Jamie-Lee Anderson, BSc (Hons)
Senior Ecologist
jamie-leeanderson@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Biodiversity Net Gain Assessment

Site Address:

Bridge House, Holbeach Road, Spalding, Lincolnshire, PE12 6JP

Client:

Summer Casey

Assessment Date:

4th November 2025

Project:

This report is prepared to inform a planning application with the South Holland District Council. The proposal is described as:

The demolition of one of the barns and conversion into a commercial space.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025**.

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Jamie-Lee Anderson BSc (Hons), Senior Ecologist	29/10/2025
Final	1.0	Jamie-Lee Anderson BSc (Hons), Senior Ecologist	30/10/2025
Amended	2.0	Jamie-Lee Anderson BSc (Hons), Senior Ecologist	04/11/2025
Amended	2.1	Jamie-Lee Anderson BSc (Hons), Senior Ecologist	06/11/2025
Amended	3.0	Jamie-Lee Anderson BSc (Hons), Senior Ecologist	02/02/2026
Amended	4.0	Jamie-Lee Anderson BSc (Hons), Senior Ecologist	03/03/2026

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Arbtech cannot be held responsible for any project management failures, delays or unforeseen costs arising from failure to read and ensure understanding of the content with in, nor is Arbtech responsible for any adverse outcomes arising from failure to account for ecological advice given at any stage throughout the project collaboration.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, and headline BNG results in **Appendix 4**.

The site is centred at National Grid Reference TF 26904 24192 and has an area of approximately 0.41ha. The site is characterised by hardstanding, buildings, and modified grassland and scattered trees. The site is surrounded by agricultural land and commercial infrastructure.

This report should be read in conjunction with the following documents:

- Statutory BNG Metric – Bridge House, PE12 6JP V4 (Arbtech Consulting Ltd., 2025)
- Preliminary Ecological Appraisal (PEA) - Bridge House, PE12 6JP v1 (Arbtech Consulting Ltd., 2025)

Executive Summary

The development results in a net gain of 42.08% area habitat units, and trading rules have been satisfied. The proposed development is currently compliant with legislation.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	8th October 2025
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 22nd April 2020 and 19th December 2024, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 23rd July 2024.	





BNG Target Uplift	+10%
National Character Area (NCA)	46 – The Fens
Strategic Significance	South Holland District Council does not have its own standalone Local Nature Recovery Strategy (LNRS), as this specific district falls under the Greater Lincolnshire LNRS, which is currently in its early stages of planning. South Holland's climate change and biodiversity policies, such as Biodiversity Net Gain, are managed within a wider regional context. **Regional strategy**: The Greater Lincolnshire LNRS covers South Holland District, as well as other districts within the county, and is responsible for planning nature recovery across the entire region
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed Land; Sealed Surface	0.0858	Buildings.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Developed Land; Sealed Surface	0.113	Hardstanding.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Modified Grassland	0.3452	Amenity lawn on site.	***Poor****: passes 4 of 7 criteria including essential criterion A.*	**Low** Strategic Significance

			Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
Bramble Scrub	0.0021	Scrub on site.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Rural Tree	Good: 0.0977	Six medium sized trees on site.	**Good**: passes 5 of 6 criteria. Only fails criterion A.	**Medium** Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Retained (A-1)	Rural Tree	Good: 0.0977	Six medium sized trees on site.	**Good**: passes 5 of 6 criteria. Only fails criterion A.	**Medium** Strategic Significance
Created (A-2)	Developed land; sealed surface	0.0385	Proposed offices.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Developed land; sealed surface	0.0157	Proposed leisure building.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Developed land; sealed surface	0.0574	Proposed padel courts.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Developed land; sealed surface	0.0187	Proposed tarmac access road.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Artificial unvegetated, unsealed surface	0.1286	Proposed permeable parking.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Developed land; sealed surface	0.0276	Proposed block paving.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance

	Artificial unvegetated, unsealed surface	0.0293	Proposed rubber bound bark.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Developed land; sealed surface	0.0104	Proposed disabled hardstanding bays.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Urban	0.0123	Sustainable drainage system.	Habitat condition proposed to meet '***moderate***'.	**Medium** Strategic Significance
	Grassland	0.1777	Proposed grassland.	Habitat condition proposed to meet '***good'***.	**Low** Strategic Significance
	Grassland	0.0208	Proposed grassland, surrounding courts.	Habitat condition proposed to meet '***poor'***.	**Low** Strategic Significance
	Rural tree	0.1629	Proposed planting of 40 small trees.	Habitat condition proposed to meet '***moderate***'.	**Medium** Strategic Significance
	Heathland and shrub	0.0091	Proposed mixed scrub.	Habitat condition proposed to meet '***moderate***'.	**Medium** Strategic Significance

