

BIODIVERSITY NET GAIN ASSESSMENT

**NO. 33 CHURCH STREET, PINCHBECK,
SPALDING, PE11 3UB**

For

VENTURE BUSINESS SPACE LIMITED

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CONTROL SHEET

Venture Business Space Limited
No.33 Church Street, Pinchbeck, Spalding, PE11 3UB
Biodiversity Net Gain Assessment

	Name (Initials)	Position
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Contract No.	Revision No.	Date of Issue
3321	01	29 May 2026

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Template Version: V4 (November 2025).

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1. BIODIVERSITY STATEMENT

The following statements are made to comply with the minimum information requirements as set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended by S.15 of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024:

- If planning permission is granted, it is our assessment that this application is not subject to any of the described legal exemptions listed under The Biodiversity Gain Requirements (Exemptions) Regulations 2024¹, and should therefore be subject to the general biodiversity gain condition.
- The Statutory Biodiversity Metric Calculation Tool has been used to determine the 'baseline' biodiversity value, and a copy of the metric is submitted with this application. The baseline biodiversity value for the land onsite is as follows:
 - 1.09 habitat units
 - 0.01 hedgerow units
 - 0.00 watercourse units
- The biodiversity value of the Site is lower on the date of application due to degradation activities. Therefore, the value is to be taken as immediately prior to these activities (25 August 2023). Evidence of the degradation is provided in Annex 3.2.
- A plan drawn to an identified scale showing the direction of north and the onsite habitat existing on the date of application, is provided in Annex 5.1.

¹ Exemptions are set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and include: a *de minimus* exemption (subject to relevant conditions), householder applications within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the High Speed Railway Transport Network, and developments required to satisfy the biodiversity gain planning permission of another development.

- No irreplaceable habitats as listed within The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 are present on the land to which this application relates.

2. OVERVIEW

2.1 Background

Focus Environmental Consultants was commissioned by Venture Business Space Limited to undertake a Biodiversity Net Gain (BNG) Assessment of No. 33 Church Street, Pinchbeck, Spalding, PE11 3UB ('the Site'). The UK Habitat Classification condition assessment was undertaken on 10 April 2025.

The objective of this BNG Assessment is to provide a quantitative measure of the baseline biodiversity value of the Site, prior to development, as well as the potential post-development biodiversity value of the Site. Biodiversity units are calculated based on their area, distinctiveness, and condition, in accordance with the mandatory Statutory Biodiversity Metric Calculation Tool.

2.2 Site Location & Description

The Site is located Pinchbeck, Spalding and is centred on Ordnance Survey grid reference TF 2418 2574.

The Site is approximately 0.14ha in size and comprises a derelict pub building (B1), a disused garage (B2), developed land (hardstanding), artificial unsealed surface (gravel), ruderal vegetation, modified (improved) grassland, scattered trees and a non-native hedgerow (H1).

2.3 Development Proposals

The development proposals are for the conversion of the ex-pub building into a retail unit. The development layout can be seen in the Planting Detail - Proposed Retail Development (drawing no. 310 PA 02C, M D Landscape Architects dated 13.04.2026).

3. RESULTS

3.1 Headline Results

This section of the report must be read in conjunction with the Statutory Biodiversity Metric Calculation Tool completed for the project and provided alongside this document (Focus Environmental Consultants, 2026).

Table 1: summary of headline results

On-site Baseline	Habitat Units	1.09
	Hedgerow Units	0.01
	Watercourse Units	0.00

On-site Post Intervention	Habitat Units	0.06
	Hedgerow Units	0.03
	Watercourse Units	0.00

On-site Net Change	Habitat Units	-1.03	-94.67%
	Hedgerow Units	0.02	221.67%
	Watercourse Units	0.00	0.00%

Table 2: summary of unit deficit.

Unit Type	Baseline Units	Units Required (to meet +10% net gain target)	Unit Deficit
Habitat Units	1.09	1.20	1.14
Hedgerow Units	0.01	0.01	0.00
Watercourse Units	0.00	0.00	0.00

The unit deficit shown in Table 2 is the habitat, hedgerow and watercourse units required to achieve a +10% net gain.

The trading rules of the statutory biodiversity metric have **not** been satisfied by the current site proposals.

The proposed development (with onsite biodiversity enhancements) will result in an overall net loss in habitat units on Site. As such, biodiversity off-setting (see below) will be required to achieve the mandatory 10% biodiversity net gain. Off-setting will

also need to ensure that the trading rules of the metric are met, which are currently not satisfied through onsite enhancements due to the loss of 'other neutral grassland' and 'individual trees' habitats (medium distinctiveness).

