



Biodiversity Net Gain Assessment (BNGA)

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Land off Shakespeare Way

Holland Park

Spalding

Lincolnshire

PE11 1GU

-

May 2026

Site Details	Land off Shakespeare Way, Holland Park, Spalding, Lincolnshire, PE11 1GU
Client	Country Court
Date of Issue	20/05/2026
Report Reference	26640 – Biodiversity Net Gain Assessment (BNGA) v3

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Validity / 'Shelf-life'

Any alterations to the site boundary and / or proposals are likely to invalidate the outcome of the assessment contained within this report.

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1 Introduction

1.1 Background

1.1.1 Allied Ecology has been appointed to undertake a Biodiversity Net Gain Assessment (BNGA) in respect of the proposals at Land off Shakespeare Way, Holland Park, Spalding, Lincolnshire (grid reference TF 23358 21391), hereafter referred to as the 'site'.

1.1.2 The site is located at the south-western extent of the town of Spalding, and is largely comprised of short-sward, species-poor modified grassland, with a small area of hardstanding. The site is bound by Shakespeare Way to the north, Orwell Drive to the east, and residential curtilages to the south and west. Existing residential curtilages are present in the immediate vicinity, with ongoing residential development to the south-west of the site. Further afield lies the wider town of Spalding to the north-east, with the River Welland to the south-east, and agricultural land to the south and west.

1.2 Summary of Proposals

1.2.1 It is understood that the proposals are for the construction of a new care home, with associated access infrastructure and landscaping.

1.3 Basis of Reporting

1.3.1 The following Biodiversity Net Gain Assessment is intended to establish whether the proposals are able to deliver a biodiversity net gain, and what that percentage net gain could be, utilising the 'Statutory Biodiversity Metric Calculation Tool' (SBMCT). This is the nationally recognised tool for demonstrating quantifiable net gains for biodiversity.

1.3.2 This report accompanies the SBMCT, providing a summary of the results of the SBMCT and clarifies the choice of habitat definitions, distinctiveness, habitat conditions and temporal factors (where appropriate), and should be read in conjunction with the Ecological Appraisal (ref: 26640 – Ecological Appraisal), prepared to inform the proposals.

1.3.3 This report wholly relates to the outcome of the Biodiversity Net Gain Assessment, and does not imply or infer the presence or absence status of protected / notable faunal or botanical species, or the ecological importance of habitats present within the site or that may be impacted by the proposals.

1.4 Lead Surveyor and Author's Experience

1.4.1 The lead surveyor and author is Sophie Smith. Sophie is a Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM), with over seven years of relevant experience within an ecological consultancy setting. Sophie has been undertaking and advising on Biodiversity Net Gain Assessments since 2018, within initial BNG 'pilot study' areas and is suitably authoritative to assess these proposals. As such, the findings and assessments detailed within the Biodiversity Net Gain Assessment can be relied upon to inform the planning application.

2 Methods

2.1 Desktop Study – Irreplaceable Habitats

- 2.1.1 To determine whether any identified irreplaceable habitats¹ may be present within the site or located in proximity and potentially impacted by the proposals, an initial desk-based exercise was undertaken on 10th March 2026. This comprised utilising the online Multi-Agency Geographic Information for the Countryside (MAGIC) database, in addition to the Ancient Tree Inventory, to search for irreplaceable habitats within the site itself and up to 50m from the site boundary.

2.2 Desktop Study – Habitat Degradation

- 2.2.1 To determine whether any clear and obvious habitat removals, alterations, or changes in management of on-site habitats occurred prior to the baseline surveys detailed below, an initial desk-based review of current and historic aerial photography and Streetview imagery (where available) was conducted on 10th March 2026.
- 2.2.2 Where evidence suggests that unintentional or intentional habitat degradation has occurred, a precautionary approach has been adopted to assess the likely status and condition of the probable 'pre-clearance' habitat.

2.3 Baseline Habitat Survey

- 2.3.1 A detailed baseline habitat survey was undertaken on 12th February 2026, based on the UK Habitat Classification methodology (UK Hab)², which forms the basis of the Statutory Biodiversity Metric Calculation Tool (SMBCT). During the survey, the habitat types present within the planning application site boundary were identified, characterised, and accurately mapped.
- 2.3.2 Species identification utilises the current Botanical Society for the British Isles (BSBI) UK Vascular Plant List 'English Names' naming conventions.
- 2.3.3 The methodology ensures a standardised approach to field data collection, the results of which inform the completion of the relevant baseline habitat survey fields in the SMBCT.
- 2.3.4 Where the potential for on-site habitats to meet with the definitions of relevant irreplaceable habitats is identified, this is detailed within the assessment below.

