BIODIVERSITY ASSESSMENT
COUNTRY KIDS DAY NURSERY, HOLBEACH DROVE, SPALDING, LINCOLNSHIRE

FEBRUARY 2026



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Report to:	TaC Architects Cloverfields Spalding Lincolnshire PE11 3JA
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1 INTRODUCTION

HS Ecology has been commissioned by TaC Architects on behalf of the Country Kids Day Nursery to undertake a Biodiversity Assessment of an area of land at Country Kids Day Nursery, Holbeach Drove, Spalding in Lincolnshire. The work is required in connection with an extension to existing building.

The site was surveyed and assessed on the 20th February 2026 by Helen Scarborough (FISC level 4).

2 METHODS

2.1 Location and grid reference

The survey site comprises building, hardstanding, modified grassland, a tree (removed) and sparsely vegetated land associated with Country Kids Day Nursery, Holbeach Drove, Spalding in Lincolnshire - central grid references TF 3278 1237.

The site does not occur within a biodiversity opportunity/green infrastructure area and therefore the strategic significance of the habitats is assessed as 'Area/compensation not in local strategy/ no local strategy'.



Figure 1: Aerial view of the site

2.2 Assessment and walkover

A walkover of the site was undertaken in February 2026; the site area was defined and the site boundaries were mapped. All habitats within the site and on the boundaries were identified, measured and classified in accordance with The UK Habitat Classification V2. The condition of each of the habitats was assessed in accordance with The Statutory Biodiversity Metric. The areas of the site were calculated using the Multi-Agency Geographic Information for the Countryside (MAGIC) website, or using information supplied by the client.

A tree was removed in 2020 (exact date unknown); it was an ash tree with signs of ash dieback and was considered to be a hazard to the building and the road. Given the timescales involved and the necessary and justifiable removal of this tree, a decision has been made to exclude it from the red line boundary. This approach was discussed with the LPA ecologist.

3 RESULTS

3.1 Baseline Assessment – habitats

Area habitats

The total area of the site is 1122m² which comprises the following:

1. Developed land, sealed surface – hardstanding and patio around the building (u1b) – 66m² (0 units)
2. Buildings (u1b5) - an area of 166m² (0 units)
3. Sparsely vegetated land - area of gravel and concrete which has ruderal and ephemeral vegetation) – an area of 61m² equating to 0.02 habitat units. Typical species include willowherbs, sow-thistles, barren brome, red dead-nettle, annual meadow grass, knotgrass, chickweed, thistle species and common nettle. It has poor condition – only passing criteria C. The area has a limited range of common ruderals and does not support a range of species attractive to invertebrates throughout the season.
4. Artificial unvegetated, unsealed surface (u1c) – an area of artificial grass, an area of weed membrane and bark chippings & gravel car park – 676m² equating to 0 habitat units
5. Modified grassland (g4) (small area of amenity grassland southeast corner of the site) – an area of 153m² equating to 0.06 habitat units. Dominated by perennial rye-grass with some dandelion, speedwell species, and white clover, sow-thistles, yarrow and cat's-ear. It has moderate condition – failing criteria's B (uniform sward) and E (no bare ground).

No invasive species listed on Schedule 9 were noted.

No notable or rare plant species (locally or nationally) were recorded.

The site would not meet any criteria to qualify as a Local wildlife Site (LWS).

The biodiversity units for these habitats are as follows:

The total for the site is 0.08 biodiversity units – all derived from the sparsely vegetated land and modified grassland habitat types.

Linear terrestrial habitats

Non-native hedgerow (west boundary) – 26m

Non-native hedgerow (part of the eastern boundary) – 14m

These hedgerows support Cypress species, butterfly bush and other exotic garden species.

Fencing forms the other boundaries of the site and does not have any habitat unit value.

3.2 Post development habitats

Post development the site will comprise the following habitats:

6. Building and developed land sealed surface (u1b5 u1b) – an area of 381m^2 equating to 0 habitat units
7. Other neutral grassland (g4 retained and enhanced to g3c with us of a seed mix and appropriate management) - an area of 153m^2 equating to 0.1 habitat units.
8. Artificial unvegetated, unsealed surface (u1c) an area of 588m^2 equating to 0 habitat units

Linear terrestrial habitats

The western and part of the eastern boundaries of the site consist of non-native hedgerow measuring 40m. All non-native hedgerow will be retained.

An additional 10 metres of native hedgerow (hawthorn, hazel, willow, blackthorn, dog-rose, holly and guilder rose) will be planted along the front (roadside) of the retained grassland)

The plans are shown as an appendix.

