Date: May 2025

Contract Ref: 3321

BIODIVERSITY NET GAIN ASSESSMENT

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

for

VENTURE BUSINESS SPACE LIMITED

Focus Environmental Consultants

Unit 2

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Worcester

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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
Surveyor(s)	CK	Senior Ecologist
Author	CK	Senior Ecologist

Contract No.	Revision No.	Date of Issue
3321	01	22 May 2025

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Template Version: V3 (October 2024).

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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:

- 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 2024[1], and should therefore be subject to the general biodiversity gain condition.

- The Small Sites Metric (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:
    - 0.8332 habitat units
    - 0.0120 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.

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

[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.

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 Small Sites Metric (Statutory Biodiversity Metric) Calculation Tool.

2.2 Site Location & Description

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

The site is approximately 0.13ha 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 Retail Planting - Proposed Retail Development (drawing no. 310 PA 02, M D Landscape Architects dated 08.04.2025).

3. RESULTS

3.1 Headline Results

This section of the report must be read in conjunction with the Small Sites Metric (Statutory Biodiversity Metric) Calculation Tool completed for the project and provided alongside this document (Focus Environmental Consultants, 2025).

Table 1: summary of headline results

On-site Baseline	**Habitat Units**	0.8332
	Hedgerow Units	0.0120
	Watercourse Units	0.00

On-site Post Intervention	**Habitat Units**	0.1278
	Hedgerow Units	0.2310
	Watercourse Units	0.00

Net Biodiversity Value On-site	**Habitat Units**	-0.7053
	Hedgerow Units	0.2190
	Watercourse Units	0.00

Table 2: summary of unit deficit.

Unit Type	Baseline Units	Units Required (to meet +10% net gain target)	Unit Deficit
Habitat Units	0.8332	0.9165	0.7887
Hedgerow Units	0.0120	0.00	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 habitat units 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% net gain in biodiversity for the

proposals. 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:

- Planting of native tree species, including hedgerow planting.
- Planting of native shrub species.
- Inclusion of native and/or wildlife-friendly species.

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

OUTLINE PLANTING SPECIFICATION

GENERAL. All work to be undertaken in accordance with the National Plant Specification 3936 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 dessication. 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 hesian and watered thoroughly at the end of each day to prevent dessication 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. All topsoil to comply with BS 3882:2015. pH 6-8, free of stone greater than 50mm in any dimension, perennial weed roots, toxic materials, glass and contamination.
Supply and spread by loose tipping to the following depths after settlement;
Tree pits 1.2 x 1.2M x 750mm depth
Ornamental shrubs and hedge - 400mm depth.

Lightly firm without compacting. Grade to an even surface and marry in with adjacent soft landscape areas. Finished levels adjacent to hard surfaces to be level with kerb unless otherwise instructed. Cultivate to a fine tilth removing all stones over 25mm that come to the surface. Allow to settle and make good defficiencies, humps and hollows. Remove any weeds before planting.

TREE PITS. Supply materials for and install to suppliers and Engineers requirements. Supplier GreenBlue Urban or similar approved. A Root Barrier or deflector is to be provided where a row of trees is located within 3M of a highway, service duct or utilities to be adopted.
Product; Barrier; ReRoot 1000 (shallow services) or 2000 (deep applications).
Root Director for all trees within 3M of adopted highway where no root barrier is provided.
Product code; RD1050 or similar approved.
Irrigation System. Root Rain Precinct irrigation system with Arborvent 100 inlet and plastic perforated pipe 3M length wrapped round the roots. Base of pits loosened to a further 150mm depth and shaped to convex profile to facilitate free drainage and root penetration. Incorporate 10% of total soil volume of approved organic material using a mixture of at lease two of the following; composted bark mulch, charcoal and either chicken pellets or bone meal with topsoil backfill and water to field capacity after planting. EHS and HS trees to BS5236 planted as BS8545 with double short stake 75mm diameter to BS4072 and hesian means of fixing.
Feathered std trees planted with single short stake 50mm diameter. Multi-stem trees planted with a single angled short stake and hessian tie. EHS trees to have a protective hesian wrap on the trunk to protect from sun scorch and bark desiccation. Trees in grass areas planted in a 1.5M diameter circle of part composted bark mulch 50mm depth above permeable biofabric with a protective weldmesh tree guard secured to manufacturers recommendations ref. GBU Arbortec Tree Shield or similar.

