



Biodiversity Net Gain Plan

Land off Stockwell Gate, Whaplode

Spalding, Lincolnshire, PE12 6UE

August 2026

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Document Control

Item	Details
Document title	Biodiversity Net Gain Plan - Land off Stockwell Gate, Whaplode
Client / applicant	G R Merchant Ltd. / Mr Welch
Local planning authority	South Holland District Council
Relevant condition	Condition 16
Metric	[UPDATED] Small Sites Metric_Stockwell Gate (August 2026), Revision 2
Date	26 August 2026

Revision Record

Revision	Date	Prepared by	Description
Draft 1	25 August 2026	Ben Whyman	Initial BNG Plan based on the four-dwelling layout and revised Small Sites Metric.

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1. Purpose and Scope

This Biodiversity Net Gain (BNG) Plan has been prepared for the proposed residential development at land off Stockwell Gate, Whaplode, Spalding, Lincolnshire, PE12 6UE. It supports the discharge of Condition 16 by defining the on-site habitat retention, creation and enhancement measures required to deliver a measurable biodiversity gain.

The plan should be read alongside the updated BNG Assessment, the completed Small Sites Metric, the proposed habitat plan and the separate Biodiversity Management and Monitoring Plan (BMMP). The BMMP will provide the detailed establishment, management, monitoring, reporting and remedial prescriptions for the 30-year management period.

The objectives of this plan are to:

- identify the baseline habitats affected by the development;
- demonstrate how the biodiversity gain hierarchy has been applied;
- define the habitat areas, lengths and tree numbers relied upon by the Small Sites Metric;
- confirm the calculated biodiversity outcome and compliance with the applicable trading rules;
- set out the implementation sequence and safeguards required to deliver the proposed habitats; and
- provide a clear link between the approved development drawings, biodiversity metric and long-term BMMP.

2. Site and Development

2.1 Site Context

The approximately 0.38 ha site lies off Stockwell Gate on the eastern edge of Whaplode. It contains a group of existing agricultural and horticultural buildings with associated sealed surfaces, surrounded by modified grassland. Individual trees are concentrated principally within the northern and south-eastern parts of the site, and a native hedgerow is present within the western part of the site.

Residential properties occur principally to the west, south and east, with agricultural land to the north. A drainage channel runs alongside the eastern boundary and continues around the southern part of the wider area. The eastern and western site margins are affected by drainage-maintenance access requirements.

2.2 Proposed Development

The proposed development comprises demolition of the existing buildings and construction of four detached bungalows with associated access, parking, hardstanding, private gardens and landscaping. The central part of the site will accommodate the built development, while habitat creation and enhancement will be concentrated within the eastern and western margins.

3. Biodiversity Gain Hierarchy

The scheme has applied the biodiversity gain hierarchy as follows:

Hierarchy stage	Application to the scheme
Avoid	The layout has been revised to four dwellings. Habitat margins and eight existing trees (seven small and one medium) will be retained where compatible with the development.
Minimise	Development is concentrated within the central site. Retained trees and habitat areas will be protected during construction, and the locations of new trees will be coordinated with drainage access, services and appropriate planting offsets.
Restore / enhance	Approximately 1,095 m ² of modified grassland will be enhanced to good-condition other neutral grassland.
Create	Sixteen small native trees and approximately 91 m of native hedgerow will be created within the site.
Compensate	The completed metric demonstrates that the required outcome can be delivered on site. No off-site biodiversity units or statutory biodiversity credits are proposed.

4. Baseline Biodiversity Value

The baseline was established from the field survey undertaken on 4 March 2026 and subsequent mapping using the final red-line boundary. The Small Sites Metric records the following baseline habitats:

Baseline feature	Extent	Condition	Baseline units
Modified grassland	2,217 m ²	Moderate	0.8868 habitat units
Developed land; sealed surface	1,544 m ²	N/A	0.0000 habitat units
Individual trees: 12 small and 1 medium	Representative area: 854.58 m ²	Moderate	0.7862 habitat units
Native hedgerow	45 m	Moderate	0.1800 hedgerow units

The total baseline value is therefore 1.6730 area-habitat units and 0.1800 hedgerow units. No watercourse units occur within the development boundary. No irreplaceable habitat has been identified within the site.

