*), giant hogweed (*Heracleum mantegazzianum*) and Himalayan balsam (*Impatiens glandulifera*).

Habitats were mapped following the UK Hab² methodology. Condition assessments were undertaken of each habitat, in line with the DEFRA Statutory Biodiversity Metric Habitat Condition Assessment criteria⁵.

2.2.3 Biodiversity Net Gain Assessment

The results of the UKHab survey and habitat condition assessments were analysed within the Statutory Biodiversity Metric⁶ to calculate the biodiversity value of the Site at baseline, and predicted value post-construction.

The Statutory Biodiversity Metric was used as this Metric takes into account the ecological condition of the baseline habitats, whereas the Small Sites Biodiversity Metric⁷ automatically assigns habitats such as modified grassland a moderate ecological condition. Given the collection of condition assessment data on site, the Statutory Metric gives a more accurate representation of the baseline value of habitats on site.

The Biodiversity Metric uses habitat as a proxy for biodiversity and its primary application is to provide planners and developments with a method of establishing how much and what type of habitats should be created or enhanced in order to ensure that the impacts of a

³ [Magic Map Application \(defra.gov.uk\)](https://www.magicmap.org/)

⁴ UK Hab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>).

⁵ [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guides/statutory-biodiversity-metric-tools-and-guides)

⁶ [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guides/statutory-biodiversity-metric-tools-and-guides)

⁷ [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guides/statutory-biodiversity-metric-tools-and-guides)



developments do not results in a net loss of biodiversity. Habitats are assigned the following 'multiplier scores' which affect their value:

- Distinctiveness: A measure of the type, importance and relative rarity of a habitat;
- Condition: A measure of the present, or predicted, condition of a habitat type; and
- Strategic significance: How a habitat/area is regarded within Local Planning Policy.

These 'component parts' were then multiplied by their areas, and their individual scores aggregated to establish the overall baseline score for the Site, against which the Biodiversity Net Gain (BNG) was measured.

2.2.4 Assessment of the Potential of Buildings for Roosting Bats

In compliance with best practice guidelines⁸ and as part of the UK Habitat Survey, a preliminary roost assessment of the on-Site buildings was undertaken. The aim of the survey was to determine the need, or otherwise, for further survey (for example dusk/ dawn bat detector surveys) and/ or mitigation.

The survey comprised a detailed inspection of the exterior of the buildings and structures from ground level to search for potential bat access points and features that bats could use for roosting (Potential Roosting Features or PRFs). Buildings were inspected systematically and consistently from all sides. Binoculars, and a powerful Clulite torch were used to scan for potential features from the ground. The following table (Table 2-1), adapted from current best practice guidelines⁵ was used as a guide to assess the potential suitability of the buildings for roosting bats.

Table 2-1: Guidelines for the Assessment of Roosting Bats in Buildings

Potential	Description – Roosting Habitats in Structures
None	A complete absence of Potential Roost Features (PRF) such as crevices/ suitable shelter at all above ground and underground levels.
Negligible	Building without obvious PRFs, however where a small element of uncertainty remains given that bats can use small and apparently unsuitable features on occasion.
Low	Building with one or more PRF that could be used by individual bats opportunistically at any time of year, without providing enough space, shelter, protection, appropriate conditions or suitable surrounding habitat to be used on a regular basis by larger numbers of bats.
Moderate	Building with one or more PRF that could be frequently used by groups of bats due to their size, shelter, protection, conditions and surrounding habitat, but which are unlikely to support a roost of high conservation status (with respect to roost type, such as a maternity roost or significant hibernation roost).
High	Building with one or more PRF that is obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat. Structures assessed as having potential to support maternity roosts or significant hibernation roosts would fall into this category.

⁸ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines. Fourth Edition. Bat Conservation Trust, London.



2.2.5 Limitations

2.2.5.1 Desk Study

Desk study data is unlikely to be exhaustive, especially in respect of species, and is intended mainly to set a context for the study. It is therefore possible that important habitats or protected species not identified during the data search do in fact occur within the vicinity of the site. Interpretation of maps and aerial photography has been conducted in good faith, using recent imagery, but it has not been possible to verify the accuracy of any statements relating to land use and habitat context outside of the field study area.

2.2.5.2 Field Survey(s)

The habitat survey was conducted in February 2024, which is outside of the peak botanical survey period. Due to the nature of the habitats present, it is not likely that the conclusions of the survey would have been altered as a result of the timing.

All of the survey area was accessible for survey, therefore no limitations to habitat survey were identified.

2.3 Assessment Approach

The ecological evaluation and impact assessment approach used in this report is based on Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland ("CIEEM guidelines") (CIEEM, 2018²).

2.3.1 Important Ecological Features

Ecological features can be important for a variety of reasons and the rationale used to identify them is explained in the text. Importance may relate, for example, to the quality or extent of the site or habitats therein; habitat and/ or species rarity; the extent to which such habitats and/ or species are threatened throughout their range, or to their rate of decline.

2.3.1.1 Determining Importance

The importance of an ecological feature should be considered within a defined geographical context. The following frame of reference has been used in this case, relying on known/ published accounts of distribution and rarity where available, and professional experience:

- International;
- National (i.e. UK/ England etc.);
- Regional (i.e. Eastern England);
- County (i.e. Lincolnshire); and
- Local (i.e. within circa 2km).

The above frame of reference is applied to the ecological features identified during the desk study and surveys to inform this report.

The value of habitats has been measured against published selection criteria where available. Examples of relevant criteria include: descriptions of habitats listed on Annex 1 of the Habitats Directive; descriptions of habitats of principal importance for biodiversity under Section 41 of Natural Environment and Rural Communities (NERC) Act 2006; Local Wildlife Site Selection Criteria; and Habitat Action Plans (HAPs) contained within Local Biodiversity Action Plans.

In assigning a level of value to a species, it is necessary to consider its distribution and status, including a consideration of trends based on available historical records. Reference



has therefore been made to published lists and criteria where available. Examples of relevant lists and criteria include: species of European conservation importance (as listed on Annexes II, IV and V of the Habitats Directive or Annex 1 of the Birds Directive); species of principal importance for biodiversity under Section 41 of the NERC Act 2006 and Birds of Conservation Concern⁹.

For the purposes of this report ecological features of local importance or greater and/or subject to legal protection have been subject to detailed assessment. Effects on other ecological features are considered unlikely to be significant in legal or policy terms.

2.3.2 Impact Assessment

The impact assessment process involves the following steps:

- identifying and characterising potential impacts;
- incorporating measures to avoid and mitigate (reduce) these impacts;
- assessing the significance of any residual effects after mitigation;
- identifying appropriate compensation measures to offset significant residual effects (if required); and
- identifying opportunities for ecological enhancement.

When describing impacts, reference has been made to the following characteristics, as appropriate:

- Positive or negative;
- Extent;
- Magnitude;
- Duration;
- Timing;
- Frequency; and
- Reversibility.

The impact assessment process considers both direct and indirect impacts: direct ecological impacts are changes that are directly attributable to a defined action, e.g. the physical loss of habitat occupied by a species during the construction process. Indirect ecological impacts are attributable to an action, but which affect ecological resources through effects on an intermediary ecosystem, process or feature, e.g. the creation of roads which cause hydrological changes, which, in the absence of mitigation, could lead to the drying out of wet grassland.

Consideration of conservation status is important for evaluating the effects of impacts on individual habitats and species and assessing their significance:

- Habitats – conservation status is determined by the sum of the influences acting on the habitat that may affect its extent, structure and functions as well as its distribution and its typical species within a given geographical area.

⁹ Eaton, M.A., Aebischer, N.J., Brown, A., Hearn, R.D., Lock, L., Musgrove, A.J., Noble, D.G., Stroud, D.A., & Gregory, R.D. (2015). Birds of Conservation Concern 4: the population status of birds in the UK, Channel Islands and Isle of Man. *British Birds*, 108: 708-746.



- Species – conservation status is determined by the sum of influences acting on the species concerned that may affect its abundance and distribution within a given geographical area.

2.3.3 Significant Effects

The concept of ecological significance is addressed in paragraphs 5.24 through to 5.28 of CIEEM guidelines. Significance is a concept related to the weight that should be attached to effects when decisions are made. For the purpose of EclA, a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general. Conservation objectives may be specific (e.g. for a designated site) or broad (e.g. national/local nature conservation policy) or more wide-ranging (enhancement of biodiversity). Effects can be considered significant at a wide range of scales from international to local and the scale of significance of an effect may or may not be the same as the geographic context in which the feature is considered important.

