

BIODIVERSITY NET GAIN ASSESSMENT

FORMER BULL & MONKIE PUBLIC HOUSE,
SPALDING, LINCOLNSHIRE, PE11 2RA

for

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CONTROL SHEET

Crispen Holdings Ltd
Former Bull & Monkie Public House, Spalding, Lincolnshire, PE11 2RA
Biodiversity Net Gain Assessment

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1. OVERVIEW

1.1 Background

1. Focus Environmental Consultants was commissioned by Crispen Holdings Ltd to undertake a Biodiversity Net Gain (BNG) Assessment of the Former Bull & Monkie Public House.
2. The objective of this BNG Assessment is to provide a quantitative measure of the predicted change in biodiversity value of the site, prior to and following development. Biodiversity units are calculated based on their area, distinctiveness, and condition, in accordance with the current State-approved biodiversity metric (currently DEFRA Biodiversity Metric 4.0). The purpose of the exercise is to demonstrate the capability to generate a net gain in biodiversity.

1.2 Site Location and Description

1. The site is located in Spalding, Lincolnshire, and is centred on Ordnance Survey grid reference TF 24908 22491.
2. The site is 0.25ha in size and comprises a former public house (B1) and store building (B2) with abandoned hardstanding colonised by ruderal / ephemeral plant species, bramble scrub, and young self-set trees.

1.3 Development Proposals

1. The development proposals are for demolition of B1 and redevelopment of the site to include a new care home with associated hard and soft landscaping. The development layout can be seen in the Proposed Site Plan (drawing no. 1100, version PL1, dated May 2022).

2. RESULTS

2.1 Headline Results

This section of the report must be read in conjunction with the DEFRA Biodiversity Metric 4.0 calculator completed for the project and provided alongside this document (Focus Environmental Consultants, 2023a). The post-development habitat and linear units were calculated based on the following development plan: Proposed Site Plan (drawing no. 1100, version PL1, dated May 2022) by RDT Architects.

Table 1: summary of headline results

On-site Baseline	Habitat Units	0.26
	Hedgerow Units	0.00
	Watercourse Units	0.00
On-site post-intervention (including habitat retention, creation, enhancement and succession)	Habitat Units	0.38
	Hedgerow Units	0.01
	Watercourse Units	0.00
Off-site baseline	Habitat Units	0.00
	Hedgerow Units	0.00
	Watercourse Units	0.00
Off-site post-intervention (including habitat retention, creation, enhancement, and succession)	Habitat Units	0.00
	Hedgerow Units	0.00
	Watercourse Units	0.00

Total net unit change (including all on-site and off-site habitat retention/creation)	Habitat Units	0.13
	Hedgerow Units	0.01
	Watercourse Units	0.00
Total net % change (including all on-site and off-site habitat creation + retained habitats)	Habitat Units	50.36%
	Hedgerow Units	100%
	Watercourse Units	0.00%

2.2 Conclusion

The results demonstrate that the proposed development will result in an overall net gain in biodiversity. The development will achieve a 50.36% net gain in habitat units, and a 100% net gain in hedgerow units. The Biodiversity Net Gain assessment has been completed by a competent ecological consultant and in accordance with relevant technical guidance and support (*i.e.* Natural England 2023a; Natural England 2023c; Natural England 2023d).

The Trading Rules of the metric have not been satisfied for this site, and detailed analysis of this within the 'Trading Summary' of the Metric indicate that this is due to the loss of the following habitats;

- medium distinctiveness: bramble

Based on the context of the site (urban) and small-scale of the proposals, it is the opinion of the author of this report that the bramble scrub to be lost would be inappropriate to recreate on site. The site is bound by roads and public pathways, and it is considered that this particular habitat risks becoming a dumping ground for litter by passing pedestrians. Proposals include the creation of native mixed scrub habitat (including species such as hawthorn and blackthorn) which will provide new habitat of a similar dynamic for wildlife to the bramble scrub lost. Once established, this habitat will provide dense nesting habitat for birds, a foraging resource for birds, bats and mammals, and improved commuting habitat for bats. In addition, the sprawling nature of bramble scrub is such that it poses a risk of degradation to the proposed native wildflower grassland to be created on site, a habitat that without degradation will provide high value opportunities for wildlife. It is also noted that the landscaping proposals for the site achieve an overall net gain in biodiversity units of 'medium distinctiveness' habitats. As such, although Trading Rules have not been satisfied for this site, it is considered that the habitats to be created provide a sufficient enhancement to the site's biodiversity over the existing baseline, provide a variety of habitats (trees, hedgerows, grassland, shrubs), and are suitable to the site's condition and context.