5. Post-development Biodiversity Strategy

5.1 Habitat Retention and Loss

- Retain seven small trees and one medium tree.
- Remove five small trees where they conflict with the development.
- Enhance 1,095 m² of the existing modified grassland.
- Lose approximately 1,122 m² of modified grassland to the development and associated landscaping.
- Remove the existing 45 m native hedgerow and provide replacement hedgerow planting as shown on the proposed habitat plan.

5.2 Habitat Creation and Enhancement Commitments

Measure	Committed extent	Target	Key delivery requirement
Grassland enhancement	1,095 m ²	Other neutral grassland in good condition	Low-fertility establishment, suitable native seed source, appropriate cutting and removal of arisings, prevention of compaction and adaptive management.
Vegetated gardens	1,231 m ²	Vegetated garden	Soft landscape areas established in accordance with the final development layout. These areas are included in the metric but are not the principal long-term enhancement resource.
New individual trees	16 small native trees	Urban/rural trees in moderate condition	Plant outside private vegetated-garden polygons where counted separately; protect, water, replace failures and maintain sufficient clear access for drainage operations.
Native hedgerow	91 m	Native hedgerow in moderate condition	Mixed native planting, establishment protection, gap replacement and management to develop a continuous woody structure.

5.3 Tree Planting

All 16 proposed trees are required to achieve the calculated individual-tree outcome and satisfy the trading rules. The species mix will comprise locally appropriate native trees suited to the available space, soil conditions and drainage-access constraints. The final planting schedule, stock sizes, protection, watering and replacement requirements will be specified in the BMMP.

Tree positions shown on the proposed habitat plan are indicative. Minor local adjustments are acceptable where necessary to avoid underground services, accommodate appropriate planting distances or maintain drainage access, provided that all 16 trees remain within land committed to biodiversity management and the calculated habitat outcome is not reduced. Trees placed within private vegetated gardens must not be relied upon as separately countable small-tree habitat units.

6. Biodiversity Metric Outcome

Biodiversity component	Baseline	Post-development	Net change	Percentage
Area habitats	1.6730 units	1.9870 units	+0.3140 units	+18.77%
Hedgerows	0.1800 units	0.3046 units	+0.1246 units	+69.23%
Watercourses	0.0000 units	0.0000 units	Not applicable	Not applicable

The updated Small Sites Metric confirms that the scheme exceeds the 10% target for both area habitats and hedgerows and satisfies the applicable habitat trading rules. No off-site units or statutory credits are required. The outcome depends upon delivery of the full grassland enhancement area, all 16 new trees, the eight retained trees and 91 m of native hedgerow.

7. Implementation and Delivery

7.1 Pre-construction

- Issue the approved BNG Plan, proposed habitat plan and BMMP to the principal contractor and landscape contractor.
- Mark retained trees and habitat areas on the construction drawings and protect them before clearance or demolition begins.
- Coordinate the final locations of services, access routes and drainage-maintenance requirements so they do not compromise the committed habitat extents or tree numbers.
- Undertake a pre-start ecological briefing covering retained habitats, prohibited storage areas and reinstatement requirements.

7.2 Construction and Habitat Establishment

- Keep construction compounds, spoil, materials, fuel and routine vehicle movements outside retained and enhancement areas.
- Avoid soil compaction and contamination within areas intended for other neutral grassland, hedgerow and tree planting.
- Prepare and establish the grassland using the seed source and ground-preparation method specified in the BMMP.
- Complete tree and hedgerow planting during the first suitable planting season following the relevant construction works.
- Complete habitat establishment before first occupation, unless an alternative written programme is agreed with the local planning authority.
- Provide an implementation record including dated photographs, planting quantities, seed certificates and any approved variations.