2.3.4 Cumulative Effects

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative effects can occur where a proposed development results in individually insignificant impacts that, when considered in-combination with impacts of other proposed or permitted plans and projects, can result in significant effects.

2.3.5 Avoidance, Mitigation, Compensation and Enhancement

When seeking mitigation or compensation solutions, efforts should be consistent with the geographical scale at which an effect is significant. For example, mitigation and compensation for effects on a species population significant at a county scale should ensure no net loss of the population at a county scale. The relative geographical scale at which the effect is significant will have a bearing on the required outcome which must be achieved.

Where potentially significant effects have been identified, the mitigation hierarchy has been applied, as recommended in the CIEEM Guidelines. The mitigation hierarchy sets out a sequential approach beginning with the avoidance of impacts where possible, the application of mitigation measures to minimise unavoidable impacts and then compensation for any remaining impacts. Once avoidance and mitigation measures have been applied residual effects are then identified along with any necessary compensation measures, and incorporation of opportunities for enhancement.

It is important for the EclA to clearly differentiate between avoidance mitigation, compensation and enhancement and these terms are defined here as follows:

- Avoidance is used where an impact has been avoided, e.g. through changes in scheme design;
- Mitigation is used to refer to measures to reduce or remedy a specific negative impact *in situ*;
- Compensation describes measures taken to offset residual effects, i.e. where mitigation *in situ* is not possible; and
- Enhancement is the provision of new benefits for biodiversity that are additional to those provided as part of mitigation or compensation measures, although they can be complementary.



3.0 Baseline Ecological Conditions

Relevant desk study data provided by GLNP and/ or www.magic.gov.uk are contained in Appendix D and have been summarised in the relevant sections below.

3.1 Designated Sites

3.1.1 Statutory Designated Sites

No statutory designated sites were located within 2 km of the Site, and as such will not be considered further.

3.1.2 Non-Statutory Designated Sites

No non-statutory designated sites were located within 2 km of the Site, and as such will not be considered further.

3.1.3 Priority Habitat Inventory

A 3.33 ha area of traditional managed orchard lies approximately 130 m northwest of the Site, across Bullocks Short Gate. The feature has not been included for further assessment having been assessed as holding less than local ecological importance.

3.2 Habitats

The results of the UK Habitat Survey are illustrated in Drawing 1.

3.2.1 Non-cereal Crop (c1d) (Land Parcel B7)

A former salad crop, which was fallow, was present in the southern portion of the Site (Plate 1). This feature has been assessed as holding less than local ecological importance and has been excluded from further consideration.

The non-cereal crop does not require a condition assessment by default within the Statutory Biodiversity Metric.



Plate 1 – Fallow salad crop.



3.2.2 Modified Grassland (g4) (Land Parcels B6 and B9)

A small area of grassland bordered the fallow land, and the barn (Plate 2). The grassland was of low species diversity, dominated by perennial ryegrass (*Lolium perenne*), with occasional annual meadow grass (*Poa annua*), ragwort (*Jacobaea vulgaris*) and white clover (*Trifolium repens*).

The modified grassland is considered to be in poor ecological condition, passing criteria C, F and G of the condition assessment criteria and failing essential criteria A for moderate / good condition grassland.

Modified grassland has been assessed as holding less than local ecological importance and has been excluded from further assessment.



Plate 2 – View of the strip of modified grassland.

3.2.3 Artificial Unvegetated, Unsealed Surface (u1c) (Land Parcel B3)

The central portion of the Site was characterised by a dirt track (Plate 3), which included the access from Cade Drove. This feature has been assessed as holding less than local ecological importance and will not be considered further.

The artificial unvegetated, unsealed surface does not require a condition assessment by default within the Statutory Biodiversity Metric.

3.2.4 Sparsely Vegetated Urban Land (u1d) (Land Parcels B4, B5, B8 and B10)

A portion of disturbed land lay on the southern edge of the unsealed surface (Plate 4). This area of land appeared to be used as a laydown/ temporary storage area, though held some vegetation, of low diversity, including occasional annual meadow grass, and abundant ragwort.

The sparsely vegetated urban land is considered to be in poor ecological condition, passing only criteria C of the condition assessment criteria.

This feature is assessed as holding less than local ecological importance and will not be considered further.





Plate 3 – View of the artificial unvegetated unsealed surface.



Plate 4 – Distributed, sparsely vegetated land.

3.2.5 Other Developed Land (u1b5) (Land Parcel B2)

The ruins of a former boiler-house lay within the western portion of the Site (Plate 5). This comprised of a low ruined wall and chimney stack. This feature was assessed as holding less than local ecological value and will not be considered further. Consideration regarding bat roost potential is detailed in Section 3.3.6.1 of this report.

The other developed land does not require a condition assessment by default within the Statutory Biodiversity Metric.





Plate 5 – View of the ruined boiler-house.

3.2.6 Buildings (u1b5) (Land Parcel B1)

A single intact building was located on Site, comprising a large barn structure (B1, Drawing 1). The building was composed of a predominantly single layer of mineral fibre cement, with several steel panels and a corrugated steel roof. The lower section eastern portion of the structure comprised an approximately 2 m brick wall. The building is assessed as holding less than local ecological importance and has been excluded from further assessment.

Consideration regarding bat roost potential is detailed in Section 3.3.6.1 of this report, along with relevant plates.

The buildings do not require a condition assessment by default within the Statutory Biodiversity Metric.

3.3 Species

3.3.1 Schedule 9 Invasive Non-native Plant Species

The GLNP desk study returned a single record of Japanese rose (*Rosa rugosa*) within 2 km of the Site, though the precise location was withheld.

No schedule 9 invasive plants were recorded on Site, and therefore Schedule 9 invasive plant species will not be discussed further.

3.3.2 Invertebrates

Records were provided for wall butterfly (*Lasiommata megera*), cinnabar moth (*Tyria jacobaeae*), rustic moth (*Hoplodrina blanda*), dot moth (*Melanchra persicariae*), white ermine (*Spilosoma lubricipeda*) and large wainscot moth (*Rhizedra lutosa*).

The Site itself is unlikely to support a notable or diverse invertebrate assemblage due to the mix of species-poor habitats.

Therefore, this group is assessed as holding less than local importance and will be excluded from further consideration.



3.3.3 Amphibians

No records of amphibians were provided by the GLNP desk study, and no ponds were identified within 250 m of the Site.

While the Site holds a small area of grassland, it is however considered highly unlikely that amphibians, including great crested newt, would be present on Site, and therefore this group will not be considered further.

3.3.4 Reptiles

One record of grass snake (*Natrix helvetica*) was provided by the GLNP; however, this record relates to the village of Sutton St James, which lies approximately 2 km to the south of the Site.

The Site was found to hold suboptimal and isolated habitat for grass snake, and therefore this group will not be considered further.

3.3.5 Birds

A number of bird records, related to 43 taxa were provided by the GLNP, within 2 km of the Site. These include barn owl (*Tyto alba*), house sparrow (*Passer domesticus*), starling (*Sturnus vulgaris*) and swift (*Apus apus*). The Site was not found to hold any suitable habitat for these species. The barn (B1, Drawing 1) was considered to have a low suitability for nesting birds and the modified grassland and the non-cereal crop were also considered to have a low suitability for ground nesting birds, therefore precautionary measures have been included within Section 4.0.

3.3.6 Mammals

3.3.6.1 Bats

A total of 46 records of bat were provided by GLNP within 2km of the Site, within the last 30 years. This includes 23 general records relating to *Chiroptera*, nine records of brown-long eared bat (*Plecotus auritus*), two common pipistrelle (*Pipistrellus pipistrellus*), three Daubenton's bat (*Myotis daubentonii*) records, and eight *Pipistrellus* genus records.

Of these records, 16 relate to roosts, the most proximal relating to two brown long-eared roosts in Gedney Broadgate dated 2006, and a single common pipistrelle roost in Gedney Broadgate, approximately 600m to the north, dated 2015.

An assessment was undertaken to determine whether the Site barn (B1: u1b5, Drawing 1) described in Section 3.2.6 held any potential to support roosting bats (Plate 6 and 7). The interior of the roof was corrugated steel, with steel roof beams which held no appreciable feature for roosting bats. The structure was therefore assessed as holding negligible bat roost potential.





Plate 6 – View of the barn exterior.



Plate 7 – View of the barn interior.

Additionally, the derelict former boiler house (B2: u1b5 825 in Drawing 1) was also assessed as holding negligible bat roost potential.