4. DISCUSSION & CONCLUSION

4.1 The Biodiversity Gain Objective

The statutory framework for biodiversity net gain assumes the imposition of a general biodiversity gain condition to all applicable (non-exempt) planning consents.

13 (1) Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2) The condition is that the development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and

(b) the planning authority has approved the plan (see paragraph 15).

This condition (see above) is detailed within Schedule 7A, Part 2 of the Town and Country Planning Act 1990 (as amended). It requires the production of a Biodiversity Gain Plan, which must be submitted and approved by the local planning authority as a pre-commencement requirement. The Biodiversity Gain Plan provides the details of how the biodiversity gain objective will be met to achieve not less than 10% gain in biodiversity for the development granted planning permission. The Biodiversity Gain Plan will be submitted to the Local Planning Authority for approval once planning permission has been received and, if complete, should be approved within 8 weeks.

The proposed strategy to deliver the mandatory 10% Biodiversity Net Gain requirement is outlined in Section 4.3, and adheres to the 'biodiversity gain hierarchy', described in Section 4.2. This strategy can provide confidence to the Local Planning Authority that the general biodiversity gain condition is capable of being discharged successfully. Biodiversity Net Gain requirements may require the imposition of a Section 106 planning obligation (or equivalent legal mechanism) as required to secure significant onsite biodiversity gains and registered offsite biodiversity gains.

4.2 The Biodiversity Gain Hierarchy

The 'biodiversity gain hierarchy' for the purpose of the statutory framework for Biodiversity Net Gain is set out in Article 37A and 37D of the Development Management Procedure Order 2015. This hierarchy is distinct from the 'mitigation hierarchy' set out in the National Planning Policy Framework.

The biodiversity gain hierarchy means the following actions in the following order of priority:

- avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than four.
- so far as those adverse effects cannot be avoided, mitigating those effects.
- so far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat.
- so far as there cannot be that enhancement, creation of onsite habitat.
- so far as there cannot be that creation, the availability of registered offsite biodiversity gain.
- so far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.

4.3 Strategy to Deliver 10% Biodiversity Net Gain

4.3.1 Onsite

Opportunities for onsite enhancement at this site, post-development include:

- Hedgerow planting.
- Inclusion of native and/or wildlife-friendly shrub and tree species.
- Sowing of wildflower seed mix.

Where 'significant on-site enhancements' are proposed the maintenance of these significant enhancements must be secured with a legal agreement or planning condition for 30 years. A Habitat Management and Monitoring Plan (HMMP) is usually required to provide the necessary information on how the habitat will be maintained, who is responsible for creating or enhancing the habitats and who is responsible for

maintenance, management, and monitoring. A draft version of the HMMP may need to be submitted with the planning application and baseline BNG assessment.

4.3.2 Off-site Registered Biodiversity Gain

Where 10% Biodiversity Net Gain cannot be achieved onsite, options for offsite biodiversity off-setting will be explored to comply with the requirements of the Environment Act 2021. This can either be achieved by enhancing, creating, and managing habitats on land within the client's ownership (outside of the red line boundary), or through buying offsite biodiversity units from a third-party. All land used for offsite Biodiversity Net Gain must be registered on the National Biodiversity Gain Sites Register.

4.3.3 Statutory Biodiversity Credits

The purchase of Statutory Biodiversity Credits will only be used as a last resort. This would be where no third-parties can provide the appropriate and required habitat units needed to achieve 10% Biodiversity Net Gain and satisfy all Trading Rules.

