Biodiversity Net Gain Report	
For:	Willmott Dixon Construction Ltd
Site:	Castle Sports Centre, Albion Street, Spalding, PE11 2AJ
Report Date:	11th August 2025
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Surveying Ecologist:

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Client:	Willmott Dixon Construction Ltd
Site Name:	Castle Sports Centre, Albion Street, Spalding, PE11 2AJ
Report:	Biodiversity Net Gain Assessment
Survey Date:	4th April 2024 and 26th June 2025
Surveyed by:	Sam Toon BSc (hons)

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
1	-	Draft for review	28th February 2025	Sam Toon BSc (hons) - Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM - Estrada Ecology Ltd
2	n/a	FINAL V5	28th February 2025	Sam Toon BSc (hons) - Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM - Estrada Ecology Ltd
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1 Executive Summary

1.1 For the current proposed development scheme for the site, a net gain of 1.33% for area habitat units and a net loss of 14.51% linear hedgerow habitat units is calculated.

1.2 It is noted that the mandatory 10% net gain has not been reached, suggesting that offsetting will be required. Recommendations are outlined within the conclusion of this report.

2 Introduction

2.1 Biodiversity metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for proposed development plan for the site. The calculations were required for submission as part of a planning application, in accordance with local and national planning policies.

2.2 Biodiversity metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the Statutory Biodiversity Metric Calculation Tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity resources within the development site.

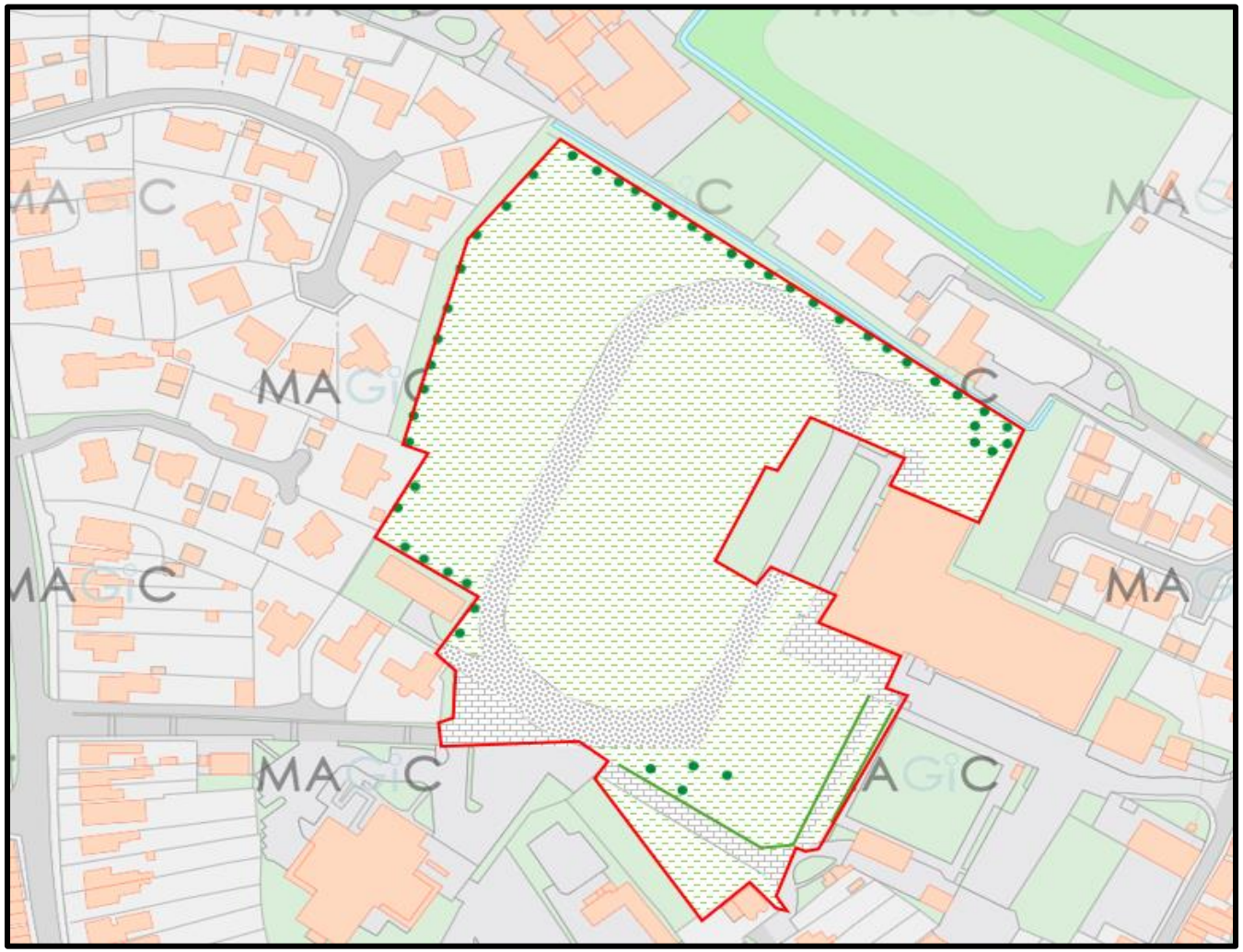
3 Baseline and Post Development Scheme Designs