As such, roosting bats have been assessed as holding less than local ecological importance and will not be discussed further. Furthermore, the Site holds no habitats of value for foraging bats, which will not be discussed further.



3.3.6.2 Badger

One record of badger was supplied by the GLNP, of a dead individual on the A17, which lies 2.2 km to the east of the Site at its closest point.

No setts or fields signs of this species were located on Site, or within a 30 m radius, and therefore badger will not be considered further.

3.3.6.3 Otter

A single otter (*Lutra lutra*) record was provided, approximately 2 km south of the Site, at South Holland Main Drain.

No habitats were present on Site which would support otter, therefore this species has been excluded from further consideration.

3.3.6.4 Water Vole

Two records of water vole (*Arvicola amphibius*) were provided, approximately 2 km south of the Site, at South Holland Main Drain.

No habitats were present on Site which would support this species and based on this information, water vole is concluded to be absent from the Site, and therefore will not be considered further.

3.3.6.5 Other Mammals

The desk study returned 12 records of brown hare (*Lepus europaeus*) within 2 km of the Site. The Site holds no habitat suitable for this species due to the high levels of disturbance within the Site, therefore this species has been excluded from further assessment.

3.4 Summary of Important Ecological Features

All features on Site were assessed as holding less than local ecological importance, and as such none have been carried forward for further assessment. Similarly, legally protected species are concluded to be absent from the Site, due to a lack of suitable habitat and/ or lack of field signs.

4.0 Assessment of Effects and Mitigation Measures

No ecological features have been carried forward for formal impact assessment. The following section provides details relating to the embedded mitigation and good practice measures, in addition to the ecological enhancements that will be incorporated into the design of the scheme.

The following “designed-in” mitigation has been incorporated into the scheme.

- A pre-demolition check for nesting birds will be undertaken if buildings, cropland and modified grassland are due to be demolished within the nesting bird season (March-August inclusive).
- Within the design of the proposal good practice environmental and pollution control measures are employed with regard to current best practice guidance such as, but not limited to, the following:
 - o CIRIA C532, ‘Control of water pollution from construction sites: guidance for consultants and contractors’ (2001).
 - o CIRIA C741, ‘Environmental good practice on site guide’ (2015 4th Ed.).



4.1 Cumulative Effects

No significant risk of cumulative effects has been identified.

4.2 Enhancements

4.2.1 Landscaping Enhancements

The landscape and ecological enhancements incorporated into the design of the scheme are detailed in Appendix C. These habitats are considered as 'Vegetated Garden' within the Statutory Biodiversity Metric in Section 5.0, based on private householder ownership, and their management cannot be guaranteed for the 30-year period.

4.2.1.1 Wildflower Grassland

The landscaping within each of the two plots will constitute an amenity lawn, with areas allowed to develop into wildflower grassland. The wildflower areas will be sown with Emorsgate EM2¹⁰ or similar.

Additional areas of flower rich planting will be undertaken to enhance the Site for invertebrates, particularly moths and night flying insects, as a foraging enhancement for bats. Areas of night scented flowers will be incorporated into the lawn areas, and will include evening primrose (*Oenothera biennis*), sweet rocket (*Hesperis matronalis*), honeysuckle (*Lonicera* sp.), lavender (*Lavandula* sp.), white jasmine (*Jasminum officinale*), night-scented catchfly (*Silene noctiflora*), night-scented stock (*Mathiola longipetala*) and soapwort (*Saponaria officinalis*).

4.2.1.2 Hedgerow

Approximately 322 metres of species rich native hedgerow will be planted as part of the scheme, on the western and northern boundaries of the Site (Appendix C). The hedge will be planted as double staggered rows, with any failures to be replaced within the initial seven years. The species mix will consist of hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), hazel (*Corylus avellana*), field maple (*Acer campestre*), midland hawthorn (*Crataegus laevigata*), wild cherry (*Prunus avium*) and bird cherry (*Prunus padus*).

4.2.1.3 Tree Planting

Seventeen native trees will be planted as part of the landscaping. These will include English oak (*Quercus robur*), field maple, rowan (*Sorbus aucuparia*) and crab apple (*Malus sylvestris*).

¹⁰ EM2 Standard General Purpose Meadow Mixture - Emorsgate Seeds (wildseed.co.uk)



5.0 Biodiversity Net Gain Assessment

Table 5-1 summarises the on-Site predicted net change in biodiversity units post development. The full Statutory Metric spreadsheet calculations are provided in Appendix E, and the full condition assessment sheets are provided in Appendix F.

Table 5-1: Biodiversity Net Gain Assessment Summary

Biodiversity Net Gain Unit Type	Baseline Biodiversity Units	Post-Development Biodiversity Units	On-Site Net Change (%)
Habitat (Area) Units	0.36	0.46	28.59
Hedgerow (Linear) Units	0.00	0.00	0.00
Watercourse (Linear) Units	0.00	0.00	0.00

5.1 Base-line Assessment

Table 5-2 details the baseline habitats, their extent, current condition and biodiversity units.

Table 5-2: Biodiversity Net Gain Baseline Habitats

Baseline Habitat (UKHab Code(s))	Baseline Condition	Extent (ha)	Units
Habitats within Site			
Non-cereal Crops (c1d)	N/A	0.0630	0.13
Modified Grassland (g4)	Poor	0.0245	0.05
Buildings (u1b5)	N/A	0.0393	0.00
Artificial Unvegetated, Unsealed Surface (u1c)	N/A	0.1866	0.00
Suburban / Mosaic of Developed / Natural Surface (u1d)	Poor	0.0902	0.18
Total			0.36

5.2 Post-Development Assessment

Table 5-3 details the post-development habitats, their extent, predicted condition and biodiversity units.

Table 5-3: Biodiversity Net Gain Post-Development Habitats

Post-Development Habitats (UKHab Code(s))	Condition	Extent	Units
Habitats within Site			
Vegetated Garden	N/A	0.2368	0.46
Developed Land; sealed surface (u1b) (buildings and car parking)	N/A	0.0568	0.00
Developed Land; sealed surface (u1b) (access track)	N/A	0.1100	0.00
Total			0.46



All post-development habitats included tree planting, hedgerow planting and wildflower grassland have been included within the Metric as 'vegetated garden', as their management by the property owners cannot be guaranteed for the 30-year period.

The post-development habitats are by default not given a predicted condition within the Statutory Biodiversity Metric.

6.0 Conclusion

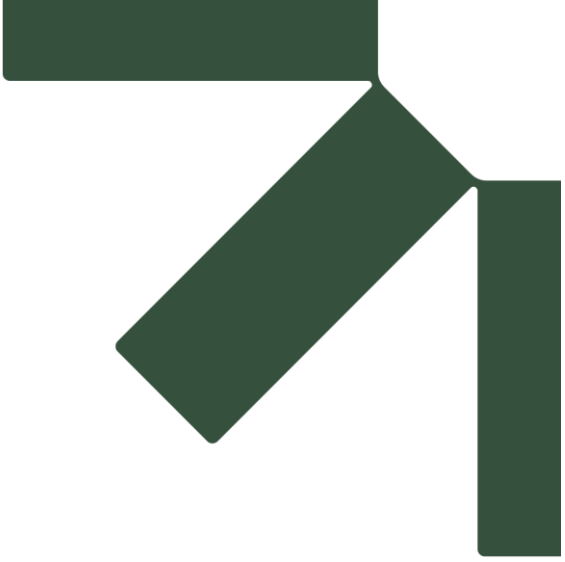
SLR Consulting undertook UK Hab surveys and condition assessments, in addition to a search for protected species on the 21st February 2024. These data were used to inform an EclA, which was produced following the CIEEM guidance². The EclA report was updated in November 2024 to reflect a change in proposed site layout and red line boundary. No additional survey was considered necessary, as the habitats present are an extension of habitats previously assessed in February 2024.

No ecological features were assessed as holding greater than local ecological importance, and as such, in accordance with the CIEEM methodology, none were carried forward for further assessment. Therefore, it can be concluded that the scheme as proposed will not contravene any wildlife legislation.

Furthermore, the proposed scheme will provide ecological enhancement in the form of native species-rich hedgerow and tree planting, and wildflower meadow seeding.

The proposed scheme shall deliver a 28.59% biodiversity net gain.





Appendix A Relevant Legislation and National Planning Policy

Broadgate Nurseries

Ecological Impact Assessment and Biodiversity Net Gain Assessment

Fletcher Salads

SLR Project No.: 424.065405.00001

11 November 2024

Appendix A Relevant Legislation and Planning Policy

Legislation

A summary of legislation relevant to (onshore) biodiversity in England and Wales is provided below. Note that the summary provided here is intended for general guidance only and the original legislation should be consulted for definitive information.