5. ANNEXES

5.1 Plans

5.2 Survey Data

5.3 Objectives

5.4 Limitations

5.5 Methods

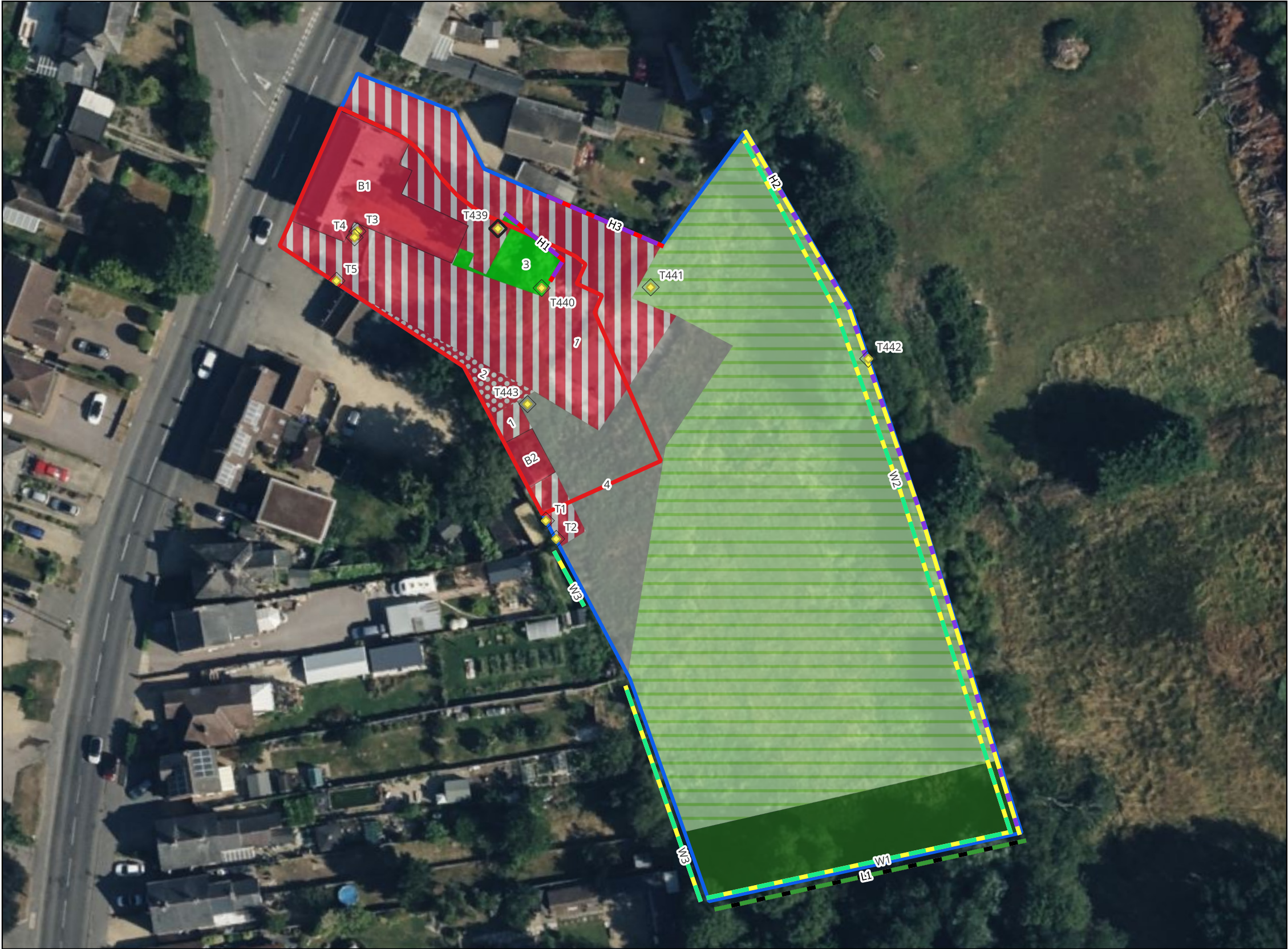
5.6 References & Bibliography

5.1 Plans

5.1.1 UK Habitat Classification Survey Plan

5.1.2 Post-development Habitat Plan

5.1.1 UK Habitat Classification Survey Plan



Key:

Red Line Boundary

HABITATS

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Buildings
- Other neutral grassland
- Ruderal/Ephemeral
- Tall forbs

INDIVIDUAL TREES

- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree

HEDGEROWS

- Non-native and ornamental hedgerow
- Ecologically valuable line of trees
- Native hedgerow with trees

WATERCOURSES

- Ditches

Client: Venture Business Space Limited
Site: No.33 Church Street, Pinchbeck, Spalding, PE11 3UB
Title: UK Habitat Classification Survey Plan
Contract: 3321
Date: 10 April 2025

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OUTLINE PLANTING SPECIFICATION

GENERAL: All work to be undertaken in accordance with the National Plant Specification 9336 Parts 1 (Nursery Stock Specification for trees and shrubs), and 10 (ground cover shrubs), BS4428:1989 Code of practice for general landscape operations (excluding hard surfaces) and BS7370:1993 Grounds maintenance part 4: Recommendations for maintenance of soft landscape (other than amenity turf).

EXISTING TREES AND HEDGES: Retain and protect in accordance with BS5837:2012 Trees in Relation to Demolition, Design and Construction. Tree works to be carried out in accordance with BS3998 and project arboriculturalist recommendations.

It is important to avoid ground compaction and damage to tree and hedge roots. The protective fence to be erected prior to commencement of excavations and construction and located as indicated. No vehicle access, change in level, compaction, excavations, materials stored or allowed to run through the protected area. No fires within 10M of the canopy spread. Clearly label the protective fence with a laminated A4 information notice giving procedure required for access by personnel. Any intrusion within to be with written permission from the Site Agent.

