

WIGNAL'S GATE, HOLBEACH

BIODIVERSITY NET GAIN (BNG) SUMMARY REPORT – REV B

October 2025

	Name	Date
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Rev A	Tom Watts MBiolSci (Hons.), Assistant Ecologist	07/07/2025
Rev B	Tom Watts MBiolSci (Hons.), Assistant Ecologist	21/10/2025

1 SUMMARY

It is considered that the development, if granted, would be subject to the biodiversity gain condition.

Based on the Statutory Defra Biodiversity Metric (published 23/07/2024), the pre-development biodiversity value of the onsite habitats is as follows:

- **3.62 Habitat Units**

No irreplaceable habitats are present on the application site, and no degradation activities have taken place, which would have altered the pre-development biodiversity value.

The pre-development habitats are reflected on the UKHabs Pre-development Plan (Drawing 1969 - 001) and contained within the accompanying metric.

A draft site layout has been proposed, allowing the post-intervention habitats to be detailed in the UKHabs Post-development Plan (Drawing 1969 - 002) and entered into the metric (as a Draft Biodiversity Gain Plan). These comprise:

- Areas of riparian and terrestrial meadow grassland;
- Areas of amenity grassland;
- A sustainable urban drainage system;
- A drainage ditch;
- Areas of ornamental planting and private gardens;
- Native hedgerow creation;
- Sealed road and pathway creation;
- 57 residential dwellings;
- 51 small native trees.

Based on the Statutory Defra Biodiversity Metric calculations, the proposed development will result in an overall change in **Habitat Units to -17.40% (-0.63 Habitat units)**. The development will also result in the creation of **0.48 Hedgerow Units** and **0.12 Watercourse Units**.

This is summarised in the Headline Results extract in Figure 1 below.

In order to achieve the 10% net gain target required by the Environment Act (2021) **0.99 Habitat units** will need to be provided as off-site compensation.

These units will need to be provided post-planning by the applicant either¹;

- On other land within the applicants ownership;
- Through a habitat bank;
- Or, as a last resort, through DEFRA's Statutory Biodiversity Credit system.