Environment Act (2021)

The Environment Act has wide ranging provisions including those around:

- Environmental governance;
- Environmental regulation;
- Waste and resource efficiency;
- Air quality and environmental recall;
- Water;
- Nature and biodiversity;
- Conservation covenants.

Of particular relevance is Part 6 of the Act which introduces “biodiversity gain in planning” and will apply in England to planning applications under the Town & Countryside Act and the Planning Act. Schedule 14 now requires that biodiversity gain be a condition of planning permission in England. These changes will be enacted through subsequent secondary legislation or regulations. This part of the Act also changes the responsibilities that Government or public bodies have by strengthening the existing NERC Act biodiversity duty. Public authorities are now required to seek to conserve and enhance biodiversity in the exercise of their functions.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. Under the Habitats Regulations it is an offence to deliberately capture, kill or disturb¹ wild animals listed under Schedule 2 of the Regulations as well as damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time). European Sites, including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), are also protected under the Habitat Regulations, and any proposal that could affect them will require an Habitats Regulations Assessment (HRA).

¹ Disturbance, as defined by the Conservation of Habitats and Species Regulations 2010, includes in particular any action which impairs the ability of animals to survive, breed, rear their young, hibernate or migrate (where relevant); or which affects significantly the local distribution or abundance of the species.

The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017

Part 3 of the regulations provide for the protection of areas of habitats or species where maintenance of the status of water is an important factor. Under the regulations additional consideration may need to be given to sites in the form of a Water Framework Directive (WFD) assessment where a project lies in proximity to a water body or to linked water bodies which could be affected. This includes consideration of whether water bodies are WFD receptors in particular those of high status or have high status morphology.

Natural Environment & Rural Communities (NERC) Act 2006

Section 40 of the NERC Act 2006 places a duty on public authorities to have regard to the purpose of conserving biodiversity in the exercise of their functions. Public authorities include government departments, local authorities and statutory undertakers.

Section 41 of the Act (Section 42 in Wales) requires the publication of a list of habitats and species publish which are of principal importance for the purpose of conserving biodiversity. The Section 41 list is used to guide authorities in implementing their duty to have regard to the conservation of biodiversity.

Note that Sections 40 and 42 were superseded in Wales by the Environment (Wales) Act 2016 (see below).

Protection of Badgers Act 1992

The Protection of Badgers Act 1992 makes it illegal to kill, injure or take a badger or to intentionally or recklessly interfere with a badger sett. Sett interference includes disturbing badgers whilst they are occupying a sett or obstructing access to it.

Wildlife & Countryside Act 1981

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way (CROW) Act 2000 and the Natural Environment and Rural Communities (NERC) Act 2006, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive), making it an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act;
- intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act;
- intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;
- Pick or uproot any wild plant listed under Schedule 8 of the Act; or
- Plant or cause to grow in the wild any plant species listed under Schedule 9 of the Act.

Planning Policy

A summary of national planning policy relevant to (onshore) biodiversity in England and Wales is provided below. Note that the summary provided here is intended for general

guidance only and the original policy documents should be consulted for definitive information. For local planning policy relevant to biodiversity the relevant local plans should be consulted.

National Planning Policy (England)

The National Planning Policy Framework (NPPF)² sets out guidance for local planning authorities and decision-makers in how to apply planning policies when drawing up plans and making decisions about planning applications. Along with Government Circular 06/05³, the broad policy objectives in relation to the protection of biodiversity and geological conservation in England through the planning system are set out. Specific policies relating to conserving and enhancing the natural environment are set out in paragraphs 180-184 and policies specifically related to habitats and biodiversity are set out in 185-188 of the NPPF.

Paragraph 180 states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- 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;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

Paragraph 181 states that:

“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁴; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”

² Department for Levelling Up, Housing & Communities (Dec 2023) [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework)

³ Office of the Deputy Prime Minister [odpm-circ-0605.qxd \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/111111/odpm-circ-0605.qxd)

⁴ *Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development.*

Paragraph 182 states that:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads⁵. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

Paragraph 183 states that:

"When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development⁶ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."*

Paragraph 184 states that:

"Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 182), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character."

Paragraph 185 states that:

"To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁷; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁸; and*

⁵ English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.

⁶ For the purposes of paragraphs 182 and 183, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

⁷ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

⁸ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

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.”

Paragraph 186 states that:

“When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁹ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

Paragraph 187 states that:

“The following should be given the same protection as habitats sites:

a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites¹⁰; and

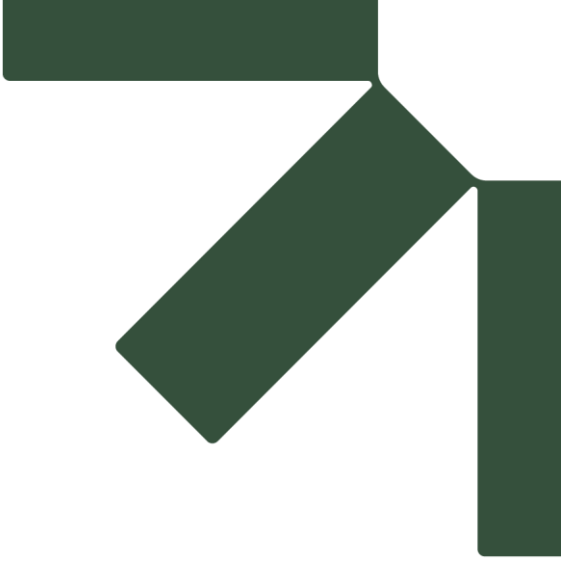
c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Paragraph 188 states that:

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”

⁹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

¹⁰ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.