Any excavations within the RPA are to be carried out by hand digging or carefully using machinery standing outside the RPA or on new hardstanding already constructed with a watching brief. Any roots over 25mm found are to be retained where possible, wrapped in hessian or covered with sharp sand (not builders, which may contain lime) and watered daily to prevent desiccation. Where root retention is not possible, remove with a clean cut using sharp secateurs. During prolonged periods of dry weather of 7 days or more, vertical faces of soil within the RPA that are exposed during excavations are to be covered with hessian and watered thoroughly at the end of each day to prevent desiccation and rapid fluctuations in temperature around roots which can cause serious damage. Remove the protective fencing at Completion. Arboricultural supervisor to be present at key stages and make regular progress reports. Timing to be agreed at the pre start meeting Timing of Tree Works to comply with the Wildlife and Countryside Act 1981 and undertaken outside the bird nesting season March-end August unless otherwise agreed.

SUBSOIL: Rip to 500mm depth using the teeth of a JCB back bucket or similar approved method to break up compaction and allow free drainage.

TOPSOIL: Existing topsoil stripped and stored in stockpiles for re-use. Stockpiles 2M ht. max. covered by geotextile such as 'Covertex' from Hytax Ltd, Ashford. Location to be agreed. Keep free of perennial weeds by appropriate means. Uncover 3-4 weeks before proposed use to allow weed seeds to germinate. After 10 days exposure and 2 weeks before use, spray with foliar acting translocated herbicide. All imported topsoil to comply with BS 3882:2015, pH 6-8, free of stone greater than 50mm in any dimension, perennial weed roots, builders rubble/waste, toxic materials and contamination. Analysis certificate of N,P,K,Mg, conductivity and contamination to be provided. Sample load corresponding to the respective analysis load to be left on site for comparison with subsequent deliveries.

Supply and spread in favorable weather by loose tipping to the following depths;
Tree pits 1.2 x 1.2M x 0.9mm depth with base broken up a further 150mm
Ornamental shrubs and hedge - 350mm depth.
Grass/Wildflower seed areas- 150mm Low fertility topsoil or subsoil with N,P,K,Mg and conductivity index of <2.

Lightly firm without compacting. Grade to an even surface and marry in with adjacent soft landscape areas. Cultivate to a fine tilth, grass areas to 100m depth, planting areas to 250mm depth, removing all weeds by cultivation, without the use of herbicides and stones over 50mm that come to the surface. Allow to settle. Finished levels of shrub beds to be 75mm below kerb level and grass areas to allow for bark mulch topping. Soil level for grass areas to be flush with hard surfaces unless otherwise instructed. All finished soil levels to be 150mm below DPC level. Make good any deficiencies after settlement. Re-grade and level humps and hollows that become evident. Remove any weeds by hand or cultivation/trimming before planting.

GRASS / WILDFLOWER SEED (Provisional): At least 6 weeks before anticipated seeding date, spread soil and allow seed bank to germinate. Eradicate weeds by repeat cultivation or spot treatment with appropriate herbicide. Include for cultivation to produce a medium tilth and roll to produce a firm surface. Remove all stones and builders rubble over 25mm that come to the surface. Supply, sow between late Spring and October during favorable conditions for germination and irrigate as necessary. Establish agreed seed mix to suppliers recommendations including for weed eradication by spot treatment. Cut twice in the first year from 75mm to 30mm to control annual weeds. If sown in the autumn the cut should be in mid summer rather than spring the following year and reduced to 50mm. Scarify and overseed any bare areas apparent at the end of the year by hand. In subsequent years invasive and weeds that may persist such as dock to be removed by hand.

Supplier; Emorsgate Seeds or similar approved.
Close mown; EL1 Flowering Lawn Mix overseeded with EG22 Strong Lawn Grass Mix @ 1g/sq.M for quicker establishment and hard wear

BARK MULCH - 75mm depth over shrub beds and 800mm wide strip beneath the new hedge. main constituent conifer bark that has been stored for 6 months minimum time, maximum of 15% wood content, particle size 5-65mm and no fines, free of pests, disease and weed contamination. 2L sample to be submitted for approval with tender documents and approved prior to delivery.

WATER all plants after planting and before mulching. If planted between April and October include for soaking thoroughly after planting and then for dry spells of 7 days duration. Allow for provision of water from a bowser during periods of hosepipe ban to maintain healthy growth.

MAINTENANCE: until handover or client instruction. Include for the removal of weeds and litter and the maintenance of bare ground beneath planted areas by cultivation without the use of herbicides where possible especially in sensitive ecology areas besides ponds, fertilizer application with slow release granules in March / April using Scotts Enmag to suppliers recommendations (5-25g/sq.M), replacement of plant defects, topping up bark mulch to 50mm depth, pruning dead /damaged /diseased branches, obstructions to circulation and edge trimming as required. Shrubs and hedges pruned in accordance with good horticultural practice and BS7370:4 to rejuvenate, encourage flowering, fruit and colored branches/leaves for the respective species. Timing to minimise disruptive impact on wildlife incl. nesting birds, bats and amphibians.