3.1 Figure 1 presents the baseline UK HABS habitat classification map for the site as identified via field survey (April 2024 and June 2025).

3.2 Figure 2 presents a summary of Statutory Metric results for the current development proposal.

3.3 Appendix One presents the proposed landscaping scheme.

Figure 1: UK HABS Habitat Classification Map



KEY	
	Site Boundary
	Modified Grassland
	Developed Land, Sealed Surface
	Artificial Unsealed, Unvegetated Surface
	Ornamental Hedgerow
	Scattered Trees *(Representative)*

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4 Methodology

4.1 The Environment Bill (2020) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Bill which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2) and 15.

4.2 A survey of the site conducted in April 2024 recorded baseline habitats which were classified according to UKHABS Habitat Classification (2024), as shown in Figure 1.

4.3 The Statutory biodiversity metric was used to calculate biodiversity units for baseline and post-development units for the development site, to determine if the proposed development will be likely to achieve net loss, no net loss, or net gain of biodiversity units.

- Individual habitat areas / lengths were rounded to three decimal places, with the minimum mappable unit being 0.0001 hectares. The canopy areas of Individual trees were calculated using the Urban Tree Helper tool included within the metric calculator. Linear habitat features such as hedgerows and ditches are measured in kilometres, where present.
- Habitat condition indicates the quality of the habitat, either existing or to be achieved, based on the habitat condition assessments using the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.
- Habitats were assessed for their strategic significance at a landscape scale, using information from sources such as Local Plans, Biodiversity Action Plans, and Nature Recovery Areas to determine their significance within a specific landscape. If habitats weren't included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.
- The distinctiveness of each habitat type is automatically calculated within the BM4.0 tool.

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4.4 Biodiversity unit calculations are based on the retention and / or enhancement of existing habitats within the proposed scheme design, as well as the creation of new habitats. Biodiversity units for hedgerow and watercourse habitats (linear) are calculated separately from area habitat within the metric.

5 Assumptions and Limitations

5.1 Habitat areas are rounded up or down to the nearest whole value, with a minimal mappable unit of 0.0001 hectares. However, the overall total of site habitat area and biodiversity units within the Statutory Metric are calculated and accurate to two decimal places.

5.2 Habitat areas used in the calculations are based on two-dimensional plans, and so will not necessarily consider an increase in overall surface area as a result of slopes and banks.

6 Biodiversity Net Gain

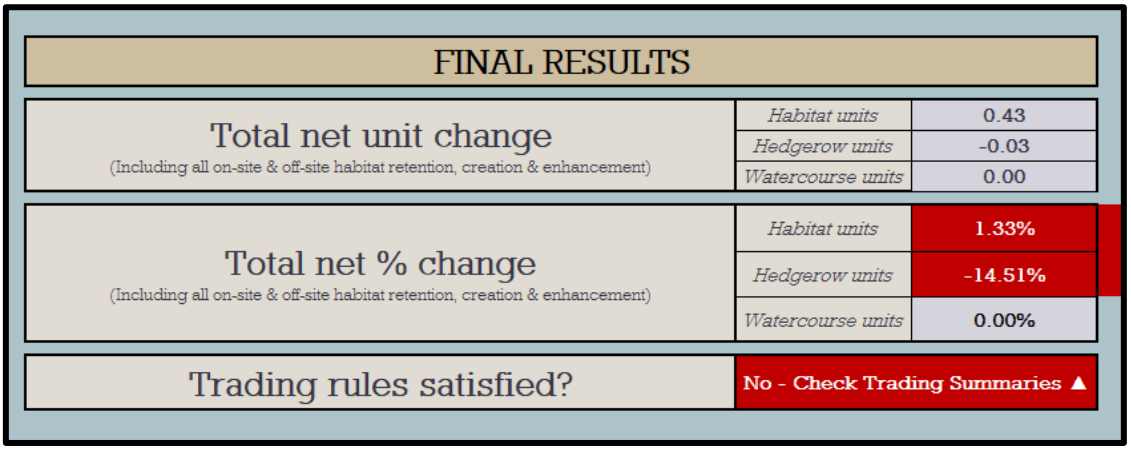
6.1 The total baseline for biodiversity units for the site were calculated at 32.18 area habitat units and 0.20 linear hedgerow units. Watercourse units have been calculated at 0.00 due to the ditch along the northern boundary being dry during repeat surveys, suggesting a very seasonal ditch which does not qualify as a waterbody within the metric (less than 4 months containing water).

6.2 A total of 32.61 area habitat units can be delivered on site post development via creation of further habitats in line with the proposed scheme. It is also recorded that a total of 0.17 units can be delivered for linear habitats.

6.3 Overall, the proposals for the development site will result in a gain of 0.43 biodiversity units for habitats, representing a 1.33% net gain. The proposals for the development site will result in a loss of 0.03 hedgerow units, representing a 14.51% net loss.

6.4 To achieve a 10% net gain for area habitat units, the proposed development scheme will need to deliver a further 2.79 area habitat units in total. Furthermore, to achieve the 10% on linear habitats, a further 0.05 units will be required to be incorporated either within the scheme or offset.

Figure 2: Statutory Metric Calculations



FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.43
	Hedgerow units	-0.03
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	1.33%
	Hedgerow units	-14.51%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

7 Recommendations

7.1 The site under the current proposed development scheme will result in a net gain for area habitat biodiversity units and a net loss for hedgerow units. It is also noted that the 10% has not been achieved for habitats or linear. Consequently, the Trading Summaries for area habitats are satisfied in the metric results, due to the required delivery of medium distinctive habitats.

7.2 The post-development habitats within the site is comprised of medium, low and very-low distinctiveness. The current development scheme does not provide suitable habitats to mitigate the loss in biodiversity units.

7.3 Under the current development proposal, an additional 2.79 area habitat units are required for the current development proposal to achieve the required 10% net gain. Furthermore, to achieve the 10% on linear habitats, a further 0.05 units will be required to be incorporated either within the scheme or offset.

7.4 Due to the size of the site and the future use by the public, it is considered that all proposed landscaping is deemed feasible, with conditions input into the metric accurate.

7.5 With consideration to the site development scheme, it is likely that offsetting will be required within the district to achieve the required units needed to achieve the 10% net gain, following agreement with the Local Planning Authority (LPA). Suitable offsetting providers such as the LPA, Local Wildlife Trusts, or the

Environment Bank should be consulted to discuss whether offsetting is achievable.

7.6 If no habitat banks are able to provide the offsetting requirements as detailed within this report, it may be possible that a S106 agreement can be arranged with the local authority, to satisfy the necessary net gain for the site.

7.7 The calculations in this report are based on target habitat conditions post-development and post-management, taking future land usage and public access into consideration.

7.8 It is recommended that an updated Biodiversity Net Gain report with updated calculations is completed should current development and landscaping proposals change in any way. An updated report will review habitat condition scores of habitats and will consider any changes in a final masterplan.

Appendix One: Proposed Landscaping Plan



References

Environment Bank (2015) *Biodiversity Impact Calculator – Guidance for Use*. Environment Bank.

Environment Bank (2016) *Biodiversity Accounting – An introduction*. Environment Bank.

Environment Bank (2021) The Environment Bill and Biodiversity Net Gain Delivery. [Online]. Accessed February 2025. Available at: https://www.environmentbank.com/blog/the-environment-bill-and-biodiversity-net-gain-delivery-what-planning-authorities-need-to-know/

Natural England (2022) *Biodiversity Statutory Metric User Guide*

UK HABS (2020) *The UK Habitat Classification: Habitat Definitions.* Version 2.0.

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