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Biodiversity Net Gain Assessment

Survey site:

Land Adjacent Fair View, Holbeach Drove Gate, Holbeach Drove, Spalding, PE12 0PX

Client:

Clark & Clark Developments Ltd

Assessment Date:

23rd October 2025

Project:

This report is prepared to inform a planning application with the Elmbridge Borough Council. The proposal is described as: Erection of 2x 3 bed semis.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **[BNG Methodology and Legislation – 2025](#)**.

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Millie Holland BSc (Hons), MSc; Consultant Ecologist	20/10/2025
Final	1.0	Millie Holland BSc (Hons), MSc; Consultant Ecologist	23/10/2025
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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site, centred on National Grid Reference TF 32717 12476 and spanning approximately 0.07 ha, currently consists of a mosaic of modified grassland and hardstanding ground following the recent removal of small sheds. Immediately surrounded by residential dwellings and active agricultural land, the site is situated within a wider landscape context that comprises a similar mix of development, cultivation, and areas of woodland. Underlying the site is Soilscape 21: Loamy and clayey soils of coastal flats with naturally high groundwater, which is characteristically naturally wet and can support habitats such as wet brackish coastal flood meadows in the wider area. The closest watercourse is Lambert Drains (approx. 200 m east).

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric - Land Adjacent Fair View, PE12 OPX_V1_44088332_23102025 (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Plan (January, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Land Adjacent Fair View, PE12 OPX_V1_44088332_10102025 (Arbtech Consulting Ltd., 2025)

Executive Summary

The current landscaping proposal generates a net gain of area-based habitat units (+10.20%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for area-based habitat units.

All trading conditions have been satisfied.

Introduction

BNG Informative	
	<p>Date reflected by BNG calculations 3rd October 2025</p>
<p>Habitat Degradation Statement</p>	<p>The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 24th September 2024 and 11th March 2023, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="443 614 1198 1273"> <p>Historical imagery < 24 Sept 2018 > > </p>  </div> <div data-bbox="1323 614 2078 1273"> <p>Historical imagery < 11 Mar 2023 > > </p>  </div> </div>
	<p>Irreplaceable Habitat Statement</p>

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.
BNG Target Uplift	+10%
National Character Area (NCA)	46 - The Fens
Strategic Significance	Lincolnshire County Council, the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for South Holland District Council, has yet to adopt a comprehensive LNRS.

Limitations

There were no specific limitations to the assessment.

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified Grassland	0.016802901	The site's primary habitat is a small area of modified grassland, a relict of the abandoned residential garden. This area is subject to regular management, resulting in a short-sward amenity appearance. The species assemblage is characteristic of disturbed and managed ground, and the presence of ruderal species suggests nutrient enrichment.	Poor: passes 3 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Developed land, sealed surface	0.028133104	The hardstanding ground within the site provides vehicular access to the site, and was previously used for the sheds to stand on.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	

Post-Development

Post-Development Biodiversity Value: On-Site						
Area-Based Habitats						
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance	
Retained (A-1)						
	Created (A-2)	Developed land; sealed surface	0.017569881	Area of hardstanding ground to be used for vehicular access to the site from the road.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low strategic significance
		Buildings	0.009000287	Proposed residential dwellings.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
		Vegetated garden	0.019188679	The amenity garden area is associated with the residential dwellings.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Enhanced (A-3)						

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear Based	Watercourse-Based
On-Site	Baseline	0.03 units ❖ Developed land, sealed surface (no units) ❖ Modified grassland (0.03 units)		
	Post-Development	0.04 units ❖ Developed land, sealed surface (no units) ❖ Vegetated garden (0.04 units)		
	Net Change	+10.20%		
Off-Site	Baseline			
	Post-Development			
	Net Change			
Overall Net Change		+10.20%		

Results, Discussion, and Next Steps

BNG Informative	
Results	<p>The current landscaping proposal generates a net gain of area-based habitat units (+10.20%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for area-based habitat units.</p> <p>All trading conditions have been satisfied.</p>
Pre-Commencement	<p>A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.</p> <p>These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.</p>
BNG Mitigation Hierarchy	
Avoidance	No Priority habitats are being impacted by the proposed development.
Minimisation	
Mitigation	Offsite credits will not be required.
Offset	

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	10.20%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
<i>Habitat units</i>	10.00%	0.03	0.04	0.00	No additional area habitat units required to meet target ✓
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 5: Baseline Habitat Condition Assessment Sheets

Habitat	Condition assessment		
Modified grassland	A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	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).	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).	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 (as listed on Schedule 9 of WCA).	Yes
		Total	Poor - 3/7