Hedges clipped to maintain at the required height in a neat formal shape as instructed. Second year cut back strong leaders by 1/3. Subsequent years cut leaders when final height is reached. Grass areas to be re-levelled scarified and overseeded to remove hollows, troughs, compaction and bare patches which develop. Wildflower grass areas established to turf and seed suppliers recommendations respectively (allow 2-3 years). Cut height once established to keep below 100mm ht. timing and frequency to encourage natural seeding. Road and footpath margins close mown to keep below 100mm ht. as needed. When cut in August it should be allowed to remain in situ for 1-7 days depending on the weather to dry and set seed before removal to maintain low soil fertility. After additional cuts vegetation should be removed immediately. Remove invasive and noxious weeds. Paved areas to be kept free of weeds, litter and leaves.

All plant defects including replacement trees after 5 years to be re-instated.

PLANT SCHEDULE. All to BS3936 Part 1 and Part 4.

HEDGE Plants of local provenance. Supplier details to be provided for approval before ordering. Hedge planted in hand excavated pits 150mm wider and deeper than the root spread in a staggered row @ 2lin.M
All with rabbit protection using a biodegradable spiral guard 600mm ht. green with support cane ref. Green-tec Rainbow Treebio or similar. Cut back by 1/3 after planting to encourage branching.

Prunus laurocerasus	(Laurel)	5L 450-600mm	2/lin.M
ORNAMENTAL SHRUBS			
Eventual growing height over 1.0M, 3 strong breaks from the base. All container grown if planted outside the recognised bare root season			
Cornus sanguinea Midwinter Fire	(Orange dogwood)	5L 450-600mm	2
Cornus albaSibirica	(Pink dogwood)	5L 450-600mm	2
Lonicera Winter Beauty	(Shrub honeysuckle)	5L 450-600mm	3
Philadelphus Aureus	(Yellow mock orange)	5L 500-600mm	3
Prunus Otto Luyken	(Dwarf laurel)	5L 450-600mm	3/lin.M

Plant numbers and sizes to be checked prior to ordering and planting.
Proposed substitutions to be agreed in writing before ordering and planting.
Soft Landscape Management Plan. 15 year summary sheet. Review every year.

Operation	Time in years when operation carried out				
	1	2	3	4	5 > 15yr

Grass - Close mown					
Front gardens Cut ht. 75mm					
Reduce to 35mm ht. (March-Nov.)	*	*	*	*	*
Remove coarse and invasive weeds, April-Sept, 2x/year avoiding herbicide where possible	*	*	*	*	*
cut ht. 100mm. Reduce to 50mm	*	*	*	*	*
Edging adjacent to hard surfaces and planting areas (Once a year)	*	*	*	*	*
Remove all cuttings including grass 'rolls'	*	*	*	*	*
Remove litter and leaves (12 times annually)	*	*	*	*	*
Scarify, re-instate and overseed bare, rutted and compacted areas	*	*	*	*	*

Hard Surfaces					
Remove litter/leaves and pruning cuttings 12x/year	*	*	*	*	*
Spray/weedkiller (once a year)	*	*	*	*	*

Fencing					
Repair and re-instate as required	*	*	*	*	*

Carry out an annual review with report of works (Once a year, December)					
Agree refinements required to future management and maintenance operations	*	*	*	*	*