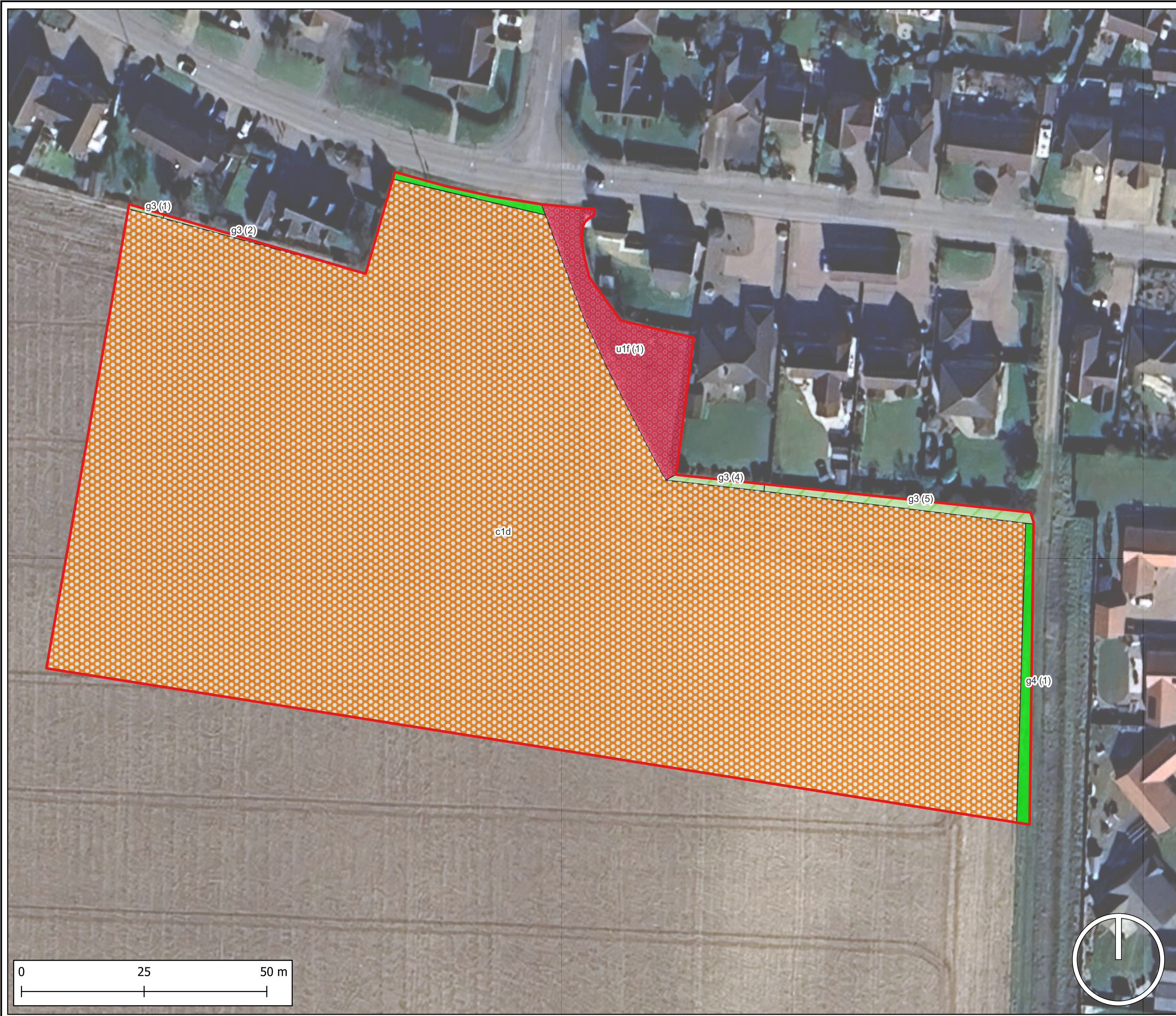
This can be secured via the pre-commencement 'Biodiversity Gain Condition'.

All subsequent on-site landscape plans / strategies submitted for approval must have due regard to habitat prescriptions provided within the user comments section of BNG metric to ensure that the targeted habitat and conditions will be achieved.

¹ In order of most to least favourable option, as per the BNG hierarchy.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.63		
	Hedgerow units	0.48		
	Watercourse units	0.12		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-17.40%	Total net gain achieved is less than target set ▲	
	Hedgerow units	N/A	0 baseline units - % cannot be calculated	
	Watercourse units	N/A	0 baseline units - % cannot be calculated	
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.62	3.98	0.99
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓

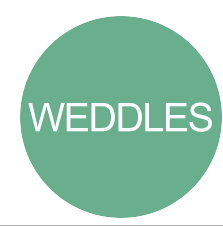
Figure 1: Extract of BNG Metric Headline Final Results