BARK MULCH; 75mm depth over shrub beds. Main constituent conifer bark, maximum of 15% wood content and 5% fines, particle size 5-65mm, free of pest disease or weed contamination.
2L sample to be submitted for approval with tender.

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 uniform 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 laterals by 1/3. Subsequent years cut leaders when final height is reached.
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.

STRUCTURE TREES; Of local provenance where possible.
All EHS trees planted outside the recognised bare root season (Nov-e. March) to be container grown 100L Airpot. Trees within 3M of the parking area to have a 2M clear stem and be pit planted with a Root Barrier or deflector and irrigation system. Base of pits loosened to a further 150mm depth and shaped to convex profile to facilitate free drainage and root penetration. EHS trees to BS5236 planted as BS8545 with double tall stake 75mm diameter to BS4072, cross brace and a hesian wrap on the trunk to protect from sun scorch. Incorporate 10% of approved compost or manure with topsoil backfill and water to field capacity after planting.

Abre	*Species*	*Common name*	*Size*	*(Eventual size)*
Ac*	Acer campestre Elstrijk	(Field maple)	EHS 14-16cm 4-4.5M	M
Bp*	Betula pendula	(Silver birch)	EHS 14-16cm 4-5M*	M

M = medium tree, eventual growing height 10-15M * =2M clear stem

NATIVE 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 double staggered row 400mm between rows, 400mm between plants in row = 5/lin.M. Species in low numbers in groups of 3-5 with groups spread evenly apart. 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.

Acer campestre	(Field maple)	Br. 1+1 transplant 0.6-0.8M
Cornus sanguinea	(Dogwood)	Br. 1+1 transplant 0.6-0.8M
Corylus avallana	(Hazel)	Br. 1+1 transplant 0.6-0.8M
Crataegus monogyna	(Hawthorn)	Br. 1+1 transplant 0.6-0.8M
Ilex aquifolium	(Holly)	3L 0.6-0.8M
Lonicera periclymenum	(Honeysuckle)	3L 0.6-0.8M
Malus sylvatica	(Crab apple)	Br. 1+1 transplant 0.9-1.2M
Rosa canina	(Dog rose)	Br. 1+1 transplant 0.6-0.8M
Salix cinerea	(Grey willow)	Br. 1+1 transplant 1-1.2M
Viburnum opulus	(Guelder rose)	1+1 transplant 0.6-0.8M

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

			No/sq.M
Cornus sanguinea Midwinter Fire	(Orange dogwood)	5L 600-900mm	2
Mahonia Winter Sun	(Grape of Oregon)	5L 450-600mm	3

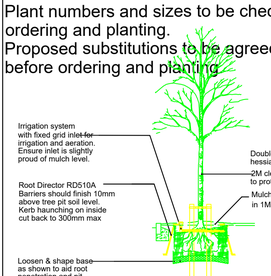
GROUND COVER 3 strong breaks from the base. Planted in single species groups

Euonymus Emerald & Gold	(Winter creeper, variegated)	5L 300-450mm	5
Geranium macrorrhizum Bevans	(perennial geranium)	3L	AS
Hedera Glacier	(Variegated ivy)	3L 300-450mm	5
Hedera helix	(Ivy)	2L 300-450mm	5
Helleborus foetidus	(Stinking hellebore)	3L	5
Vinca Ralph Shugert	(Variegated periwinkle)	2L	9

CLIMBERS Planted 450mm from wall with support cane. Include for provision of support frame of 3 lines of galvanised wire 2M length from750mm ht @ 450mm intervals secured to vine eyes where the plant is not self supporting.