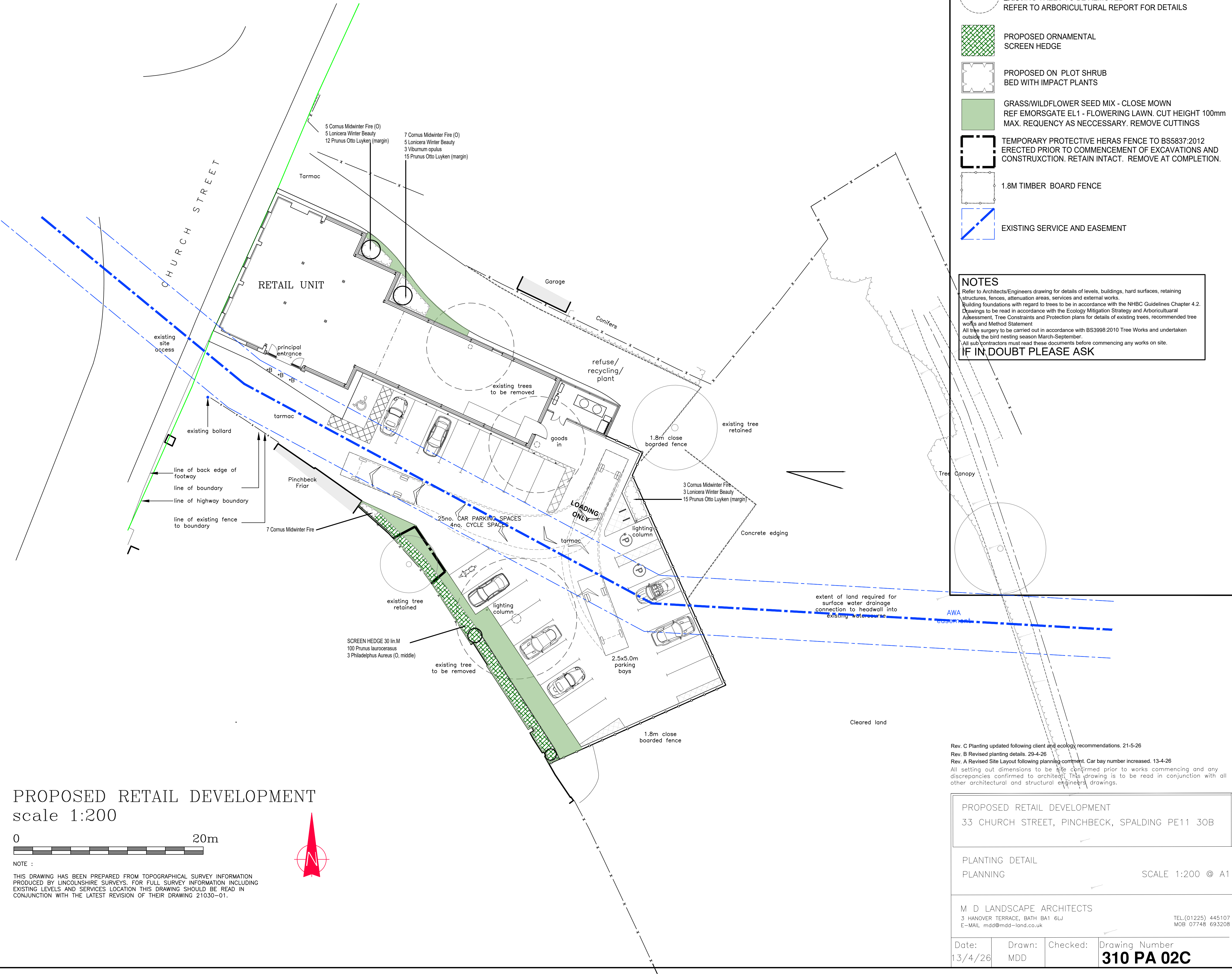
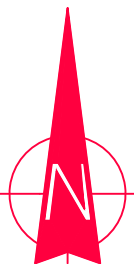
Note: * Denotes year in which tasks are undertaken.
All work to be undertaken in accordance with BS4428:1989 and BS7370:4:1993

PROPOSED RETAIL DEVELOPMENT
scale 1:200



NOTE :

THIS DRAWING HAS BEEN PREPARED FROM TOPOGRAPHICAL SURVEY INFORMATION PRODUCED BY LINCOLNSHIRE SURVEYS. FOR FULL SURVEY INFORMATION INCLUDING EXISTING LEVELS AND SERVICES LOCATION THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE LATEST REVISION OF THEIR DRAWING 21030-01.



KEY

- EXISTING TREES AND HEDGEROW TO BE RETAINED. REFER TO ARBORICULTURAL REPORT AND RECOMMENDATIONS FOR DETAILS
- EXISTING TREES TO BE REMOVED
REFER TO ARBORICULTURAL REPORT FOR DETAILS
- PROPOSED ORNAMENTAL SCREEN HEDGE
- PROPOSED ON PLOT SHRUB BED WITH IMPACT PLANTS
- GRASS/WILDFLOWER SEED MIX - CLOSE MOWN
REF EMORSGATE EL1 - FLOWERING LAWN. CUT HEIGHT 100mm
MAX. REQUENCY AS NECESSARY. REMOVE CUTTINGS
- TEMPORARY PROTECTIVE HERAS FENCE TO BS5837:2012
ERECTED PRIOR TO COMMENCEMENT OF EXCAVATIONS AND CONSTRUCTION. RETAIN INTACT. REMOVE AT COMPLETION.
- 1.8M TIMBER BOARD FENCE
- EXISTING SERVICE AND EASEMENT

