

BIODIVERSITY ASSESSMENT

LAND AND BUILDING ON ALBERT STREET, SPALDING, LINCOLNSHIRE

November 2025



Issued to:

TAC Architects
Cloverfields
Spalding
Lincolnshire
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Report to: TAC Architects
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Land and building on Albert Street,
Spalding, Lincolnshire

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1 INTRODUCTION

HS Ecology has been commissioned by TAC Architects on behalf of Rick Gaunt to undertake a Biodiversity Assessment of an area of land with building on Albert Street, Spalding in Lincolnshire. The work is required in connection with proposals for a residential development.

The site was surveyed and assessed on the 3rd November 2025 by Helen Scarborough (FISC level 4).

2 METHODS

2.1 Location and grid reference

The survey site comprises a building (commercial), hardstanding, bare ground and shrubs on Albert Street, Spalding in Lincolnshire - central grid reference TF 2550 2305.

The site does not occur within a biodiversity opportunity/green infrastructure area and therefore the strategic significance of the habitats is assessed as 'Area/compensation not in local strategy/no local strategy'.



Figure 1: Aerial view of the site

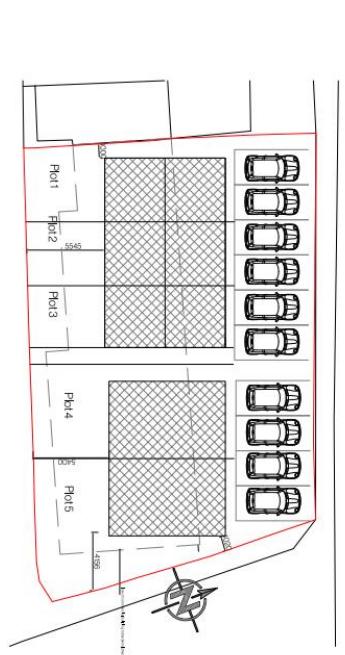


Figure 2: Site plan showing survey area (red line boundary)

2.2 Assessment and walkover

A walkover of the site was undertaken in November 2025; the site area was defined and the site boundaries were mapped. All habitats within the site and on the boundaries were identified, measured and classified in accordance with The UK Habitat Classification V2. The condition of each of the habitats was assessed in accordance with The Statutory Biodiversity Metric. The areas of the site were calculated using the Multi-Agency Geographic Information for the Countryside (MAGIC) website, or using information supplied by the client.

3 RESULTS

3.1 Baseline Assessment – habitats

Area habitats

The total area of the site is 610.3m² which comprises the following:

1. Developed land, sealed surface – hardstanding around the building (u1b) – 254.04m² (0 units)
2. Buildings (u1b5) - an area of 264.41m² (0 units)
3. Artificially Unvegetated, unsealed area (u1c) – an area of 42.06m² (0 units)
4. Introduced shrub – an area of 49.79m² equating to 0.01 habitat units.

The site comprises a commercial premises surrounded by hard standing (parking) with a small amount of unvegetated land and a patch of shrubs (butterfly bush and bramble). The hard standing areas support a small amount of common ruderal species such as field horsetail, common nettle, butterfly bush, dove's-foot crane's-bill and groundsel.

The buildings were inspected for signs of use by bats; no field signs were noted and the building was assessed to have negligible potential for bat roosting.

No invasive species listed on Schedule 9 were noted.

No notable or rare plant species (locally or nationally) were recorded.

The site would not meet any criteria to qualify as a Local wildlife Site (LWS).

The biodiversity units for these habitats are as follows:

The total for the site is 0.01 biodiversity units – all derived from shrubs to the rear of the building.

Linear terrestrial habitats

There is no linear habitat on the site. There are fences bounding some areas of the site but these are outside of the red line boundary and under the control of adjacent land owners.

There are no linear habitats pre construction, therefore there is no requirement to uplift or create linear biodiversity units post construction.