Appendix B Site Layout

Broadgate Nurseries

Ecological Impact Assessment and Biodiversity Net Gain Assessment

Fletcher Salads

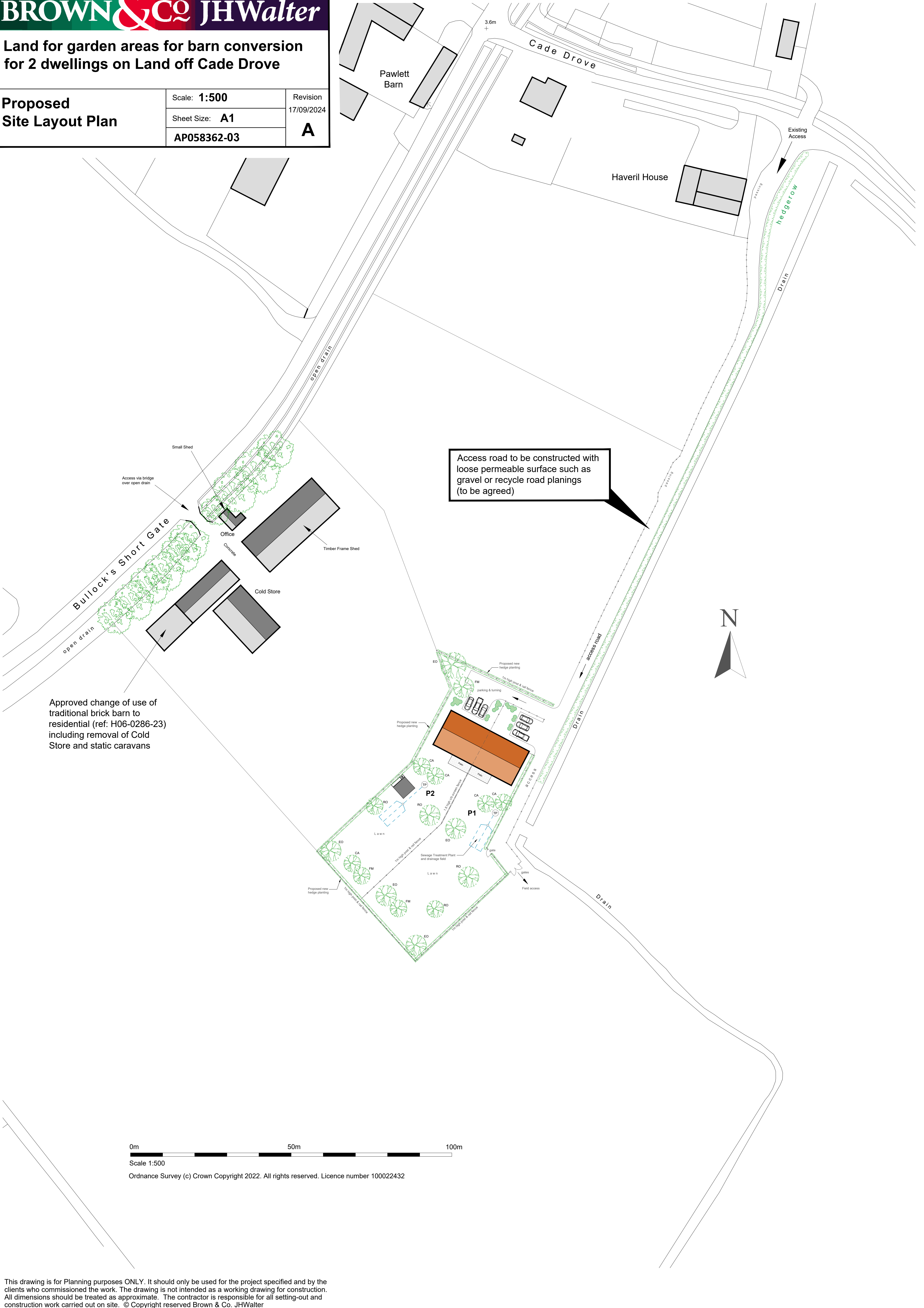
SLR Project No.: 424.065405.00001

11 November 2024

Land for garden areas for barn conversion
for 2 dwellings on Land off Cade Drove

Proposed
Site Layout Plan

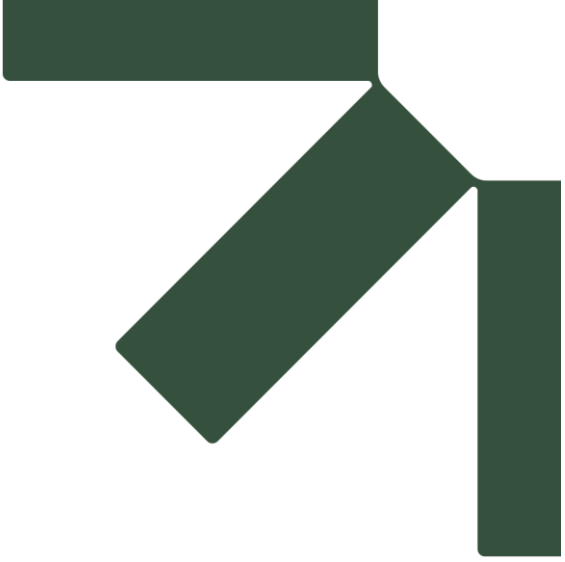
Scale: 1:500	Revision 17/09/2024 A
Sheet Size: A1	
AP058362-03	



Approved change of use of
traditional brick barn to
residential (ref: H06-0286-23)
including removal of Cold
Store and static caravans

Access road to be constructed with
loose permeable surface such as
gravel or recycle road planings
(to be agreed)

0m 50m 100m
Scale 1:500
Ordnance Survey (c) Crown Copyright 2022. All rights reserved. Licence number 100022432



Appendix C Block Plan (including Landscaping and Ecological Enhancement)

Broadgate Nurseries

Ecological Impact Assessment and Biodiversity Net Gain Assessment

Fletcher Salads

SLR Project No.: 424.065405.00001

11 November 2024

Landscaping Enhancements

Lawns & Additional Planting

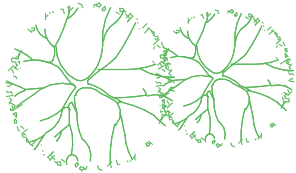
Plants to include night scented flowers to attract moths and night flying insects to provide foraging opportunities for bats. Species to include:

- Evening Primrose - *Oenothera biennis*
- Sweet Rocket - *Hesperis matronalis*
- Honeysuckle - *Lonicera sp.*
- Lavender - *Lavendula sp*
- White Jasmine - *Jasminum officinale*
- Night-scented Catchfly - *Silene noctiflora*
- Night-scented Stock - *Matthiola longipetala*
- Soapwort - *Saponaria officinalis*



Native Species Tree Planting:

- EO - English Oak
- FM - Field Maple - *Acer Campestre*
- RO - Rowan - *Sorbus Aucuparia*
- CA - Crab Apple - *Malus Sylvestris*



- All trees to be acquired from advanced nursery stock.
- Minimum 12-14cm girth container grown heavy standard (unless otherwise stated) at approx. 2.5m to 3.5m high.
- Spacing between trees to be no less than 2.5m.
- Tree pits should be sized to suit the root ball.
- All trees to be supported with min 75mmØ stake driven into the grown vertically and secured with rubber ties at the highest point below the first branch.
- Strimmer guards to be fitted for protection.

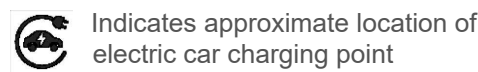
Mixed Native Hedge Planting Species:

- Common Hawthorn - *Crataegus monogyna*
- Hazel - *Corylus avellana*
- Field Maple - *Acer Campestre*
- Midland Hawthorn - *Crataegus laevigata*
- Wild Cherry - *Prunus avium*
- Bird Cherry - *Prunus padus*
- Blackthorn - *Prunus spinosa*

- Hedges planted in double rows @ 300mm staggered centres.
- Hedging whips to be minimum 40cm to 60cm high.
- All planting to take place during first available planting season.
- Any failures with the initial 7 years of establishment are to be replaced with same.

Environmental Enhancements

- Electric Vehicle Charging Point
- Rainwater Harvesting from the roofs to be used on the garden
- Grey water recycling
- Driveway and parking surfaces to be fully permeable



Lawns to include areas of wild flowers to reflect mature

Recommend: Emorsgate Seeds - EM2 Standard General Purpose Meadow Mixture

Wild Flowers - 15%

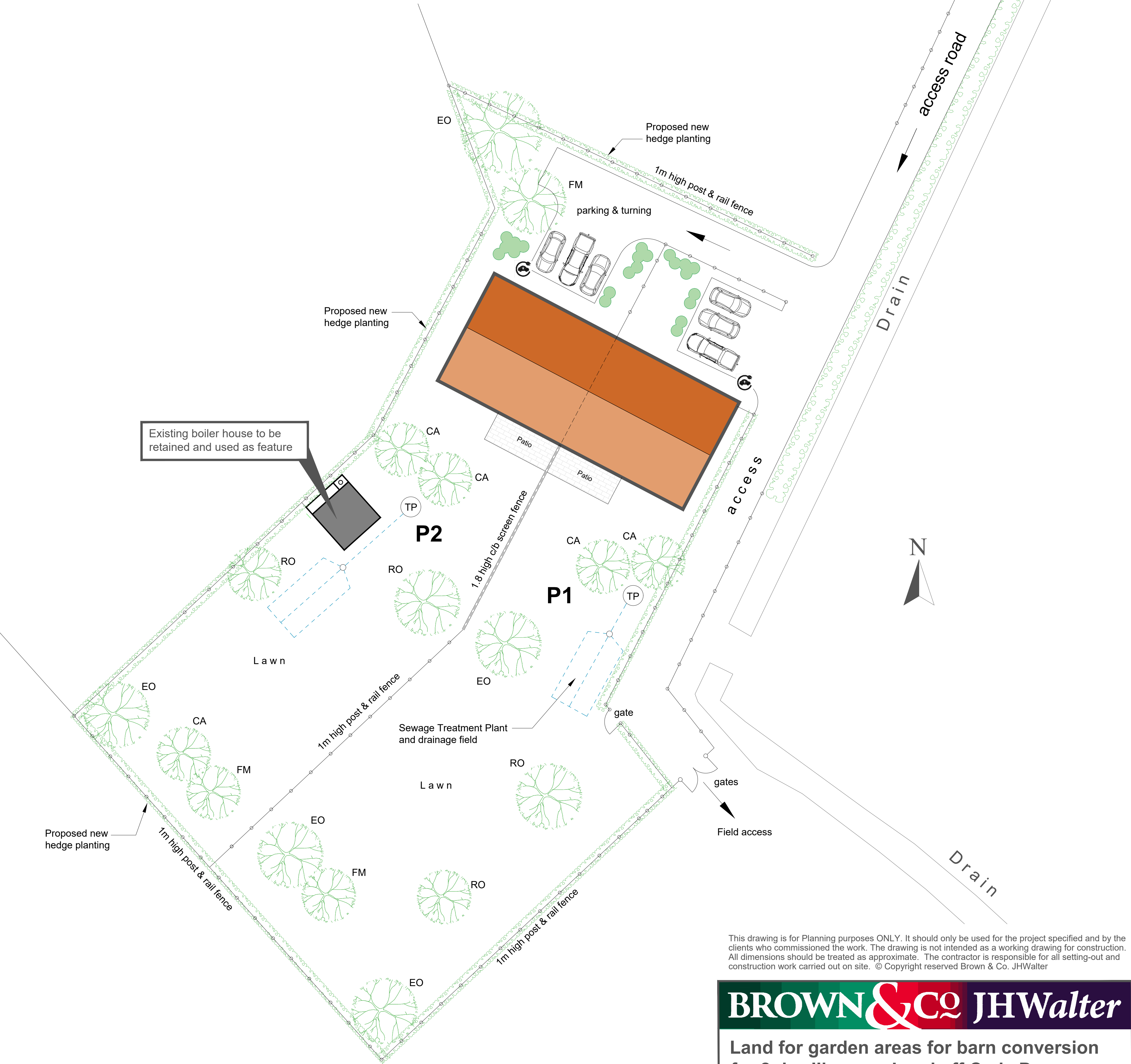
- 0.75% Achillea millefolium - Yarrow
- 0.30% Agrimonia eupatoria - Agrimony
- 1.50% Centaurea nigra - Common Knapweed
- 0.90% Daucus carota - Wild Carrot
- 0.30% Rumex acetosa - Common Sorrel
- 1.50% Galium verum - Lady's Bedstraw
- 0.45% Knautia arvensis - Field Scabious
- 1.27% Leucanthemum vulgare - Oxeye Daisy
- 1.80% Malva moschata - Musk Mallow
- 1.80% Plantago lanceolata - Ribwort Plantain
- 0.90% Poterium sanguisorba ssp sanguisorba - Salad Burnet
- 0.30% Primula veris - Cowslip
- 0.75% Ranunculus acris - Meadow Buttercup
- 1.50% Silene dioica - Red Campion
- 0.98% Rhinanthus minor - Yellow Rattle