NOTES
Refer to Architects/Engineers drawing for details of levels, buildings, hard surfaces, retaining structures, fences, attenuation areas, services and external works.
Building foundations with regard to trees to be in accordance with the NHBC Guidelines Chapter 4.2.
Drawings to be read in accordance with the Ecology Mitigation Strategy and Arboricultural Assessment, Tree Constraints and Protection plans for details of existing trees, recommended tree works and Method Statement.
All tree surgery to be carried out in accordance with BS3998:2010 Tree Works and undertaken outside the bird nesting season March-September.
All sub contractors must read these documents before commencing any works on site.
IF IN DOUBT PLEASE ASK

Rev. C Planting updated following client and ecology recommendations. 21-5-26
Rev. B Revised planting details. 29-4-26
Rev. A Revised Site Layout following planning comment. Car bay number increased. 13-4-26
All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineering drawings.

PROPOSED RETAIL DEVELOPMENT
33 CHURCH STREET, PINCHBECK, SPALDING PE11 3OB

PLANTING DETAIL
PLANNING
SCALE 1:200 © A1

M D LANDSCAPE ARCHITECTS
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Date: 13/4/26
Drawn: MDD
Checked:
Drawing Number
310 PA 02C

5.2 Survey Data

5.2.1 Summary of UK Habitat Classification Data

All surveys have been completed by appropriately qualified and experienced ecologists from Focus Environmental Consultants. Third-party data has been obtained from Greater Lincolnshire Nature Partnership. Greater Lincolnshire Nature Partnership and the government's multi-agency website 'magic' (www.magic.gov.uk) were also consulted. Copies of raw data are available on request. Tables 2 – 5 provide details of the habitat, hedgerow and tree features. Copies of Condition Assessment forms are provided in Annex 5.2.3. Species abundance was measured on the DAFOR scale (Dominant (D), Abundant (A), Frequent (F), Occasional (O) and Rare (R)).

Table 2: Summary of Habitat Features

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
1, B1, B2	u1b Developed land; sealed surface u1b5 Buildings	There are two built structures located on the Site, with the addition of hardstanding located around the two buildings on Site, in the form of tarmac roads and concrete pathways.	 Plate 1: Hardstanding and buildings in Parcel 1. Photograph looking south-east.	N/A	0.1104

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
2	u1c Artificial unvegetated, unsealed surface	There was an area of artificial unvegetated unsealed surface along the western Site boundary. This area comprised of gravel with ruderal vegetation colonising. Species observed include Yorkshire fog, common nettle, cleavers, creeping thistle, rose spp., sycamore saplings, hedge woundwort, ribwort plantain, bramble, dandelion, rosebay willowherb, ivy-leafed speedwell, herb robert, bluebell spp., <i>Ribes</i> spp., and common sorrel.	 Plate 2: Artificial unsealed surface in Parcel 2. Photograph looking west.	N/A	0.0061
3	g4 Modified grassland	An area of modified (improved) grassland was present adjacent to the southern elevation of the derelict pub building. Species observed include perennial ryegrass, creeping bent, common couch, ground elder, common sorrel, dandelion, creeping thistle, cleavers, common ragwort, cat's-ear, common nettle, common ivy, rose, holly, herb robert and bluebell spp.	 Plate 3: Modified grassland in Parcel 3. Photograph looking south-east.	Poor	0.0076

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
4	Currently: u 81 Ruderal / ephemeral vegetation In the BNG assessment due to degradation: g3c Other neutral grassland	An area of ruderal / ephemeral vegetation was present along the hardstanding within the southern boundary of the Site. Species observed include common sorrel, cleavers, bramble, common nettle, summer snowflake, daffodils, ground elder, ribwort plantain, rosebay willowherb, spear thistle, creeping buttercup, ivy-leaved speedwell, perennial ryegrass, Yorkshire fog, creeping thistle and dandelion. This area of the site is shown as rough grassland within the past PEA ecology report (Helen Scarborough, 2021) and Google Maps Street View: comprising common couch, false oat-grass, cock's-foot, creeping thistle, spear thistle, Yorkshire fog, cow parsley, common nettle, fescue species, perennial ryegrass, cleavers, willowherb species, ground elder and ragwort.	 Plate 4: Ruderal vegetation present within Parcel 4 currently. Photograph looking south-east.	Moderate	0.0186

Table 3: Summary of Hedgerow Features

Hedge Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Length (km)
H1	h2b Non-native and ornamental hedgerow	Hedgerow H1 comprised of leylandii was located adjacent to the rear of the derelict pub building. This hedgerow was approximately 3m high.	 Plate 5: Hedgerow H1. Photograph looking north.	Poor	0.012