3. ANNEXES

3.1 Plans

3.2 Survey Data

3.3 Objectives

3.4 Limitations

3.5 Methods

3.6 References & Bibliography

3.1 Plans

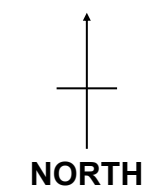
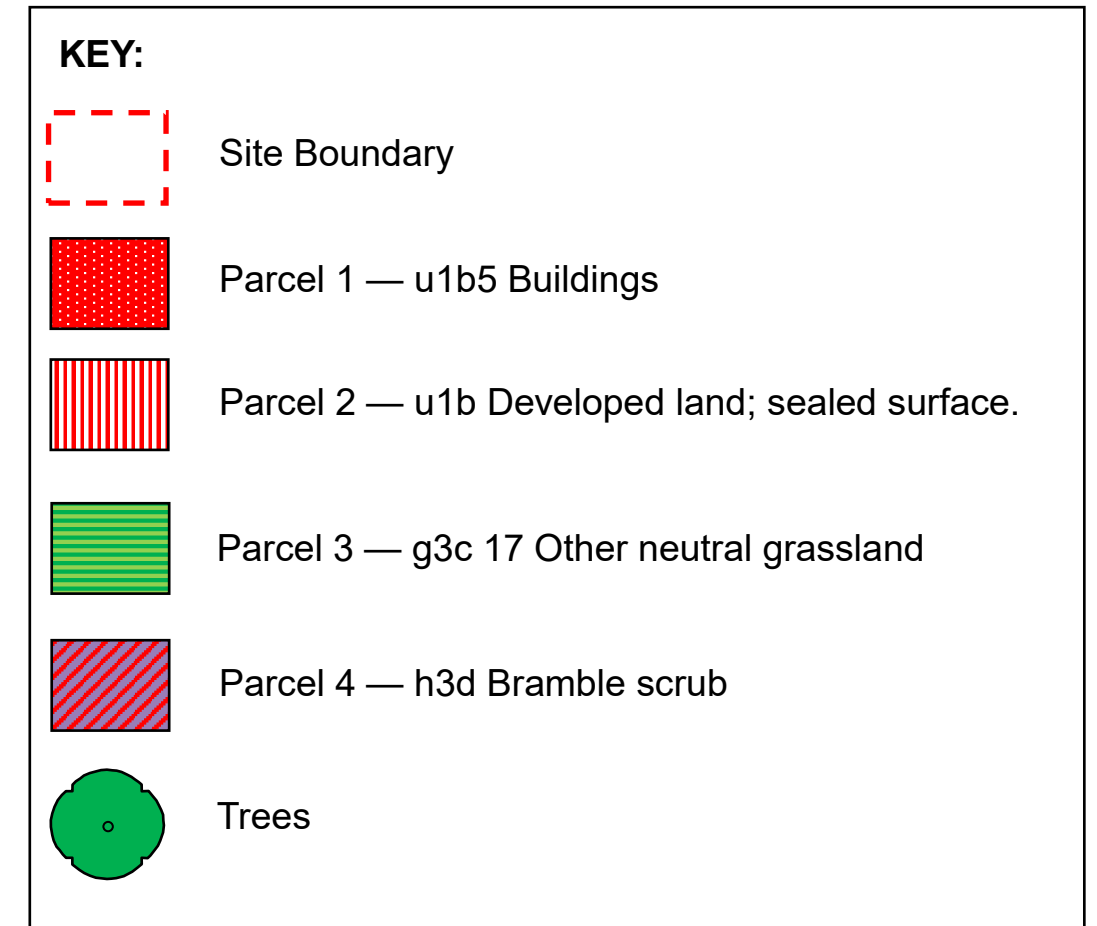
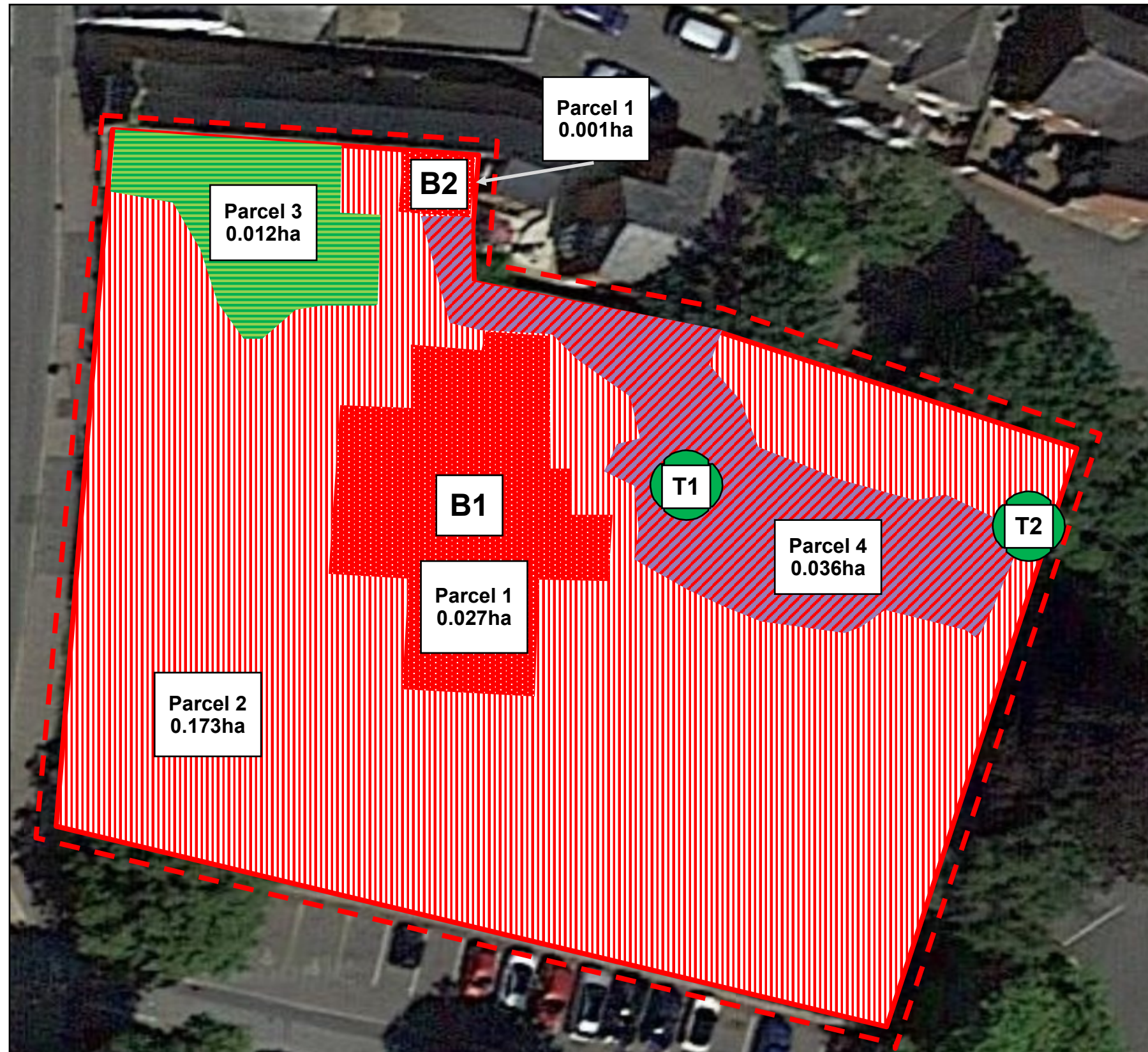
Plans:

