BIODIVERSITY ASSESSMENT
LAND AND BUILDING AT 1 PARK LANE, SPALDING, LINCOLNSHIRE

November 2025



Issued to:

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BIODIVERSITY ASSESSMENT
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Contents

1 INTRODUCTION 4

2 METHODS 4

2.1 Location and grid reference 4

2.2 Assessment and walkover 6

3 RESULTS 6

3.1 Baseline Assessment – habitats 6

3.2 Post development habitats 7

3.3 Summary tables 7

BIODIVERSITY ASSESSMENT
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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 a building at 1 Park Lane, 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 (residential), hardstanding, gravel/decking areas, raised planters and a wall at 1 Park Lane, Spalding in Lincolnshire - central grid reference TF 2513 2809.

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

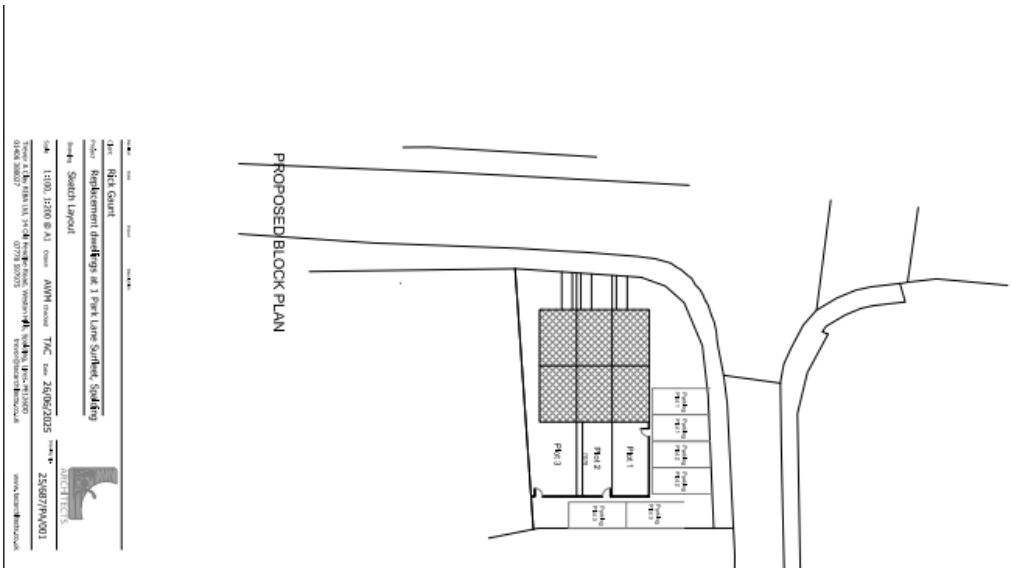


Figure 2: Site plan showing survey area (as proposed)

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 425.2m² which comprises the following:

1. Developed land, sealed surface & building (u1b) (u1b5) – an area of 327.65m² (0 units)
2. Artificial unvegetated, unsealed land (u1c) – gravel/decking – an area of 91.58m² (0 units)
3. Raised planters (u1) – an area of 5.97m² (0.0012 units)

The site comprises a flat roofed block of residential dwellings surrounded by parking areas, hard standing, gravel areas and decking. There is a small amount of moss on the hard standing and a few ruderal species such as groundsel, willowherbs, sow-thistles, common nettle, dandelion, annual meadow grass, knotgrass and non-native species.

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 residential dwelling was inspected for signs of use by bats; no field signs were noted and the building would have negligible potential for use by roosting bats.

The biodiversity units for these habitats are as follows:

The total for the site is 0.0012 biodiversity units – all derived from the raised planters (bamboo

dominated).

Linear terrestrial habitats

There are two linear habitat on the site:

1. Brick wall – 38.69m
2. Timber fence – 7.86m

These linear features equate to zero linear habitat units.

3.2 Post development habitats

Post development the site will comprise the following habitats:

4. Buildings and developed land sealed surface (patio) (u1b and u1b5) – an area of 299.1m^2 - 0 units
5. Vegetated garden - an area of 126.1m² equating to 0.0243 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 & Buildings	327.65	0
Artificial unvegetated, unsealed surface	97.55	0
Raised planters	5.97	0.0012
Total units – 0.0012		

Table 2 – post development habitats

Habitat parcel	**Area m²**	**Biodiversity unit value**
Buildings and hard standing, developed land, sealed surface	299.1	0
Vegetated garden	126.1	0.0243

Total units – 0.0243

Table 3 – pre development linear habitats

Habitat parcel	**Length**	**Biodiversity unit value**
Wall	38.69	0
Fence	7.86m	0
Total units – 0		

There is a gain of 0.0243 area habitat units post development equating to a 1938.30% uplift.