2.4 Condition Assessment Survey

- 2.4.1 A detailed Condition Assessment Survey was undertaken on 12th February 2026, using version 1.0.2 of the condition assessment criteria set out in the Statutory Biodiversity Metric technical annex. The findings from this survey were subsequently used to populate the 'condition' fields within the SMBCT.
- 2.4.2 A range of guidance documents have been utilised to inform the condition assessment of existing habitats within the site as well as the condition of habitats following completion of development, with 'The Statutory Biodiversity Metric – User Guide' (July 2025), 'The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology' (July

¹ As identified within The Biodiversity Net Gain Requirements (Irreplaceable Habitat) Regulations 2024

² UK Hab Ltd (2023). *UK Habitat Classification Version 2.0* (available at: <https://www.ukhab.org>)

2025) and UK Hab 'The UK Habitat Classification – Version 2.0' (2023) being the primary guidance documents.

- 2.4.3 This approach enables an objective assessment of the baseline condition of each habitat present and represents a robust, replicable method for establishing the ecological baseline for Biodiversity Net Gain purposes.

2.5 Survey Constraints

- 2.5.1 Not all botanical species present within, or characteristic of, each habitat type are necessarily detectable during surveys conducted at a single point in the year, as different species may be more apparent in different seasons.
- 2.5.2 The habitat survey was undertaken outside the recognised optimal season, albeit given the nature of the habitats present, it is considered that a proportionate level of assessment was able to be undertaken and the findings can be relied upon to inform an appraisal of habitat character, condition, and the likely impacts of the proposals.
- 2.5.3 No overriding constraints or limitations were encountered during the survey work undertaken, such that the subsequent assessments are considered to be robust and proportionate.

2.6 Biodiversity Metric Calculation

- 2.6.1 To establish whether the proposals are able to deliver a biodiversity net gain, version 1.0.4 of the Statutory Biodiversity Metric (release date 3rd July 2025) has been utilised.
- 2.6.2 As habitat areas, hedgerows, and watercourses are considered separately within the SBMCT, habitats that fall within each of these (where present) have been measured using QGIS version 3.40.15, in order to accurately establish their extents (see Plan 26640-BNGA1), before being subsequently coded into the SBMCT along with their condition assessments and other spatial or locally strategic information.
- 2.6.3 This information generates the baseline number of habitat area, hedgerow, and watercourse 'Biodiversity Units' present within a site. The extents of proposals / post-intervention habitats have been measured using QGIS utilising the relevant proposals plans provided by the project team (see Plan 26640-BNGA2) and input to the SBMCT, alongside the realistically achievable conditions that are targeted for each habitat type. Additional spatial and locally strategic information is also inputted, enabling the calculation of the predicted Biodiversity Units.
- 2.6.4 To understand the 'net' biodiversity gains or losses of a project, the calculated post-intervention Biodiversity Units are subtracted from the baseline values, allowing for the calculation of the percentage change in biodiversity across habitat areas, hedgerows, and watercourses respectively.
- 2.6.5 In determining the biodiversity net gains potentially able to be delivered by the proposals, the mitigation hierarchy has been consistently applied throughout. This approach prioritises avoiding potential ecological harm, wherever practicable. Where avoidance is not feasible, harm must be minimised and, only as a last resort, compensated for once all other reasonable design interventions have been exhausted.

3 Results

3.1 Baseline – Irreplaceable Habitats

- 3.1.1 None of the habitats present within the site are classified or characterised as representing an ‘irreplaceable habitat’. Therefore, this assessment criterion is not considered further.

3.2 Baseline – Habitat Degradation

- 3.2.1 No obvious unintentional or intentional habitat degradation, or degrading activities beyond typical ongoing site management, appears to have occurred prior to the baseline survey being undertaken.

3.3 Baseline – On-site Habitat Areas

- 3.3.1 The status of existing baseline habitat areas present within the site, along with a summary of their condition as assessed at the time of survey, is detailed in the table below.

Table 3.1. Baseline habitat area details.

Ref	Habitat	Condition	Condition Assessment*	Description
1	Grassland: Modified grassland	Poor	Criteria Passed: C, D, E, F, G Criteria Failed: <u>A</u> , B	Comprising species-poor modified grassland, representing amenity / open-space area, subject to regular management to a short sward height. Dominated by Perennial Rye-grass, with relatively low numbers of common and widespread grasses / herbs less frequently distributed throughout.
2	Urban: Developed land; sealed surface	N/A - Other	SBMCT assigns the condition data for this habitat.	Existing hard standing area.

* Essential criteria are underlined

- 3.3.2 Based on the extent, character, and assessed condition of the habitats within the site, the habitat area baseline is assessed to represent **1.08** Biodiversity Units.