Grasses - 85%

- 8.50% Agrostis capillaris - Common Bent (w)
- 29.75% Cynosurus cristatus - Crested Dogtail
- 25.50% Festuca rubra - Red Fescue
- 4.25% Phleum bertolonii - Smaller Cat's-tail (w)
- 17.00% Poa pratensis - Smooth-stalked Meadow-grass



<https://wildseed.co.uk/>



This drawing is for Planning purposes ONLY. It should only be used for the project specified and by the clients who commissioned the work. The drawing is not intended as a working drawing for construction. All dimensions should be treated as approximate. The contractor is responsible for all setting-out and construction work carried out on site. © Copyright reserved Brown & Co. JHWalter

BROWN & CO JHWalter

Land for garden areas for barn conversion for 2 dwellings on Land off Cade Drive

Proposed Block Plan

Scale: **1:200**

Sheet Size: **A1**

AP058362-04

Revision

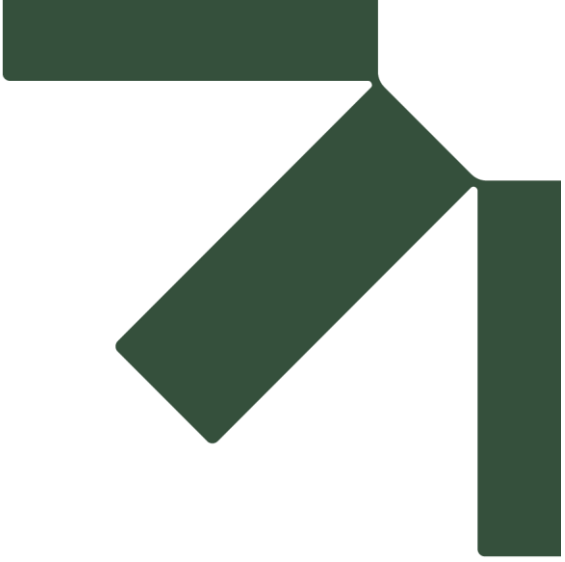
17/09/2024

A

0m 50m

Scale 1:200

Ordnance Survey (c) Crown Copyright 2022. All rights reserved. Licence number 100022432



Appendix D Greater Lincolnshire Nature Partnership Desk Study

Broadgate Nurseries

Ecological Impact Assessment and Biodiversity Net Gain Assessment

Fletcher Salads

SLR Project No.: 424.065405.00001

11 November 2024

LERC Search Summary Report

Grid Reference: TF 40042 21550
Buffer: 2km

Date of publication: 21/02/2024
Expires: 21/02/2025

Achieving more for nature



GLNP
GREATER LINCOLNSHIRE
NATURE PARTNERSHIP

Report Details

Produced for	Daniel Alexander, SLR Consulting
Search area	

Terms and conditions

1. The data and reports provided by LERC are only to be used for the specific purpose they were produced.
2. The data and any copyright remains the property of GLNP, its licensors and/or the data providers (as applicable), and the data products and services remain the copyright of GLNP.
3. Permission to use the data and reports provided by LERC expires 12 months following supply.

For full terms and conditions see <https://search.glnp.org.uk/terms-and-conditions>

This report summarises a search of statutory sites, non-statutory sites, other sites, habitats and species within the specified area; where no information is returned for a section, it is excluded from this summary report.

About the Lincolnshire Environmental Records Centre

The Lincolnshire Environmental Records Centre (LERC) collates wildlife and geological information for Greater Lincolnshire from various sources and makes it available for various uses. This data is crucial to aid conservation management of sites, to help organisations prioritise action, and to understand the distribution of species and trends over time. For more information on LERC or to request a data search, visit the website at <https://glnp.org.uk/partnership/lerc/>



Lincolnshire Environmental Records Centre is an ALERC accredited LRC, meeting the standard level criteria.
For more information on accreditation, see the ALERC website at <http://www.alerc.org.uk/alerc-accreditation.html>

Habitats

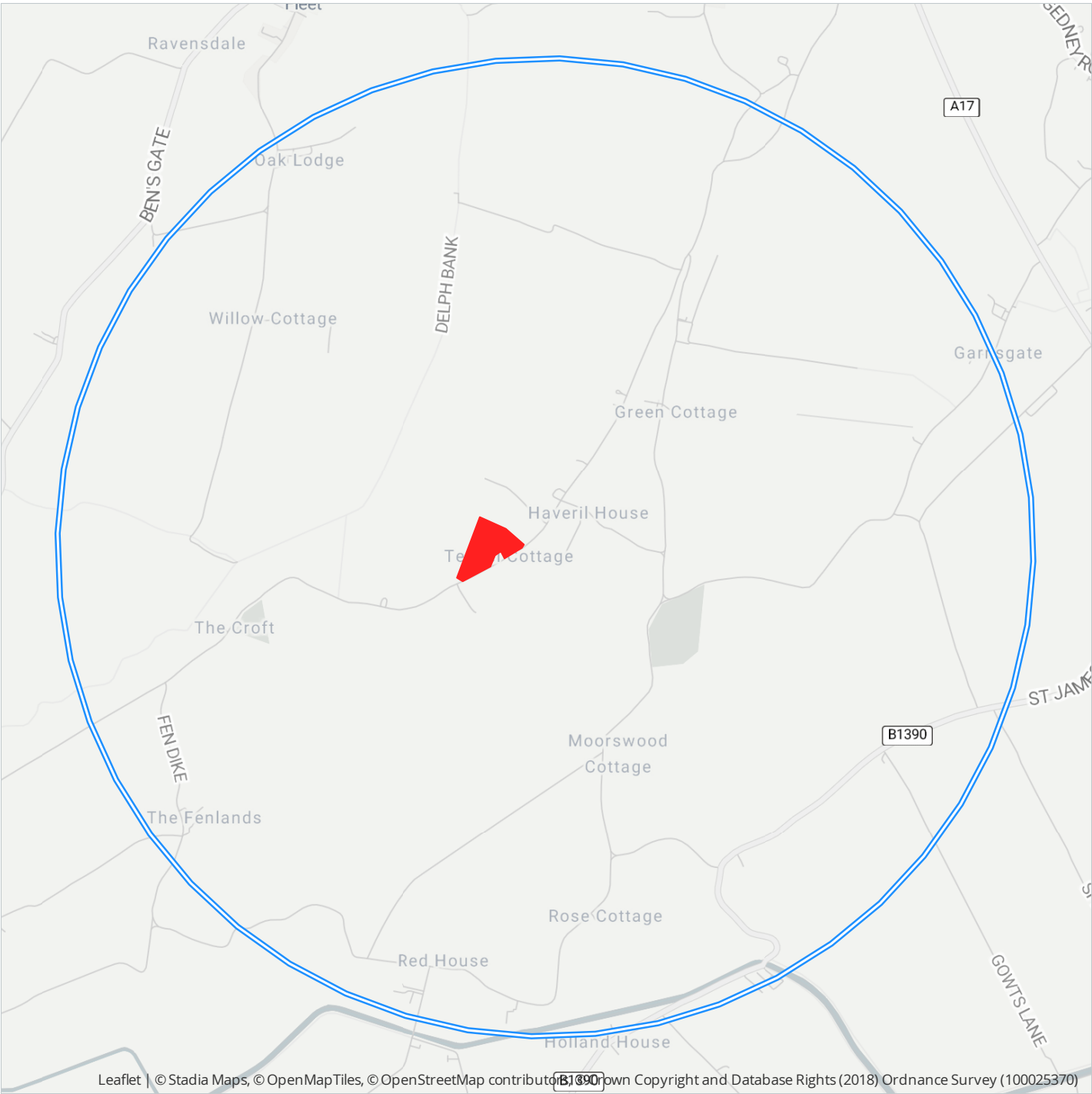
Priority habitats are those identified as being the most threatened and requiring conservation action in the UK. The most-recent list of UK priority species and habitats was published in August 2007 following a 2-year review of the process and priorities, representing the most comprehensive analysis of such information ever undertaken in the UK.