3.1.1 UK Habitat Classification Survey Plan

3.1.2 Post-development Plan

3.1.3 Landscape Layout

3.1.1 UK Habitat Classification Survey Plan



Client: Crispen Holdings Ltd.
Site: Former Bull and Monkie Public House,
 Spalding, Lincolnshire, PE11 2RA.
Title: UK Habitat Classification Plan
Contract: 2720
Date: June 2023

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3.1.2 Post-development Plan



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Client: Crispen Holdings Ltd.
Site: Former Bull and Monkie Public House, Spalding, Lincolnshire, PE11 2RA.
Title: Post-development Plan
Contract: 2720
Date: June 2023

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3.2 Survey Data

3.2.1 Summary of Habitat Classification Data

All surveys have been completed by an appropriately qualified and experienced ecologist from Focus Environmental Consultants. Third-party data has been obtained from Lincolnshire Environmental Records Centre, and the government's multi-agency website 'magic' (www.magic.gov.uk) was also consulted. Copies of raw data are available on request. Please contact the Project Contact at Focus Environmental Consultants for more details. Tables 2 – 3 provide details of the habitat and tree features. Copies of Condition Assessment forms are provided in 3.2.2, below. 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	u1b5 buildings	Species list: N/A. <u>Notes:</u> - B1: a two-storey brick-built former public house, with a multi-pitched gable roof and single-storey extensions. - B2: a small, single-storey brick outbuilding with a flat roof.	 Plate 1: view of B1. Photograph looking north-east.	N/A	B1: 0.027 B2: 0.001