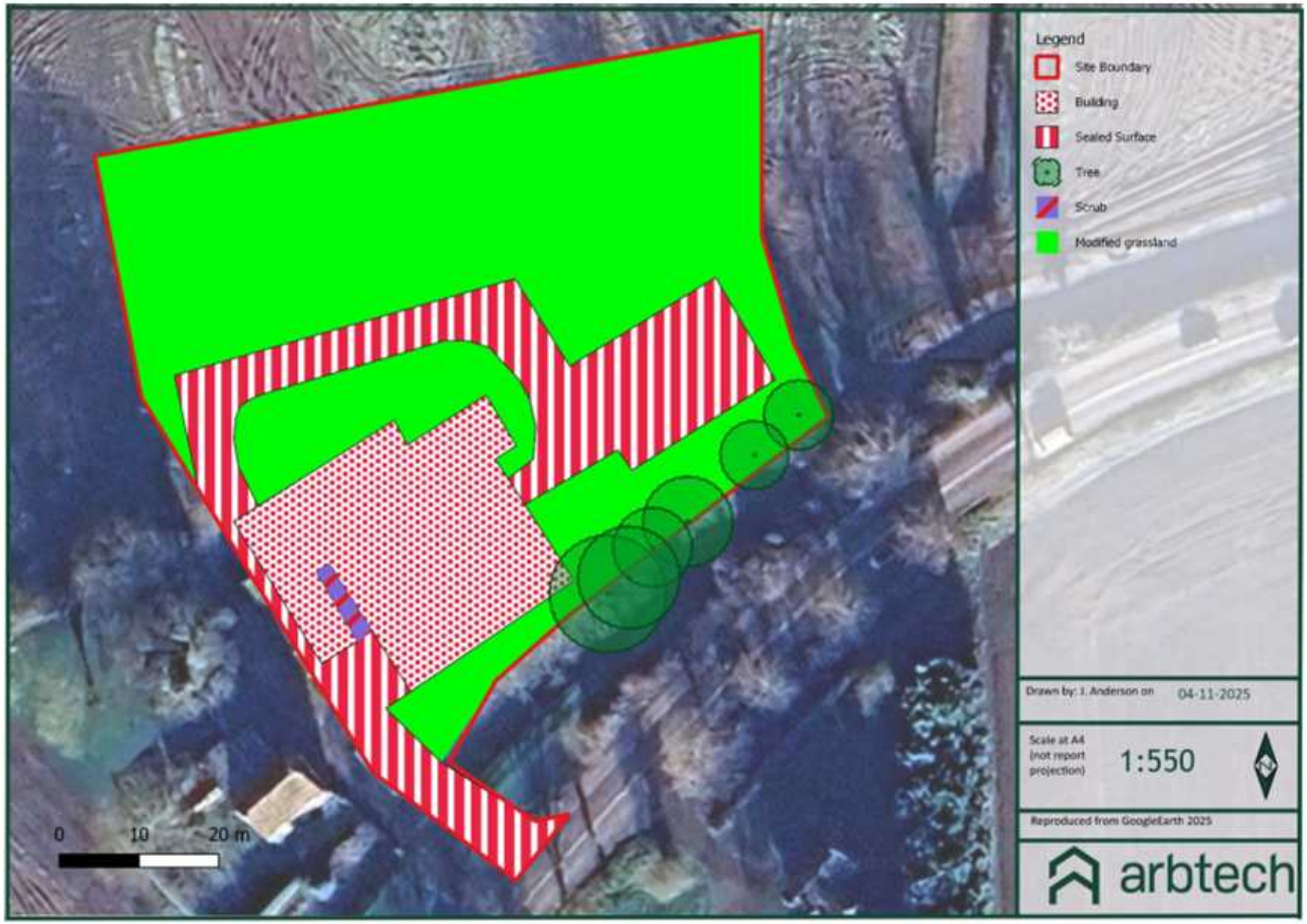
Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	**Linear-Based**	**Watercourse-Based**
On-Site	Baseline	1.99	N/A	N/A
	Post-Development	2.83		
	Net Change	+0.84		
Overall Net Change		**42.08%**	**N/A**	**N/A**

Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+42.08%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved. All trading conditions have been satisfied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
BNG Mitigation Hierarchy	
Avoidance	The site layout has been designed to retain all existing mature trees on the site's southern boundary, avoiding direct impacts on these habitats.
Minimisation	Protective fencing will be installed to safeguard retained trees during works. Construction will follow a CEMP with measures to control dust, runoff and lighting, thereby reducing indirect impacts on adjacent habitats
Mitigation	Although the development requires the loss of an area of low distinctiveness modified grassland, habitat loss has been minimised by positioning-built form away from the higher-value tree lined southern edge. Buffer planting has been incorporated to reduce edge effects on retained habitats. The drainage strategy includes a sustainable drainage system, providing additional habitat and reducing hydrological impacts on retained areas.
Offset	Avoidance and minimisation have been prioritised by retaining boundary trees, maintaining a green corridor through the site, and ensuring that construction avoids root protection areas. The unavoidable loss of low distinctiveness grassland has been offset through on-site creation of grassland, tree planting and sustainable drainage system. Currently, 0.01 bramble scrub units are required to satisfy trading rules. This can either be met through the purchase of credits, or re-design of the proposed plan.

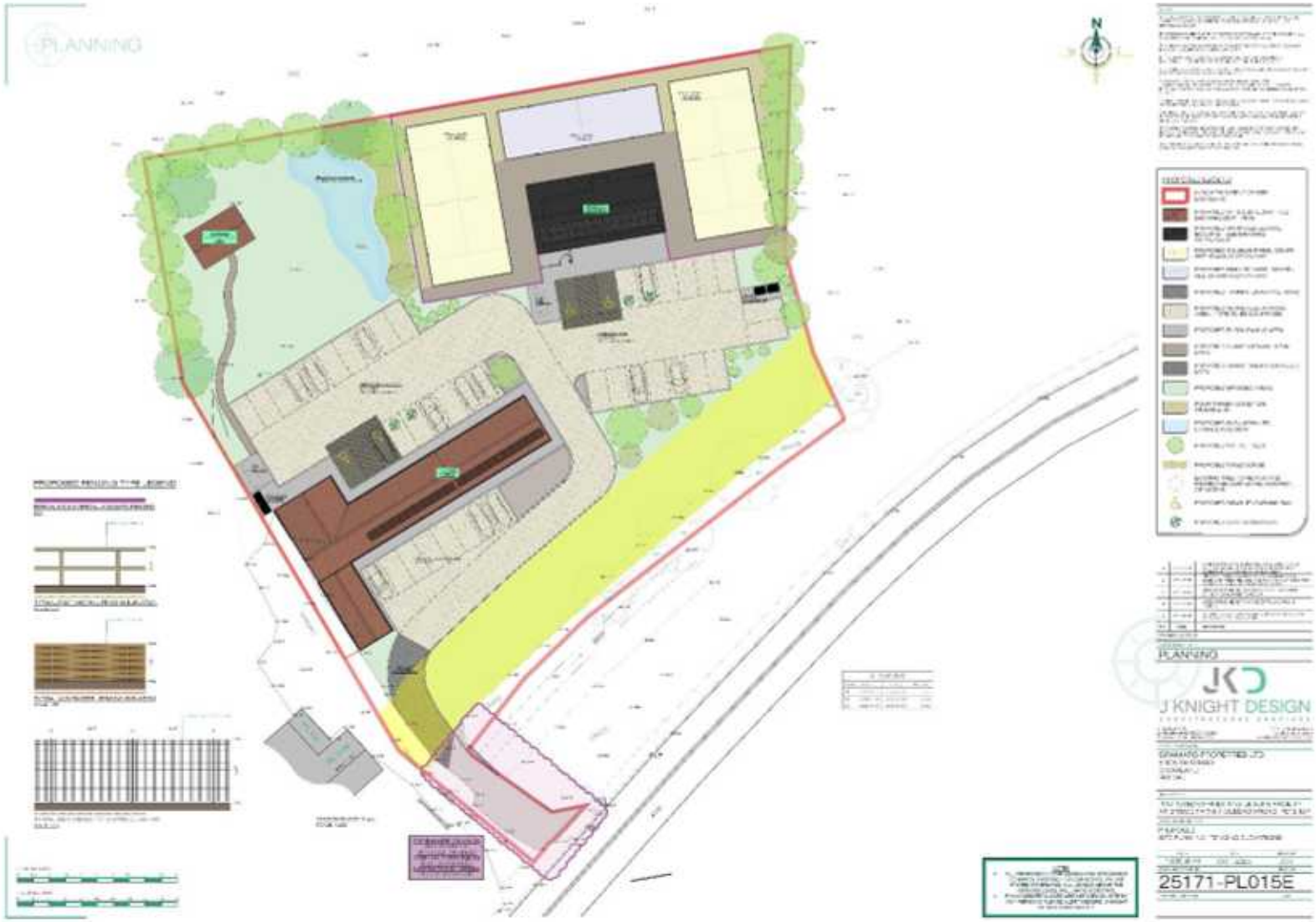
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.84
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	42.08%
	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%	1.99	2.19	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 ✓