3.3 Summary tables

Table 1 – pre development habitats

Habitat parcel	**Area m²**	**Biodiversity unit value**
Developed land, sealed surface	66	0
Buildings	166	0
Sparsely vegetated land	61	0.02
Modified grassland	153	0.06
Artificial unvegetated, unsealed surface	676	0
Total units – 0.08		

Table 2 – post development habitats

Habitat parcel	**Area m²**	**Biodiversity unit value**
Buildings and hard standing, developed land, sealed surface	381	0
Artificial	588	0

unvegetated, unsealed surface		
Other neutral grassland	153	0.1
Total units – 0.1		

Table 3 – pre development habitats – hedgerow

Habitat parcel	**Length m**	**Biodiversity unit value**
Non – native hedgerows	40	0.04
Total units – 0.04		

Table 4 – post development habitats – hedgerow

Habitat parcel	**Length m**	**Biodiversity unit value**
Native hedgerow – newly planted	10	0.02
Non-native hedgerow	40	0.04
Total units – 0.06		

There is a gain of 0.02 area habitat units post development equating to a 19.66% uplift.
There is a gain of 0.02 linear habitat units (hedgerows) equating to a 48.25% uplift.



Photograph 1: The building and gravel area



Photograph 2: Further view of the building



Photograph 3: Area of artificial grass and play area



Photograph 4: Area covered in weed membrane and bark chippings – play area



Photograph 5: Further view of the area covered in bark chippings



Photograph 6: Patio area



Photograph 7: Sparsely vegetated land (northwest corner)



Photograph 8: Car park area with garden hedgerow behind



Photograph 9: Further view of the car park area



Photograph 10: Grassland area and non-native hedgerow – currently g4, to be enhanced to g3c



Photograph 11: Further view of the grassland – retained and enhanced



Photograph 12: Closer view of the grassland



Photograph 13: Western boundary hedgerow



Photograph 14: Eastern boundary hedge and stump of removed tree (excluded from RLB)

4 REFERENCES

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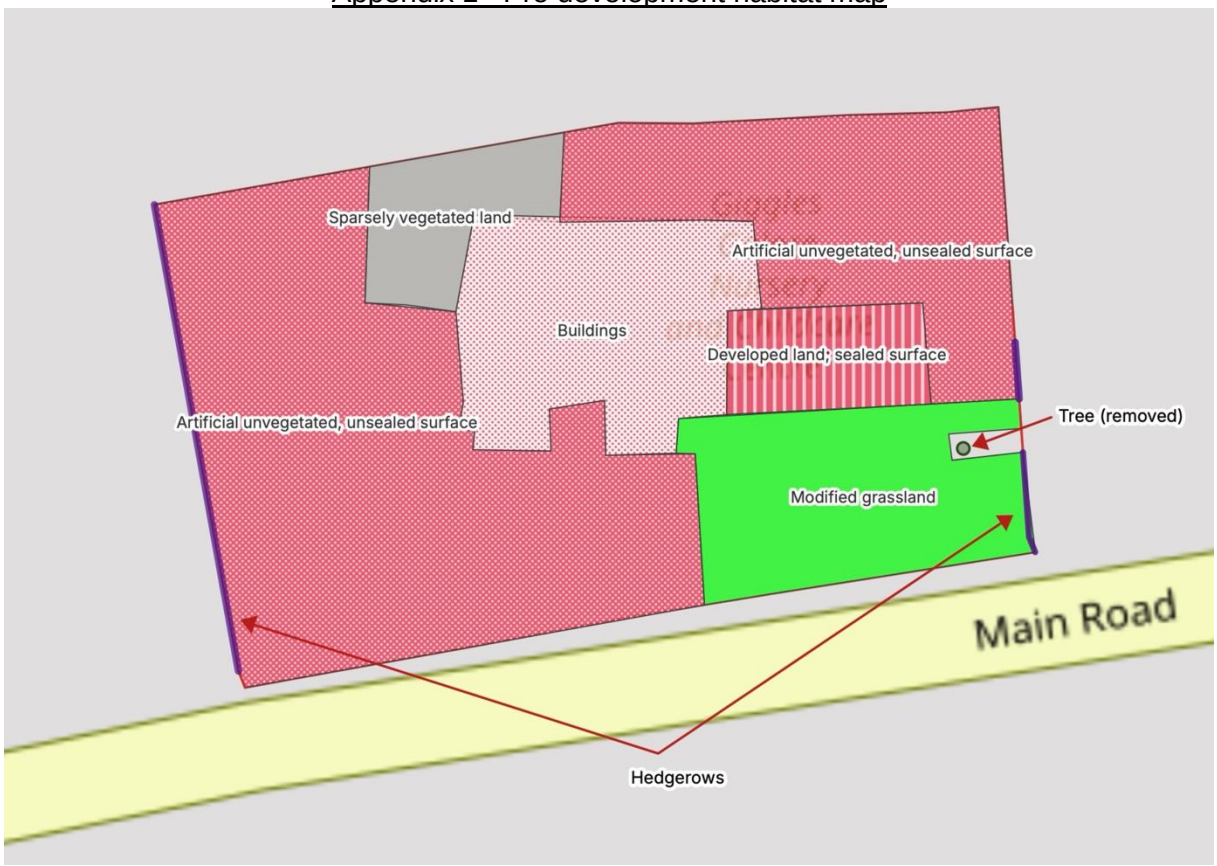
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Appendix 1 –Pre development habitat map



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LAND AT COUNTRY KIDS DAY NURSERY, HOLBEACH DROVE, SPALDING, LINCOLNSHIRE

Appendix 2 – Post development habitat map



Retained and enhanced grassland