The data presented is the most up-to-date of the data collated by the GLNP and mostly comes from surveys of Local Sites; further historic data and non-Priority habitat data may also be available. Absence of information doesn't mean that the Priority habitat isn't present merely that no information is held.

A number of different datasets have been consulted to produce this report - a summary of attribution statements is available at <https://glnp.org.uk/images/uploads/services/lincolnshire-environmental-records-centre/habitat%20attribution.pdf>.

Type	Habitat	Survey Date	Area (ha)
Priority Habitat	Traditional orchards	2017	3.33

Habitats within the search area



Space restrictions on the map may result in some sites not being labelled.

- Traditional orchards
- Search area

Species

Lincolnshire Environmental Records Centre holds records on the following species within or overlapping the search area. Data shown is as held by LERC; past records of presence of a species does not guarantee continued occurrence and absence of records does not imply absence of a species, merely that no records are held. Confidential data, zero abundance records, data at poorly defined geographic resolutions and data pending validation and/or verification are also excluded from this report. A number of different datasets have been consulted to produce this report - a summary of attribution statements is available at <https://glnp.org.uk/images/uploads/services/lincolnshire-environmental-records-centre/species%20attribution.pdf>

Bird (43 taxa)

Barn Owl, <i>Tyto alba</i>	17	2000 - 2020	Protected, Local Priority
Black-tailed Godwit, <i>Limosa limosa</i>	32	2002 - 2017	Protected
Common Scoter, <i>Melanitta nigra</i>	2	2004 - 2006	Protected, Priority
Cuckoo, <i>Cuculus canorus</i>	12	2010 - 2017	Priority
Curlew, <i>Numenius arquata</i>	36	2001 - 2013	Priority, Local Priority
Dark-bellied Brent Goose, <i>Branta bernicla bernicla</i>	23	2004 - 2010	Priority
Fieldfare, <i>Turdus pilaris</i>	4	2011 - 2017	Protected
Goldeneye, <i>Bucephala clangula</i>	1	2010 - 2010	Protected
Green Sandpiper, <i>Tringa ochropus</i>	18	2002 - 2019	Protected
Greenshank, <i>Tringa nebularia</i>	51	2002 - 2017	Protected
Grey Partridge, <i>Perdix perdix</i>	7	2004 - 2011	Priority, Local Priority, Non-native
Greylag Goose, <i>Anser anser</i>	13	2009 - 2021	Protected
Hobby, <i>Falco subbuteo</i>	1	2008 - 2008	Protected
House Sparrow, <i>Passer domesticus</i>	10	2008 - 2021	Priority, Local Priority
Kingfisher, <i>Alcedo atthis</i>	1	2014 - 2014	Protected
Lapland Bunting, <i>Calcarius lapponicus</i>	1	1996 - 1996	Protected
Lapwing, <i>Vanellus vanellus</i>	31	2004 - 2015	Priority, Local Priority
Linnet, <i>Linaria cannabina</i>	3	2010 - 2019	Local Priority
Little Egret, <i>Egretta garzetta</i>	38	2003 - 2016	Protected
Little Ringed Plover, <i>Charadrius dubius</i>	5	2015 - 2016	Protected
Little Tern, <i>Sternula albifrons</i>	3	2004 - 2006	Protected
Marsh Harrier, <i>Circus aeruginosus</i>	9	2002 - 2017	Protected
Merlin, <i>Falco columbarius</i>	3	2001 - 2015	Protected
Peregrine, <i>Falco peregrinus</i>	1	2013 - 2013	Protected
Pintail, <i>Anas acuta</i>	7	2003 - 2016	Protected, Non-native
Purple Sandpiper, <i>Calidris maritima</i>	1	2004 - 2004	Protected
Red-throated Diver, <i>Gavia stellata</i>	1	2006 - 2006	Protected
Redshank, <i>Tringa totanus</i>	61	2004 - 2018	Local Priority
Redwing, <i>Turdus iliacus</i>	4	2012 - 2018	Protected

Bird (43 taxa)

Reed Bunting, <i>Emberiza schoeniclus</i>	11	2010 - 2017	Priority, Local Priority
Ruff, <i>Calidris pugnax</i>	4	2003 - 2015	Protected
Skylark, <i>Alauda arvensis</i>	18	2005 - 2019	Local Priority
Snipe, <i>Gallinago gallinago</i>	19	2002 - 2017	Local Priority
Song Thrush, <i>Turdus philomelos</i>	2	2010 - 2012	Local Priority
Starling, <i>Sturnus vulgaris</i>	15	2007 - 2014	Local Priority
Swift, <i>Apus apus</i>	10	2011 - 2021	Local Priority
Tree Sparrow, <i>Passer montanus</i>	7	2004 - 2012	Priority, Local Priority
Turtle Dove, <i>Streptopelia turtur</i>	5	2003 - 2016	Priority, Local Priority
Whimbrel, <i>Numenius phaeopus</i>	12	2003 - 2009	Protected
Whooper Swan, <i>Cygnus cygnus</i>	3	2009 - 2016	Protected, Non-native
Wood Sandpiper, <i>Tringa glareola</i>	3	2002 - 2004	Protected
Yellow Wagtail, <i>Motacilla flava</i>	10	2001 - 2019	Local Priority
Yellowhammer, <i>Emberiza citrinella</i>	13	2010 - 2019	Priority, Local Priority

Bony Fish (Actinopterygii) (1 taxa)

European Eel, <i>Anguilla anguilla</i>	17	1991 - 2016	Priority, Local Priority
--	----	-------------	--------------------------

Crustacean (1 taxa)

Chinese Mitten Crab, <i>Eriocheir sinensis</i>	1	2023 - 2023	Non-native
--	---	-------------	------------

Fern (1 taxa)

Water Fern, <i>Azolla filiculoides</i>	1	2012 - 2012	Non-native
--	---	-------------	------------

Flowering Plant (3 taxa)

Butterfly-bush, <i>Buddleja davidii</i>	2	2012 - 2015	Non-native
Japanese Rose, <i>Rosa rugosa</i>	1	2013 - 2013	Non-native
<i>Lamium galeobdolon</i> subsp. <i>argentatum</i> , <i>Lamium galeobdolon</i> subsp. <i>argentatum</i>	2	2013 - 2015	Non-native

Insect - Butterfly (1 taxa)

Wall, <i>Lasiommata megera</i>	2	1992 - 1997	Priority
--------------------------------	---	-------------	----------

Insect - Moth (5 taxa)

Cinnabar, <i>Tyria jacobaeae</i>	1	2012 - 2012	Priority
Dot Moth, <i>Melanchra persicariae</i>	1	2012 - 2012	Priority
Large Wainscot, <i>Rhizedra lutosa</i>	1	2012 - 2012	Priority
Rustic, <i>Hoplodrina blanda</i>	1	2012 - 2012	Priority
White Ermine, <i>Spilosoma lubricipeda</i>	1	2012 - 2012	Priority

Reptile (1 taxa)

Grass Snake, <i>Natrix helvetica</i>	1	2017 - 2017	Protected, Priority
--------------------------------------	---	-------------	---------------------