3.2 Post development habitats

Post development the site will comprise the following habitats:

5. Buildings and developed land sealed surface (patio) (u1b and u1b5) – an area of 476.10m² - 0 units
6. Vegetated garden - an area of 134.20m² equating to 0.0259 habitat units.

The plans are shown as an appendix.

3.3 Summary tables

Table 1 – pre development habitats

Habitat parcel	Area m²	Biodiversity unit value
Developed land, sealed surface	254.04	0
Buildings	264.41	0
Artificially vegetated unsealed surface	42.06	0
Introduced shrub	49.79	0.01
Total units – 0.02		

Table 2 – post development habitats

Habitat parcel	Area m²	Biodiversity unit value
Buildings and hard standing, developed land, sealed surface	476.10	0
Vegetated garden	134.20	0.0259
Total units – 0.0259		

There is a gain of 0.0159 area habitat units post development equating to a 160.10% uplift.



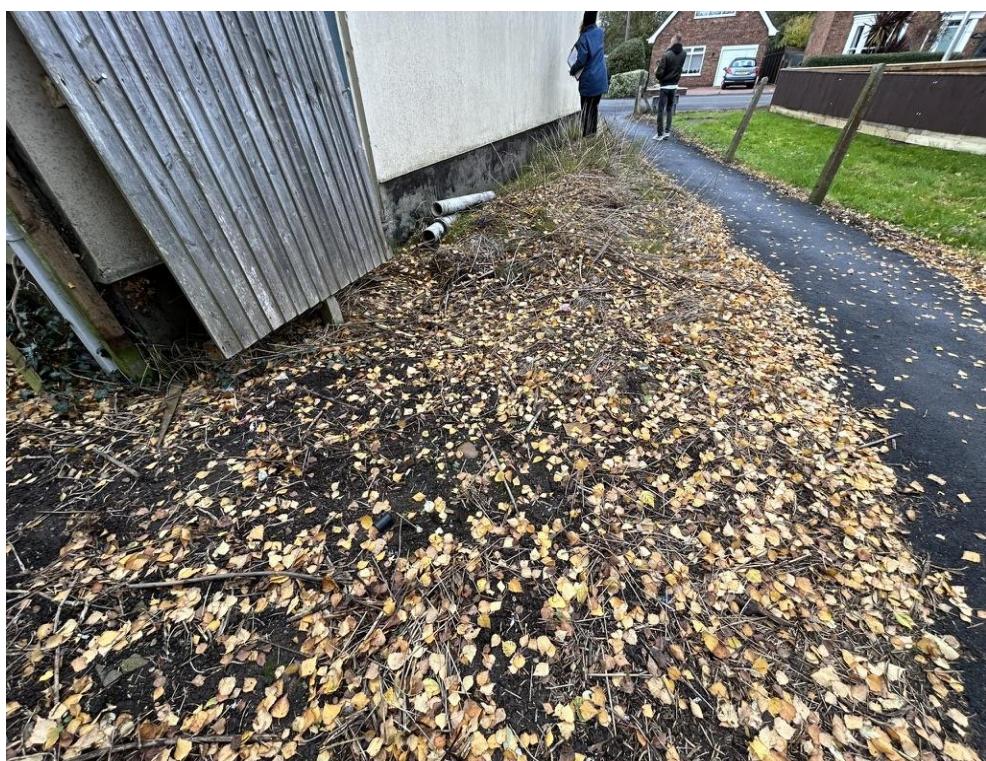
Photograph 1: Hardstanding to the north of the building



Photograph 2: Building and hardstanding



Photograph 3: Further view of the hardstanding and building



Photograph 4: Unvegetated unsealed surface to the east of the building



Photograph 5: Unvegetated unsealed surface to the south of the building



Photograph 6: Area of shrub to the south of the building



Photograph 7: Closer view of the area of scrub/shrub to the south of the building



Photograph 8: Upper floor of the building



Photograph 9: Ground floor room within the building

4 REFERENCES

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Appendix 1 –Pre development habitat map



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Appendix 2 – Post development habitat map