Table 4: Individual Tree Details

Tree Ref.	Species	Size (S/M/L)	Notes	Condition	Area (ha) (area calculated using the Metric tree helper)
T3	Sycamore	S	Young tree. Removed before site visit.	Moderate	0.0041
T4	Cherry spp.	S	Young tree. Removed before site visit.	Moderate	0.0041
T5	Sycamore	S	Young tree. Removed before site visit.	Moderate	0.0041
T439	Sycamore	L	Mature.	Good	0.0366
T440	Sycamore	M	Mature.	Good	0.0163
T443	Ash	M	Mature.	Good	0.0163

5.2.2 Evidence of Degradation

The Site had been degraded before the site visit. From Google Maps Street View and the past PEA report, Parcel 4 is shown as grassland in April 2021 and May 2023 (see the photo below). There were also some young trees present adjacent to the derelict pub building (T3, T4 & T5) which have recently been cut; these are also shown as present within Google Maps Street View.



5.2.3 Baseline Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
Modified grassland													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	On-site, No.33 Church Street, Pinchbeck	Survey date and Surveyor name	CK 10.04.2025										
		Survey reference (if relating to a wider survey)	1										
Limitations (if applicable)	N/A	Habitat parcel reference											
		3											
		Grid reference											
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.	N										3-5 species per m2	
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.	N											
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.	Y											
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.	Y											
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y											
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y											
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y											
Essential criterion achieved (Yes or No)		N											
Number of criteria passed		5											
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/√											
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)	Y											
Suggested enhancement interventions to improve condition score													

[illegible]

Number of criteria passed		4											
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√											
Acid grassland types (Result out of 5 criteria)													
Passes 5 criteria	Good (3)												
Passes 3 or 4 criteria	Moderate (2)												
Passes 2 or fewer criteria	Poor (1)												
Non-acid grassland types (Result out of 6 criteria)													
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)												
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Y											
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)												
Suggested enhancement interventions to improve condition score													
Notes													
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site. Footnote 4 – 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).													

5.2.4 Post-development Condition Assessment Sheets

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, No.33 Church Street, Pinchbeck, Post-development	Survey date and Surveyor name	CK 29.05.2026
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference		Habitat parcel reference	
Habitat Description			
Modified grassland Post-development			
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.	Y	
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.	N	
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.	Y	
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.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No)			Y
Number of criteria passed			6
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)	Y	

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)		
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).			

5.3 Objectives

The objectives are:

1. to complete a Biodiversity Net Gain assessment following the ten 'good practice principles for development' (Baker, 2016., Baker *et al.* 2019),
2. to complete a Biodiversity Net Gain assessment following the biodiversity metric rules, the nine biodiversity metric principles and further guidance within the Statutory Biodiversity Metric 'User Guide' (Defra, 2024h) and BS 8683:2021; and
3. to complete the Statutory Biodiversity Metric Calculation Tool for the Site.

5.4 Limitations

The accuracy of measurements within the BNG calculation are constrained by the methods of field data collection. For the purposes of this study, UK Habitat Classification areas have been measured using a combination of aerial imagery, QGIS mapping and/or illustrative habitat areas on survey plans.

The Condition Assessment was carried out by a suitably experienced ecologist(s) from Focus Environmental Consultants. The month of survey (April) is within the optimal survey period for most habitats and species in England (JNCC, 2010).

Many plant species become less evident in the winter as a consequence of their annual growth pattern or natural process of die-back to roots, corms, bulbs and tubers.

5.5 Methods

The biodiversity metric was completed following the guidelines of The Statutory Biodiversity Metric 'User Guide' (Defra, 2024h), associated Defra guidance documents (Defra, 2024a-g) and publications, including UK Habitat Classification Version 2.0 (UKHab Ltd, 2023).

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6. QUALIFICATIONS & EXPERIENCE

Focus Environmental Consultants® has the expertise to provide sure-fire environmental solutions to a wide range of projects. The company ethos forges the highest standards of professional scientific practice with a best value approach for our clients. Our core area of expertise is in the production of specialist environmental reports and advice to support planning applications. Our comprehensive services include Preliminary Ecological Appraisals (PEA), Biodiversity Net Gain (BNG) assessments and calculations, Ecological Impact Assessment (EclA), Habitat Regulations Assessment (HRA) and fulfilling protected species surveys, licensing and mitigation requirements. Focus Environmental Consultants is a CIEEM Registered Practice, with all ecological staff being members of this professional body. Our flexible approach, range of skills and broad project experience from major infrastructure contracts to small private developments allows us to adapt to your individual requirements. As well as offering a full suite of ecological services, Focus Environmental Consultants can provide expert arboricultural advice and reports and is building an enviable reputation for innovative habitat creation and management solutions. Focus Environmental Consultants is situated in Worcestershire, providing a convenient and central UK location.

Full Q&E details of surveyors, authors and checkers are available on request.