Lonicera periclymenum Serotina	(Honeysuckle)	5L 750-900mm	AS
Jasminium nudiflorum	(Winter jasmine)	3L 750-900mm	AS

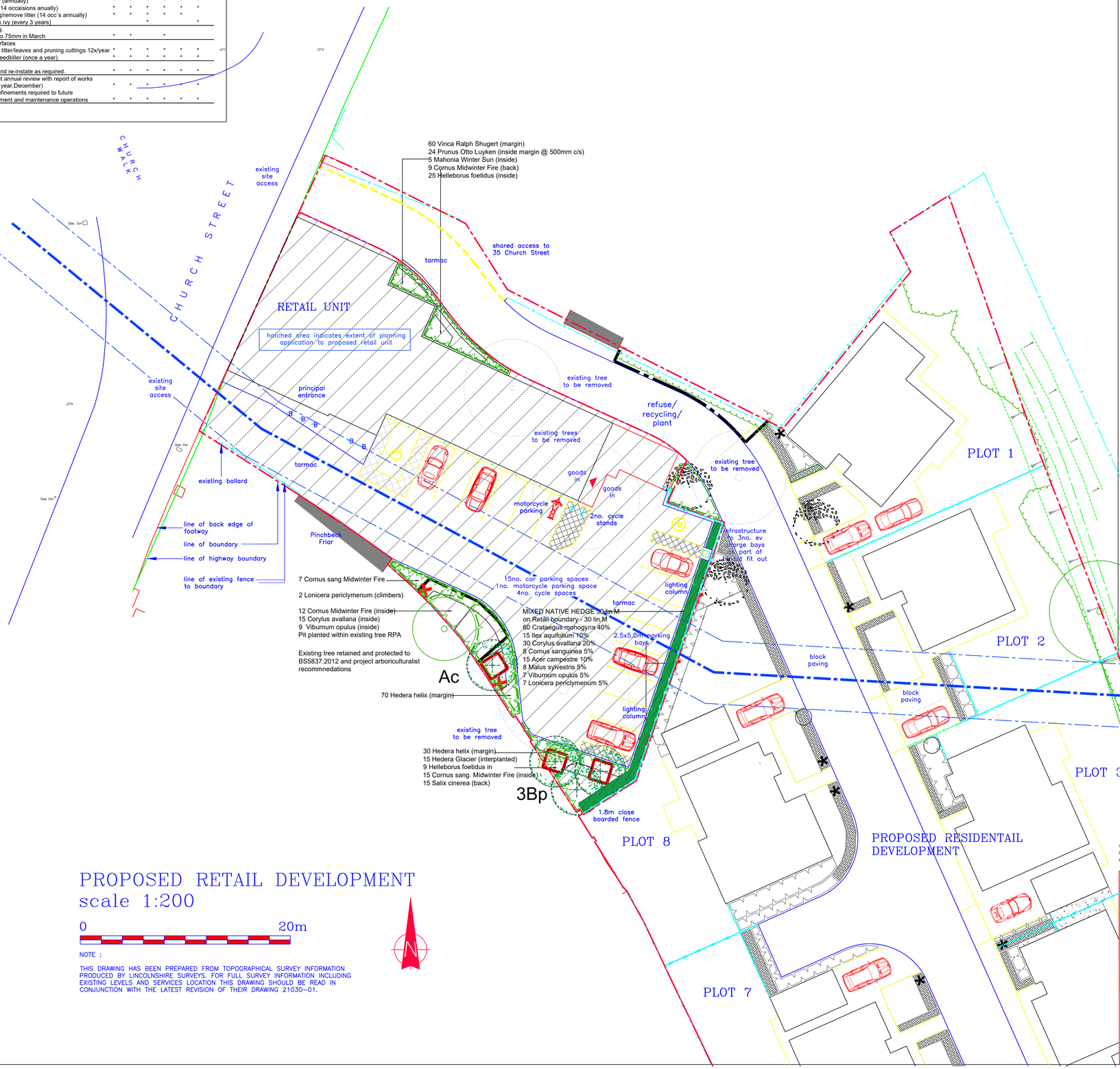
Plant numbers and sizes to be checked prior to ordering and planting.
Proposed substitutions to be agreed in writing before ordering and planting.



PLANTING DETAIL for EHS TREE
STATION WITHIN 3M OF ADOPTED HIGHWAY, SERVICES OR HARD SURFACE INCORPORATING ROOT DIRECTOR OR BARRIER AND IRRIGATION SYSTEM.