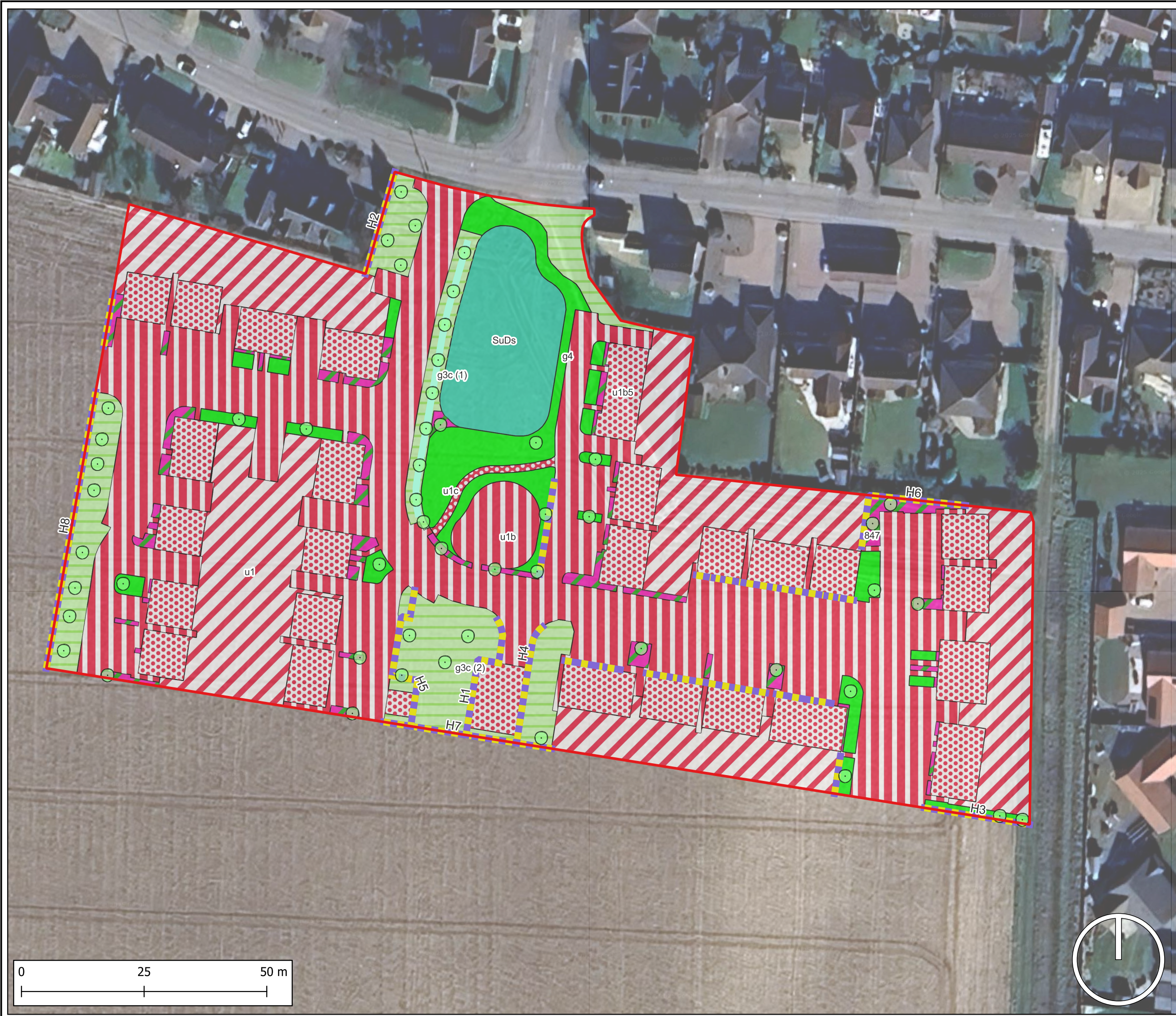
Key

- Red Line Boundary
- g3 - neutral grassland
- g4 - modified grassland
- c1d - non-cereal crops
- u1f - sparsely vegetated land

Google Satellite



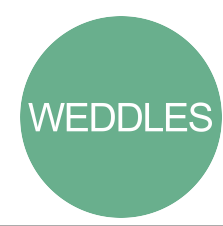
Job: WIGNAL'S GATE, HOLBEACH			
Title: UKHABS BASELINE PLAN			
Scale@A3: 1:700	Drawn: TW	Date: 03/06/25	Drawing no. 1969-001



Key

- Red Line Boundary
- Small - Proposed
- h2a - Native Hedgerow
- r1g - Other Standing Water
- g3c - other neutral grassland
- g4 - modified grassland
- u1 - built-up areas and gardens
- u1b - developed land; sealed surface
- u1b5 - buildings
- u1c - artificial unvegetated unsealed surface
- attenuation basin
- ornamental shrubs

Google Satellite



Job: WIGNAL'S GATE, HOLBEACH			
Title: UKHABS POST DEVELOPMENT PLAN			
Scale@A3: 1:700	Drawn: TW	Date: 21/10/25	Drawing no. 1969-002