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



Photograph 1: The building



Photograph 2: Hardstanding to the north of the building



Photograph 3: Hardstanding to the west of the building



Photograph 4: Gravel area to the west



Photograph 5: Decked area to the east of the building of the building (with raised planters)



Photograph 6: Fence surrounding gravel area



Photograph 7: Wall which forms the northern and western boundary of the site



Photograph 8: Internal view of the building

4 REFERENCES

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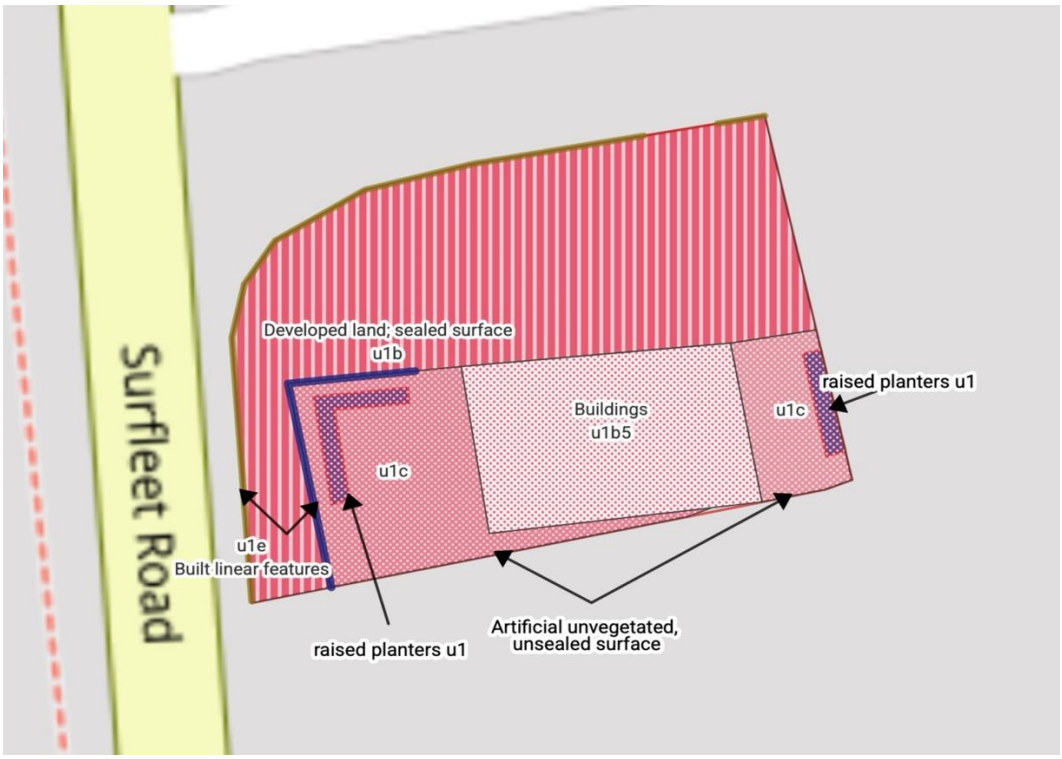
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BIODIVERSITY ASSESSMENT

LAND AND BUILDING AT 1 PARK LANE, SPALDING, LINCOLNSHIRE

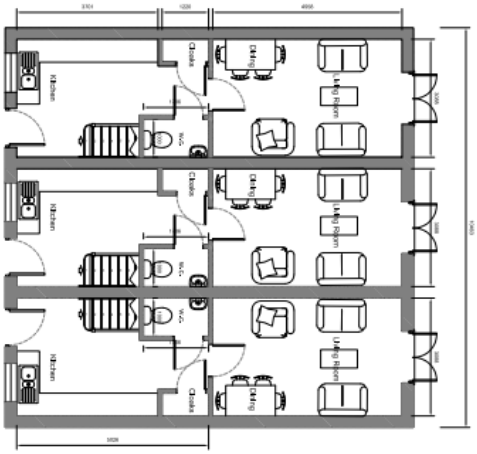
Appendix 1 – Pre development habitat map



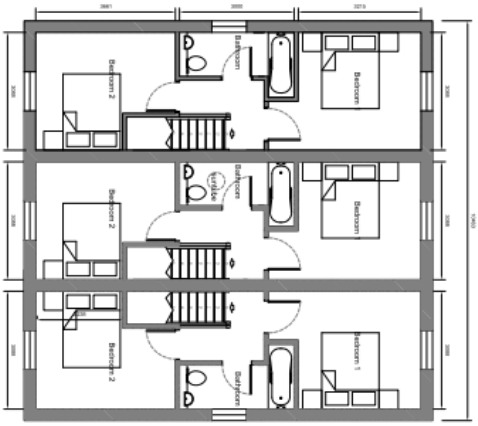
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LAND AND BUILDING AT 1 PARK LANE, SPALDING, LINCOLNSHIRE

Appendix 2 – Post development habitat map

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



PROPOSED BLOCK PLAN