3.4 Proposed / Post-intervention – On-site Habitat Creation and Enhancement

- 3.4.1 Details of the proposed post-intervention habitat creation and enhancement, along with a summary of their targeted conditions, is provided in the tables below.

Table 3.2. Proposed post-intervention habitat creation details.

Ref	Habitat	Condition	Condition Assessment*	Description
1	Urban: Developed land; sealed surface	N/A - Other	SBMCT assigns the condition	Comprising the new care home building.

			data for this habitat.	
2	Urban: Developed land; sealed surface	N/A - Other	SBMCT assigns the condition data for this habitat.	Comprising new hardstanding, parking areas / paths and access infrastructure.
3	Urban: Introduced shrub	Condition Assessment N/A	SBMCT assigns the condition data for this habitat.	Ornamental shrub planting within open space areas.
4	Urban: Artificial unvegetated, unsealed surface	N/A - Other	SBMCT assigns the condition data for this habitat.	Comprising gravel areas.
5	Heathland and shrub: Mixed scrub	Poor	Criteria Targeted: A, C	Small areas of proposed mixed native scrub located at the peripheries of the site, within areas of open space.
6	Individual trees: Urban tree	Moderate	Criteria Targeted: A, B, D, F	Comprising 45 new small trees proposed within public open space.

* Essential criteria are underlined

Table 3.3. Proposed post-intervention habitat enhancement details.

Ref	Current Habitat and Condition	Enhanced Habitat and Condition	Condition Assessment*	Description
1	Grassland: Modified grassland – poor	Grassland: Modified grassland – moderate	Additional Criteria Targeted: <u>A</u>	Enhanced through preparation and over-seeding, positive ecological management to increase the species diversity / richness and improve the structure of the sward. Condition reduced on a precautionary basis.

* Essential criteria are underlined

3.4.2 On the basis of the proposed habitat creation and enhancement works, in addition to the retention of existing habitats, the post-intervention habitat areas are assessed to provide **1.21** Biodiversity Units.

3.5 Baseline – On-site Hedgerows

3.5.1 No hedgerows are located within the site or would be impacted by the proposals. As such, this module is not assessed further.

3.6 Baseline – On-site Watercourses

3.6.1 No qualifying watercourses are located within or adjacent to the site. As such, this module is not assessed further.

3.7 Trading Rules

3.7.1 ‘Trading Rules’, for all SBMCT modules, are satisfied under the proposals.

3.8 Evaluation

- 3.8.1 A summary of the calculated net biodiversity gain or loss resulting from the proposals is provided in the table below.

Table 3.4. Summary of Biodiversity Net Gain or Losses.

	Biodiversity Unit Change	Percentage Change	Unit Shortfall to Achieve 10%
Habitat Areas	0.13	12.25%	N/A
Hedgerows	N/A		
Watercourses	N/A		

- 3.8.2 The proposals present an opportunity to deliver additional ecological enhancements, including the provision of bat roost boxes, bird nesting boxes, and features designed to facilitate hedgehog connectivity. While these measures are not captured within the SBMCT, they are nonetheless expected to contribute positively to local biodiversity. As such, these enhancements should be taken into account when evaluating the broader ecological benefits of the proposals and the meaningful contributions they offer to faunal biodiversity.

4 Conclusions

- 4.1. Allied Ecology has undertaken a Biodiversity Net Gain Assessment (BNGA) of the proposals utilising the Statutory Biodiversity Metric Calculation Tool and associated Technical Supplements.
- 4.2. This assessment has established that the proposals are able to demonstrate a 10% Biodiversity Net Gain, that satisfies relevant Trading Rule requirements for all required modules (habitat areas and hedgerows) of the SBMCT.
- 4.3. Digital copies of the Statutory Biodiversity Metric Calculation Tool (SMBCT) and completed Condition Assessment Sheets can be provided upon request.



- Key:
-  Site Boundary
 -  Grassland: Modified grassland
 -  Urban: Developed land; sealed surface



Land off Shakespeare Way, Holland Park,
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Baseline Habitats
26640-BNGA1
May 2026



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- Key:
- Site Boundary
- Enhanced Habitats:
- Grassland: Modified grassland (moderate condition)
- Newly Created Habitats:
- Urban: Developed land; sealed surface
 - Urban: Developed land; sealed surface
 - Urban: Introduced shrub
 - Urban: Artificial unvegetated, unsealed surface
 - Heathland and shrubMixed scrub
 - Individual trees: Urban tree (x45 small trees)



Land off Shakespeare Way, Holland Park,
Spalding, Lincolnshire, PE11 1GU

Proposed Habitats

26640-BNGA2

May 2026



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Land off Shakespeare Way, Holland Park, Spalding, L
Headline Results
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On-site baseline	Area habitat units	1.08	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.21	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.13	12.25%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.13	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.13	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	12.25%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.08	1.18	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓



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