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
Trees						
Replacement of Defects (5 years)		*	*	*	*	*
Pruning (Annually)	*	*	*	*	*	*
Re-staking and tying (Twice yearly check)	*	*	*	*	*	*
Watering (during dry spell of 14 days)	*	*				
Safety inspection of existing followed by recommended tree works (Annually and after severe storms)	*	*	*	*	*	*
Remove stakes and ties once established					(*)	*
Shrub and herbaceous beds						
Replacement of defects		*	*	*	*	
Pruning (annually) to remove obstructions to circulation/damaged/overgrown material/facilitate flowering and longevity		*	*	*	*	*
Fertilizer (annually)		*	*	*	*	*
Hoeing (14 occaisions anually)		*	*	*	*	*
Weeding/remove litter (14 occ`s annually)		*	*	*	*	*
Cut back ivy (every 3 years)				*		*
Mulching.						
Top up to 75mm in March		*	*		*	
Hard Surfaces						
Remove litter/leaves and pruning cuttings 12x/year		*	*	*	*	*
Spray/weedkiller (once a year)		*	*	*	*	*
Fencing						
Repair and re-instate as required.		*	*	*	*	*
Carry out annual review with report of works (Once a year,December)		*	*	*	*	*
Agree refinements required to future management and maintenance operations		*	*	*	*	*



PROPOSED RETAIL DEVELOPMENT
scale 1:200

0 20m

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

- APPLICATION BOUNDARY
- EXISTING TREES AND HEDGEROW TO BE RETAINED. REFER TO ARBORICULTURAL REPORT AND RECOMMENDATIONS FOR DETAILS
- EXISTING TRES TO BE REMOVED REFER TO ARBORICULTURAL REPORT FOR DETAILS
- PROPOSED TREE EXTRA HEAVY STANDARD
- PROPOSED TREE ON ADJACENT RESIDENTIAL DEVELOPMENT
- PROPOSED MIXED NATIVE SCREEN HEDGE
- PROPOSED ON PLOT SHRUB BED WITH IMPACT PLANTS
- PROPOSED PLANTING ON ADJACENT SITE
- CLIMBING PLANT ON TRELLIS FRAME REFER TO PLANT SCHEDULE FOR SPECIES DETAILS. MAINTAIN AS HEDGEROW MIXTURE.
- FRONT GARDENS - HIGH QUALITY LAWN TURF REF ROWLAWN `MEDALLION` OR SIMILAR CLOSE MOWN.
- REAR GARDENS - ROTOVATE AND SEED USING AMENITY GRASS /WILDFLOWER SEED. CLOSE MOWN REF. EMORSGATE EL1 FLOWERING LAWN OVERSEEDED WITH EG22 STRONG LAWN GRASS MIX
- EXISTING DITCH VEGETATION RETAINED AND PROTECTED. LEFT UNCUT DURING CONSTRUCTION TO SERVE AS A WILDLIFE REFUGE. CUT AT COMPLETION AND REMOVE CUTTINGS
- GRAVEL. LOCAL STONE 20MM ON PERMEABLE GEOTEXTILE MEMBRANE
- TEMPORARY PROTECTIVE HERAS FENCE TO BS5837:2012 ERECTED PRIOR TO COMMENCEMENT OF EXCAVATIONS AND CONSTRUXCTION. 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

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 engineers drawings.

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

PLANTING DETAIL
PLANNING
SCALE 1:200 @ A1

M D LANDSCAPE ARCHITECTS
3 HANOVER TERRACE, BATH BA1 6LJ
E-MAIL mdd@mdd-land.co.uk
TEL.(01225) 445107
MOB 07745 693208

Date: 8/4/25 | Drawn: MDD | Checked:

Drawing Number **310 PA 02**

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	0.1118

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., *Ribes* 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 rye-grass, 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	0.0079

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 rye-grass, cleavers, willowherb species, ground elder and ragwort.	 **Plate 4:** Ruderal vegetation present within Parcel 4 currently. Photograph looking south-east.	Moderate	0.0066

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 has 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.

5.3 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, 2024j) and BS 8683:2021; and
3. to complete the Small Sites Metric (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 Small Sites (Statutory Biodiversity Metric) 'User Guide' (Defra, 2024h), The Statutory Biodiversity Metric 'User Guide' (Defra, 2024j), 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 (EcIA), 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.