Terrestrial Mammal (4 taxa)

American Mink, <i>Neovison vison</i>	2	2017 - 2017	Non-native
Brown Hare, <i>Lepus europaeus</i>	12	1976 - 2006	Priority
European Water Vole, <i>Arvicola amphibius</i>	2	2019 - 2019	Protected, Priority, Local Priority
West European Hedgehog, <i>Erinaceus europaeus</i>	4	1976 - 2012	Priority

Terrestrial Mammal (bat) (5 taxa)

Bat, <i>Chiroptera</i>	26	1938 - 2012	Protected, Priority, Local Priority
Brown Long-eared Bat, <i>Plecotus auritus</i>	9	2005 - 2020	Protected, Priority, Local Priority
Common Pipistrelle, <i>Pipistrellus pipistrellus sensu stricto</i>	2	2012 - 2013	Protected, Local Priority
Daubenton's Bat, <i>Myotis daubentonii</i>	3	2012 - 2014	Protected, Local Priority
Pipistrelle Bat species, <i>Pipistrellus</i>	8	2002 - 2020	Protected, Priority, Local Priority

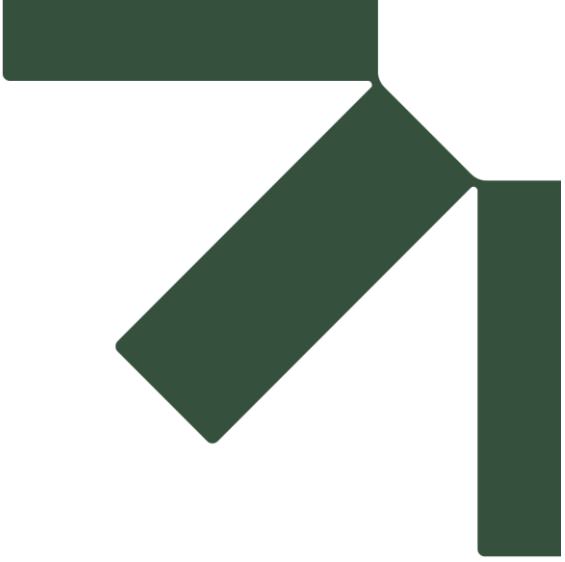
Greater Lincolnshire Nature Partnership
Banovallum House
Manor House Street
Horncastle
Lincolnshire
LN9 5HF

Tel: 01507 528398
Email: info@glnp.org.uk
Web: www.glnp.org.uk

Achieving more for nature



GLNP
GREATER LINCOLNSHIRE
NATURE PARTNERSHIP



Appendix E Statutory Biodiversity Metric Spreadsheet (supplied separately)

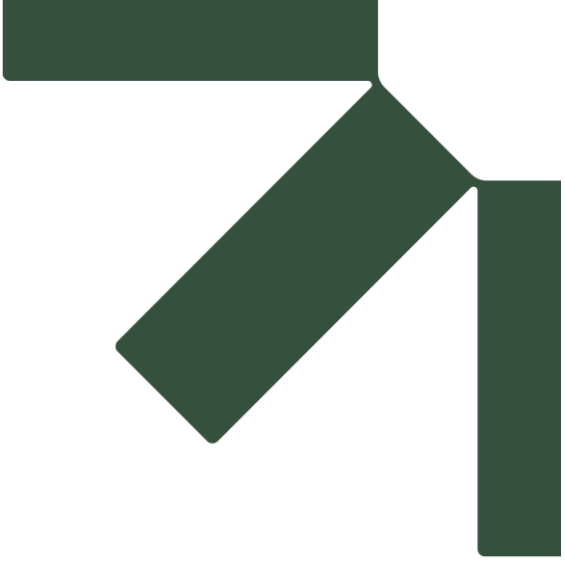
Broadgate Nurseries

Ecological Impact Assessment and Biodiversity Net Gain Assessment

Fletcher Salads

SLR Project No.: 424.065405.00001

11 November 2024



Appendix F Statutory Metric Condition Assessment Sheets

Broadgate Nurseries

Ecological Impact Assessment and Biodiversity Net Gain Assessment

Fletcher Salads

SLR Project No.: 424.065405.00001

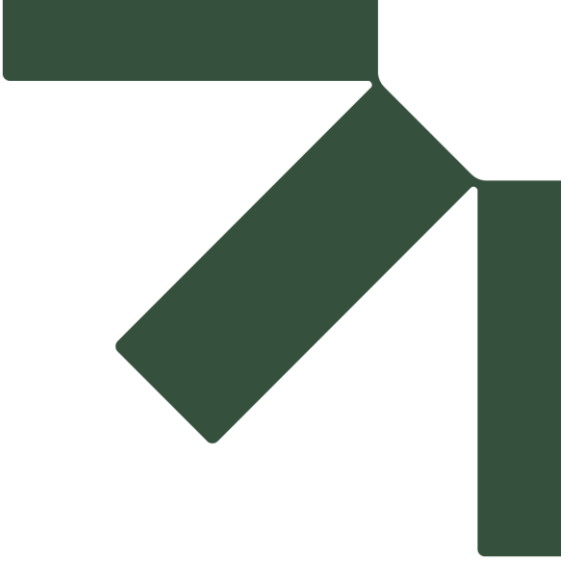
11 November 2024

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site - Broadgate Nurseries	Survey date and Surveyor name	21/2/24 Daniel Alexander
Limitations (if applicable)	The condition assessment was undertaken in February, outside of the optimum botanical survey period, however due to the common widespread habitats present, this is not considered to be a constraint to the survey results.	Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	B6 and B9
Habitat Description A small area of grassland bordered the fallow land, and the barn (Plate 2). The grassland was of low species diversity, dominated by perennial ryegrass (<i>Lolium perenne</i>), with occasional annual meadow grass (<i>Poa annua</i>), ragwort (<i>Jacobaea vulgaris</i>) and white clover (<i>Trifolium repens</i>).			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			3
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		

Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	1 - Poor	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
A portion of disturbed land lay on the southern edge of the unsealed surface (Plate 4). This area of land appeared to be used as a laydown/ temporary storage area, though held some vegetation, of low diversity, including occasional annual meadow grass, and abundant ragwort.			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site - Broadgate Nurseries	Survey date and Surveyor name	21/2/24 - Daniel Alexander
Limitations (if applicable)	The condition assessment was undertaken in February, outside of the optimum botanical survey period, however	Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	B4, B5, B8 and B10
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			No
Number of criteria passed			1
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	1 - Poor
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			



Drawing 1 Results of UK Habitat Survey

Broadgate Nurseries

Ecological Impact Assessment and Biodiversity Net Gain Assessment

Fletcher Salads

SLR Project No.: 424.065405.00001

11 November 2024

540000

540100

540200

321700

321600

424.065405.00001.0001.0 UK Habitat Survey



LEGEND

 Site Boundary

Primary Habitat Classification

Cropland - Arable and Horticulture

 c1d - Non-cereal Crops

Grassland - Modified Grassland

 g4 - Modified Grassland

Urban - Built-up Areas and Gardens

 u1b5 - Building

 u1c - Artificial Unvegetated, Unsealed Surface

 u1d - Suburban / Mosaic of Developed / Natural Surface

Secondary Codes:

81 - Ruderal or Ephemeral

82 - Vacant or Derelict Land

106 - Mown

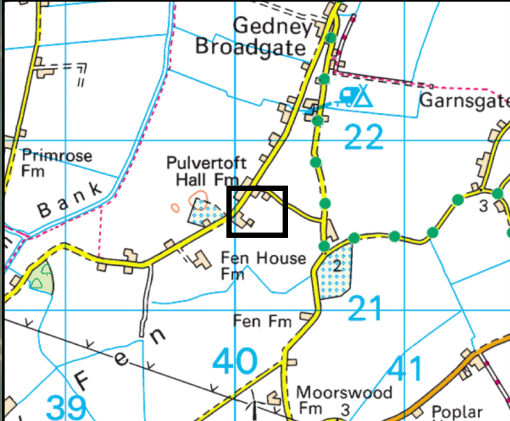
510 - Bareground

521 - Unmanaged

532 - Scattered Grass

604 - Whole-field Fallow

825 - Ruined Building



FLETCHER SALADS



BROADGATE NURSERIES ECIA

ECOLOGICAL IMPACT ASSESSMENT

UK HABITAT SURVEY

DRAWING 1

Scale1:1,000 @ A3

DateNOVEMBER 2024





Making Sustainability Happen