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
			 Plate 2: view of B2. Photograph looking north-east.		
2	u1b developed land; sealed surface	Species list: biting stonecrop, white stonecrop, common whitlow-grass, rue-leaved saxifrage, small toadflax, yellow corydalis, sheep's fescue, fleabane <i>sp.</i> (<i>Conzya sp.</i>), bristly oxtongue, false oat-grass, annual meadow-grass, butterfly bush, common nettle, ribwort plantain, common cleavers, creeping buttercup, green alkanet, rosebay willowherb, willowherb <i>sp.</i> , dove's-foot crane's-bill, shining crane's-bill, white clover, dog rose, dandelion <i>sp.</i> , common field-speedwell, herb-Robert, honesty, feverfew, nipplewort, hart's-tongue fern, forget-me-not <i>sp.</i> , common cat's-ear, sycamore saplings, bramble, and a variety of acrocarpous mosses.	 Plate 3: typical view of u1b, comprising tarmac colonised by ruderal / ephemeral plant species and acrocarpus mosses.	N/A	0.173

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
3	g3c other neutral grassland	Species list: false oat-grass (D), fleabane sp. (D), common field-speedwell, lesser celandine, bristly oxtongue, common nettle, common ragwort, and annual mercury. <u>Notes:</u> • Tussocky sward. • Colonising ruderal species.	 Plate 4: unmanaged grassland, with ruderal plant species colonising.	Poor	0.012
4	h3d bramble scrub	Species list: bramble (D), rosebay willowherb (O).	 Plate 5: example of bramble scrub on site. Photograph looking west.	N/A	0.036

Table 3: Individual Tree Details

Tree Ref.	Species	Size (S/M/L)	Notes	Condition	Area (ha) <i>(area calculated using the Metric tree helper)</i>
T1	Sycamore	S	Immature	Moderate	0.0041
T2	Sycamore	S	Immature	Moderate	0.0041

3.2.2 Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Note Tall herb habitat that does not meet the Annex 1 definition should be recorded as 'Other neutral grassland'] [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
Site name and location		On-site or off-site	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.		
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 insects, birds and small mammals to live and breed.		
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .		
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.		
E	Combined cover of species indicative of sub-optimal condition² and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴) are present, this criterion is automatically failed.		
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.		
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)			

Number of criteria passed			
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)		
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 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 2 - Species indicative of sub-optimal 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 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, by applying professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
Please see separate Line of trees condition sheet for a line of Rural trees.			
Habitat Description			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
Site name and location		On-site or off-site	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		

C	The tree is mature (or more than 50% within the block are mature).		
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score			

3.3 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) and BS 8683:2021; and
2. to complete the DEFRA Biodiversity Metric 4.0 calculator for the site.

3.4 Limitations

The accuracy of measurements within the BNG calculation are constrained by the methods of field data collection, and the level of detail within development proposal plans. 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.

Where detailed planting information is not available, appropriate prudence has been applied with respect to the likely habitat type and condition that could be achieved within the post-development scheme.

The Condition Assessment was carried out by a suitably experienced ecologist from Focus Environmental Consultants. The month of survey (January) is outside the optimal survey period for most habitats and species in England (JNCC, 2010). Many fauna species become inactive and their field signs less apparent in the winter months. Similarly, some plant species also become less evident in the winter because of their annual growth pattern or natural process of die-back to roots, corms, bulbs, and tubers.

Given the type of habitats present at this site, and their relatively simple botanical complexity, confidence in their condition assessment can be had, and thus the sub-optimal survey month is not considered to be a significant limitation to the survey.

3.5 Methods

The biodiversity metric was completed following the guidelines of The Biodiversity Metric 4.0 'User Guide' and associated publications including Technical Annex 1 – Condition Assessment Sheets and Methodology, Technical Annex 2 – Technical

Information (Natural England, 2023a-f) and Advance Publication of Selected Definition (Butcher, *et al.*, 2023).

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4. 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), 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.

Josh Toogood BSc (Hons)

Josh is an Ecological Consultant who joined Focus Environmental Consultants in 2021. He holds a BSc (Hons) in Ecology and Environmental Science (1st Class) from the University of Worcester. Josh is a skilled ornithologist with expertise in conducting breeding and over-wintering bird surveys and assessments for barn owls. Additional ecological experience includes undertaking Preliminary Ecological Appraisals and surveying for notable and European Protected Species including bats and great crested newts. He holds a Natural England survey licence (Class 1) for bats and great crested newts. Josh is also a competent surveyor of reptiles and badgers. Josh is a Qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

This report has been checked for quality and content by:

Natalie Walsh BSc (Hons) MCIEEM

Natalie is an Associate Ecologist and has over seven years' professional experience in the field of ecology. She holds a BSc (Hons) degree in Wildlife Conservation from the University of Plymouth. Natalie is experienced in undertaking Preliminary Ecological Appraisals, Ecological Impact Assessments (EcIA), Biodiversity Impact Assessments (BIA) and Habitat Regulations Assessments (HRA) as well as surveying for European Protected Species including great crested newts, bats and hazel dormice. Natalie is also a competent surveyor of badgers, reptiles, barn owls, water voles and otters. Natalie holds Natural England and Natural Resources Wales survey licences for great crested newts and bats (Class 2) and is a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM).