

Biodiversity Statement & Metric Assessment

Proposed Padel Ball Courts, Westlode Street, Spalding, Lincolnshire

A Report to: Broadgate Builders (Spalding) Ltd
Report number: RT-MME-185539-02 Rev B
Date: October 2026



Project Information & Site Context	
Site Name & Location	Westlode Street, Spalding, Lincolnshire
Site Area (ha)	0.299 ha
Grid Reference	TF 24953 22991
Topography	Flat
Project Background	In August 2026, Broadgate Builders (Spalding) Ltd commissioned Middlemarch to undertake a Biodiversity Metric Assessment associated with the creation of padel ball courts at Westlode Street, Spalding, Lincolnshire. The assessment is informed by the Preliminary Ecological Appraisal (RT-MME-185539-01) carried out at the site in September 2026 by Middlemarch.
Summary of Proposals	The proposed development will comprise the removal of the existing hardstanding and creation of padel ball courts and car parking spaces to the south of the courts. This assessment is based on the documentation provided by the client and detailed below: ● 26041-243-XX-XX-DR-A-1202-P02-Proposed Block Plan– 24/Three Architects
Biodiversity Net Gain Exemptions	Based on the current proposals, Middlemarch considers this site to be exempt from Statutory Biodiversity Net Gain under the 'de minimis' exemption¹, which states that BNG does not apply to developments that impact less than: ● 25 square metres (5 m by 5 m) of on-site habitat within the red line boundary ● 5 metres of on-site linear habitats such as hedgerows The habitats within the red line boundary solely comprise 'Developed land; sealed or unsealed surface u1b5' and therefore the site is exempt from BNG under the de minimis rule. A baseline and post intervention metric assessment have however been carried out to show a no net loss on site.

¹ Department for Environment, Food and Rural Affairs (DEFRA) (2026) Guidance for Biodiversity net gain: exempt developments. <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Methods

Biodiversity Metric	The biodiversity calculations used within this assessment were undertaken by Molly McGuinness BSc (Hons) (Ecological Project Officer) and Rowell Bingham BSc (Hons) (Senior Ecological Consultant) using 'The Statutory Biodiversity Metric' ² and associated User Guide ³ .	
Data Sources	The baseline habitat data and condition assessment for the site is detailed in Appendix 2. A UK Hab Plan showing the extent and location of each habitat recorded on site pre-development is included in Appendix 1 (C185539-01-01). A post-development habitat map is included in Appendix 1 (C185539-02-01).	
Habitat Attributes	<i>Distinctiveness</i>	An automated score based on the type of habitat present and its value to wildlife. Highly diverse habitats such as those listed as Habitats of Principal Importance under the NERC Act (2006) or Annex 1 habitats in the Habitats Directive (1992) score highly in this category, whilst highly modified and low diversity habitats such as arable crops will have low distinctiveness scores.
	<i>Condition</i>	A score based on the quality of the habitat parcel against published condition criteria (See Appendix 2).
	<i>Strategic Significance</i>	A score based on information set out in local plans or policies. In this instance, a strategic location was defined as shown within the Greater Lincolnshire Local Nature Recovery Strategy ⁴ .
Constraints & Assumptions	The assumptions regarding target habitat types, or condition, in this report are founded on professional opinion with reference to the likely achievable habitat outcomes at the site, based on the proposed planting plans and presumed management resources. All target habitats presume the implementation of a long-term Management Plan to achieve these ends and a recommendation to this effect is given. Where the baseline value for any area, linear or watercourse features is zero (i.e. no such feature exists at the site), and where new creation of these features is proposed, the percentage uplift cannot be mathematically calculated, and the metric outputs 'N/A' in the headline results tab. However, it is accepted that any new creation where there was previously no area, linear or watercourse habitat, constitutes meeting the statutory biodiversity requirement.	

² Department for Environment, Food and Rural Affairs (DEFRA) (2024) Statutory Biodiversity Metric Calculation Tool.
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

³ Department for Environment, Food and Rural Affairs (DEFRA) (2024) Statutory Biodiversity Metric Condition Assessments.
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

⁴ Lincolnshire County Council (2026) Greater Lincolnshire Local Nature Recovery Strategy.
<https://www.glinclnsrns.org.uk/local-habitat-map>

Headline Results				
On-Site Baseline	On-Site Baseline	Habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
	On-Site Post Intervention	Habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
	On-Site Net Unit Change (units & percentage)	Habitat units	0.00	0.00%
		Hedgerow units	0.00	0.00%
		Watercourse Units	0.00	0.00%
Off-Site Baseline	Off-Site Baseline	Habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
	Off-Site Post Intervention	Habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
	Off-Site Net Unit Change (units & percentage)	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)		Habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
Spatial Risk Multiplier (SRM) Deductions		Habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse Units	0.00	

Final Results

Total Net Unit Change <i>(including all on-site & off-site habitat retention, creation & enhancement)</i>			Habitat units	0.00
			Hedgerow units	0.00
			Watercourse Units	0.00
Total Net % Change <i>(including all on-site & off-site habitat retention, creation & enhancement)</i>			Habitat units	0.00%
			Hedgerow units	0.00%
			Watercourse Units	0.00%
Trading Rules Satisfied*				Yes
*you must state if irreplaceable habitats are on-site at baseline: No irreplaceable habitats were identified on-site at baseline				
Unit Type	Target**	Baseline Unit	Units Required	Unit Deficit
Habitat units	10.00%	0.00	0.00	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse Units	10.00%	0.00	0.00	0.00
**From January 2024, the UK Mandatory minimum is a 10% net gain in biodiversity for all developments. Lincolnshire County Council have set the minimum biodiversity net gain at 10% for sites subject to Statutory BNG.				
Discussion				
The calculations used within the metric to quantify biodiversity units differ between habitat, hedgerow and watercourse features, consequently, the values generated are not comparable, and a net gain in one feature cannot compensate for a net loss within another feature.				
How is the target net gain percentage being delivered?	Habitat units	N/A		
	Hedgerow units	N/A		
	Watercourse Units	N/A		
How many Biodiversity Units are needed off-site to meet the required net gain percentage?	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse Units	0.00		

Recommendations

The recommendations below are based on Middlemarch's current understanding of the project. If works are changed in any way these recommendations will need to be amended if appropriate.

R1	De Minimis Exemption: Based on the current proposals, the site is exempt from Biodiversity Net Gain under the de minimis rule and therefore Statutory BNG does not apply. The Biodiversity Statement and Metric Assessment confirms this and shows a no net loss to the overall development. No further actions are therefore required in relation to BNG. Should the red line and/or proposals change, then the position on the exemption of Biodiversity Net Gain should be reviewed by a suitably qualified ecologist.
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Quality Assurance

Date	Version	Author	Checked By	Approved By
14/10/2026	Rev B	Molly McGuinness BSc (Hons) (Ecological Project Officer)	Rowell Bingham BSc (Hons) (Senior Ecological Consultant)	Ella Robinson BSc (Hons) (Principal Consultant)

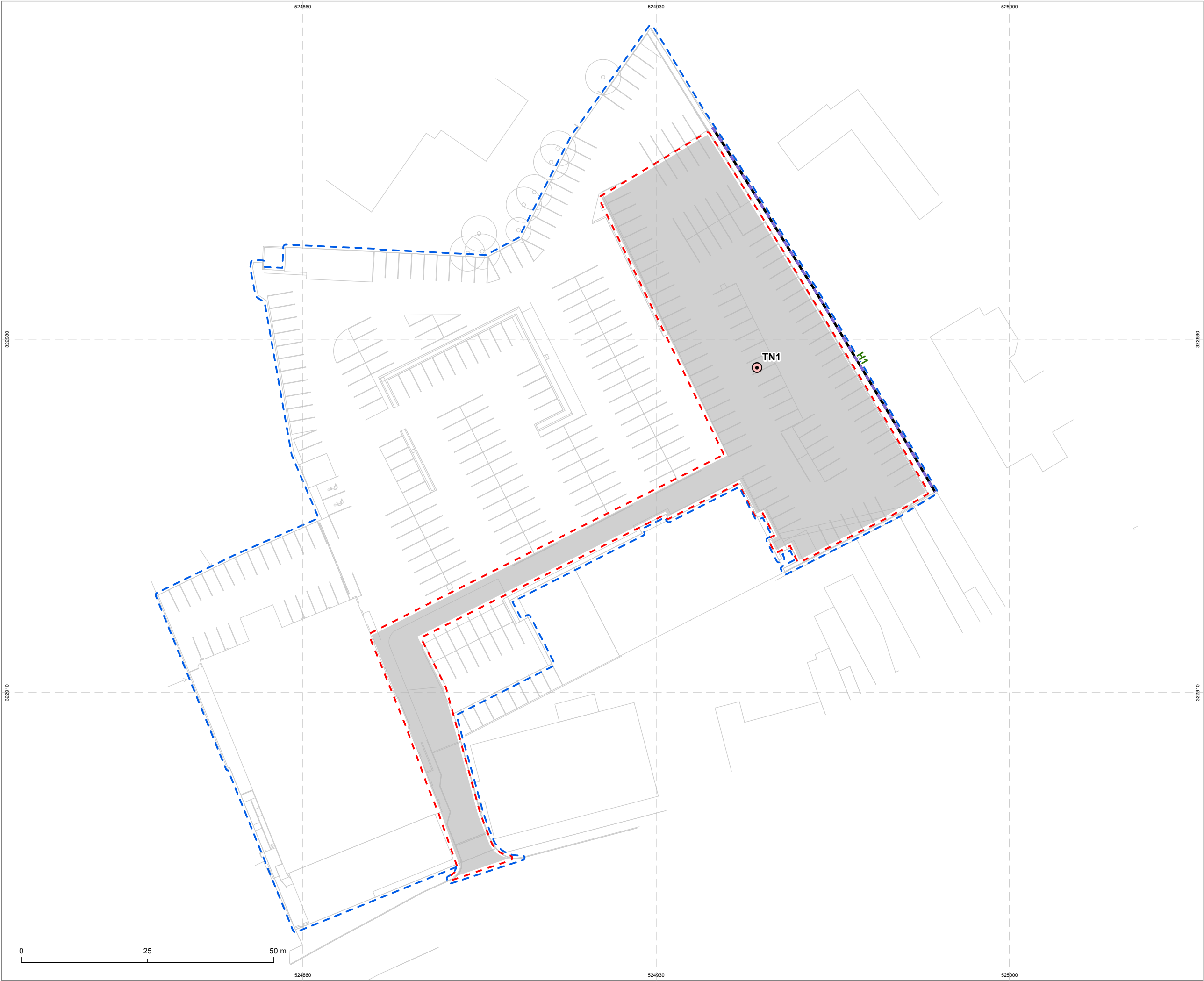
Appendix 1

Drawings

Drawing C185539-01-01 Rev A – UK Habitat Survey

Drawing C185539-02-01 Rev A - Drawing Adaptation of Proposed Site Plan for Purposes of the BMA

Drawing 26041-243-XX-XX-DR-A-1202-P02-Proposed Block Plan– 24/Three Architects



C185539-01-01

Legend

Red line boundary

Blue line boundary

h2a - Native hedgerow

u1b - Developed land; sealed surface

Target note - habitat parcel

Project

Proposed Padel Ball Courts, Westlode Street

Drawing

UK Habitat Classification Map

Client

Broadgate Builders (Spalding) Ltd

Drawing Number

C185539-01-01

Revision

Rev A

Scale @ A3

1:700

Date

October 2026

Approved By

RB

Drawn By

HH/VG/AW

MIDDLEMARCH

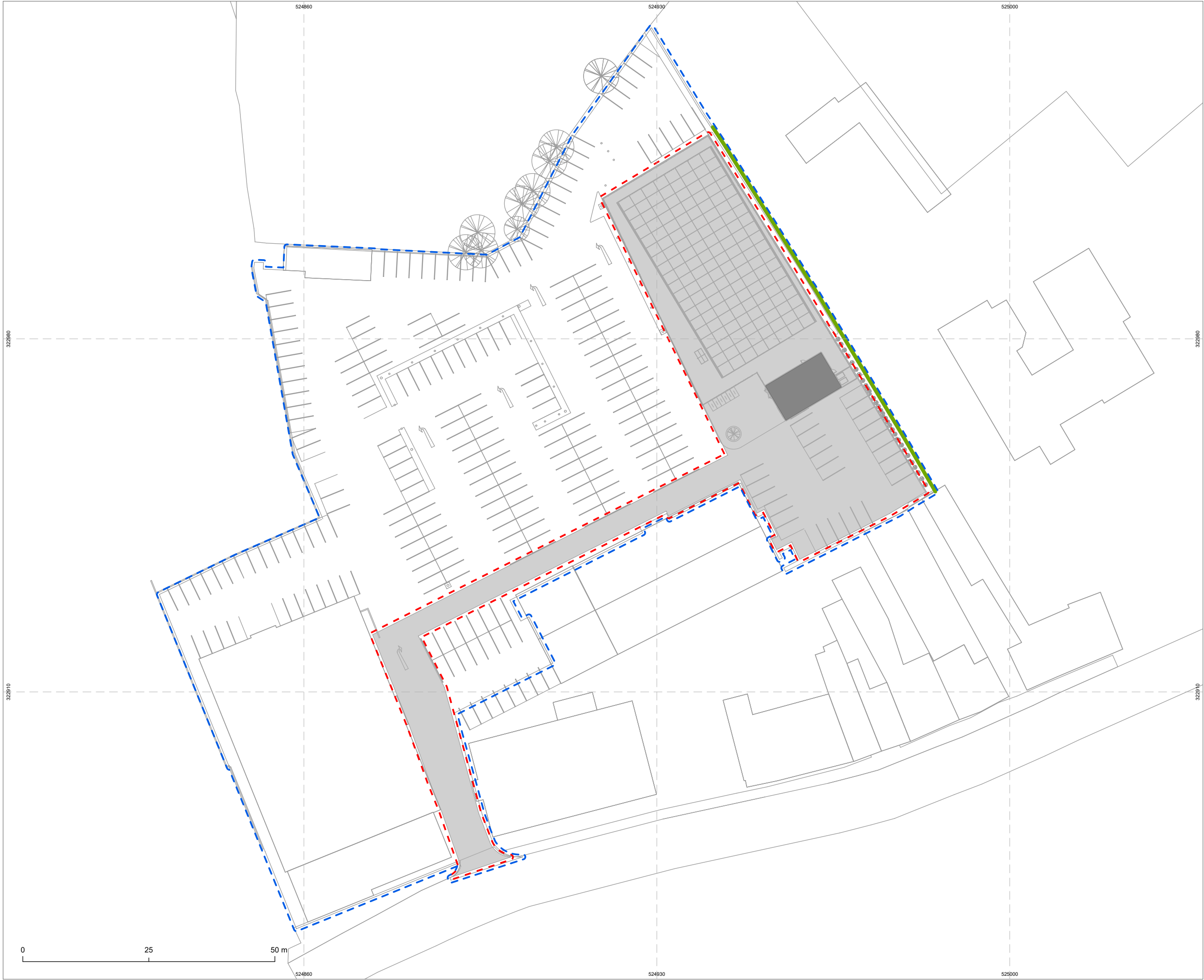
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C185539-02-01

Legend

Red line boundary

Blue line boundary

Retained hedgerow

Proposed building

Proposed developed land; sealed surface

Project

Proposed Padel Ball Courts, Westlode Street

Drawing

Biodiversity Metric Assessment Map

Client

Broadgate Builders (Spalding) Ltd

Drawing Number

C185539-02-01

Revision

Rev A

Scale @ A3

1:700

Date

October 2026

Approved By

MM

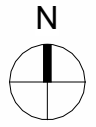
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Key

Site Application Boundary

Site Property Boundary

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Client:
Broadgate Builders (Spalding) Ltd

Project Title
Westlode Street
Spalding

Drawing Name:
Proposed Block Plan

Drawing Stage: Planning
Status: A1 - Issued for Planning Approval
24/Three File Ref: 26041-243-XX-XX-M3-A-0001

26041	CH	JOS	1:500	@ A2	P02
24/Three File Ref:	Drawn	Checked	Scale	Size	Rev

Drawing Number:
26041-243-XX-XX-DR -A -1202

Project Code	Project Name	Project Number	Project Date	Project Status	Project Owner
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Appendix 2

Habitat Condition Assessment

Area Habitat			Condition Sheet Criteria Score																
Polygon / Line Ref.	UK Hab Habitat Equivalent	Habitat Description	Condition Sheet Used	A	B	C	D	E	F	G	H	I	J	K	L	M	Total Score	Condition Assessment	
TN1	u1b4 Developed land; sealed or unsealed surface	The survey area is comprised entirely of a hardstanding car park, approximately 30 m wide by 70 m long. The car park contained no vegetative habitats.	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	
Key: P – Criteria passed F – Criteria failed																			

Appendix 3

Statutory Biodiversity Metric Calculation

PDF output of the Statutory Metric is attached below with the Excel Spreadsheet included separately as a read-only document.

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:	South Holland District Council		
Project name:	Proposed Padel Ball Courts, Westlode Street, Spalding		
Applicant:	Broadgate Builders		
Application type:			
Planning application reference:			
Completed by:	Molly McGuinness (Middlemarch)		
Date of metric completion:	14 October 2026		
Reviewer:	Ella Robinson (Middlemarch)		
Calculation iteration:	26041-243-XX-XX-DR-A-1202-P02-Proposed Block Plan		
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	0.30	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

On-site baseline map

Insert

On-site baseline map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number

Main menu

Results

View all

Reset view

Area habitats

Hedgerows and lines of trees

Watercourses

The Statutory Biodiversity Metric

Main menu

Start page

Technical data

Results

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000		0.0000		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	0	0.0000	0	0.0000

Start here

1



2



3



4

On-site baseline

A-1 On-site Area Habitat Baseline

B-1 On-site Hedge Baseline

C-1 On-site Watercourse Baseline

On-site post development

A-2 On-site Area Habitat Creation

A-3 On-site Area Habitat Enhancement

B-2 On-site Hedge Creation

B-3 On-site Hedge Enhancement

C-2 On-site Watercourse Creation

C-3 On-site Watercourse Enhancement

Off-site baseline

D-1 Off-site Area Habitat Baseline

E-1 Off-site Hedge Baseline

F-1 Off-site Watercourse Baseline

Off-site post development

D-2 Off-site Area Habitat Creation

D-3 Off-site Area Habitat Enhancement

E-2 Off-site Hedge Creation

E-3 Off-site Hedge Enhancement

F-2 Off-site Watercourse Creation

F-3 Off-site Watercourse Enhancement

The Statutory Biodiversity Metric Results

Return to start
page

Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Credits Summary

Proposed Padel Ball Courts, Westlode Street, Spalding

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.00	0.00%
	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	0.00
	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	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.00%
	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%	0.00	0.00	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Project Name: Proposed Padel Ball Courts, Westlode Street, Spalding

Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.00
Total Net % Change	0.00%
Trading Rules Satisfied	Yes ✓

Existing area habitats					Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Urban	Developed land, sealed surface	No	0.299	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
2									
3									
4									
5									
6									
				Total habitat area					0.00
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)					0.30

						Bespoke compensation agreed for losses of VHDH or Irreplaceable habitat	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
0	0	0.00	0.00	0.30	0.00		TN1 Developed Land Sealed Surface		TN1
0.00	0.00	0.00	0.00	0.30	0.00				

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	0.30
--	------

M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Proposed Padel Ball Courts, Westlode Street, Spalding

Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.00
Total Net % Change	0.00%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

	Post intervention habitats															
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Temporal multiplier		Difficulty		Habitat units delivered	Comments			
				Distinctiveness	Condition	Strategic significance		Standard or adjusted time to target condition		Final time to target condition (years)	Final difficulty of creation		User comments		Planning authority comments	Habitat reference number
1	Urban	Developed land; sealed surface	0.299	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy		Standard time to target condition applied		0	Low	0.00	Proposed padel ball courts, car parking, building and access all comprising hardstanding.			
2																
3																
4																
5																
		Total habitat area	0.30													

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.30
---	------

M² to hectares conversion tool:	Select a unit	Hectares	M²