7.3 Indicative Programme

Stage	Timing	Required output
Pre-start	Before demolition or site clearance	Protection measures installed; contractor briefing completed; final habitat extents checked.
Ground preparation	Following completion of heavy construction in each relevant area	Suitable low-fertility seedbed and planting areas prepared without compaction.
Grassland establishment	Suitable spring or late-summer/autumn window	1,095 m ² established using the approved specification.
Tree and hedgerow planting	November-March in the first available planting season	16 trees and 91 m native hedgerow planted and protected.
Completion inspection	Before first occupation or agreed trigger	Ecologist verifies extent, planting numbers and initial establishment; deficiencies scheduled for correction.

Stage	Timing	Required output
Long-term phase	30 years from completion of habitat establishment	Management, monitoring, reporting and remediation undertaken in accordance with the BMMP.

8. Drainage Maintenance Access

The principal grassland-enhancement areas overlap with the eastern and western drainage-maintenance strips. Maintenance access is expected approximately once or twice per year. This access is compatible with the biodiversity proposal only where disturbance is controlled and damage is promptly remediated.

The following controls will apply:

- use defined access routes and undertake works during dry ground conditions wherever practicable;
- use low-ground-pressure machinery where practicable and avoid unnecessary turning or repeated tracking;
- do not store machinery, spoil, cut vegetation or materials within the enhancement areas;
- inspect the affected area immediately after maintenance;
- decompact, regrade and reseed any rutted, compacted or bare areas using the approved seed mix;
- record the disturbance and reinstatement with dated photographs; and
- review reinstated areas during the next suitable growing-season monitoring visit and undertake further remediation where required.

New trees positioned close to the inner edge of the maintenance strips must retain the drainage access width agreed with the relevant drainage authority. The indicative layout seeks to maintain approximately 8.5 m of clear access on the drainage side of the planting, subject to confirmation through the final setting-out process.

9. Responsibilities and Change Control

Role	Responsibility
Developer / applicant	Fund and deliver the approved habitat works; appoint competent contractors and an ecologist; provide approved documents to all relevant parties.
Principal contractor	Protect retained habitats, control construction impacts and comply with the approved implementation requirements.
Landscape contractor	Undertake ground preparation, seeding and planting to the approved specification and rectify establishment failures.
Project ecologist	Confirm implementation, advise on necessary minor variations, inspect establishment and undertake or oversee monitoring.
Long-term management body	[To be confirmed] Implement the BMMP, maintain records, commission monitoring and fund remedial works for 30 years.
Drainage-maintenance operator	Follow agreed access controls and ensure that habitat damage arising from maintenance is reported and promptly reinstated.

No change may be made to the committed habitat type, extent, target condition, retained-tree number, new-tree number or hedgerow length where it would reduce the biodiversity outcome or cause a trading-rule failure. Material amendments must be assessed by a competent ecologist, supported by a revised metric where necessary, and agreed in writing with the local planning authority before implementation.

10. Long-term Management and Monitoring

The grassland, hedgerow, retained trees and new trees will be managed and monitored for 30 years in accordance with the separate BMMP. The BMMP will define habitat-specific objectives, condition criteria, annual management tasks, monitoring years, reporting requirements, trigger points and remedial measures.

Monitoring will use the relevant Small Sites Metric condition criteria and fixed photographic locations, supported by measurements appropriate to each habitat. The management body will retain records of all management, drainage access, damage, reinstatement, replacement planting and ecological monitoring throughout the management period.

11. Conclusion

The proposed on-site scheme delivers a calculated 18.77% gain in area-habitat units and 69.23% gain in hedgerow units, with all applicable trading rules satisfied. Delivery is dependent upon enhancing 1,095 m² of modified grassland to good-condition other neutral grassland, retaining seven small and one medium tree, planting 16 new small native trees and creating 91 m of native hedgerow.

Subject to implementation of these measures in full, their protection during construction and their management and monitoring for 30 years under the BMMP, no off-site biodiversity units or statutory biodiversity credits are required.

Appendix A: Baseline Habitat Plan

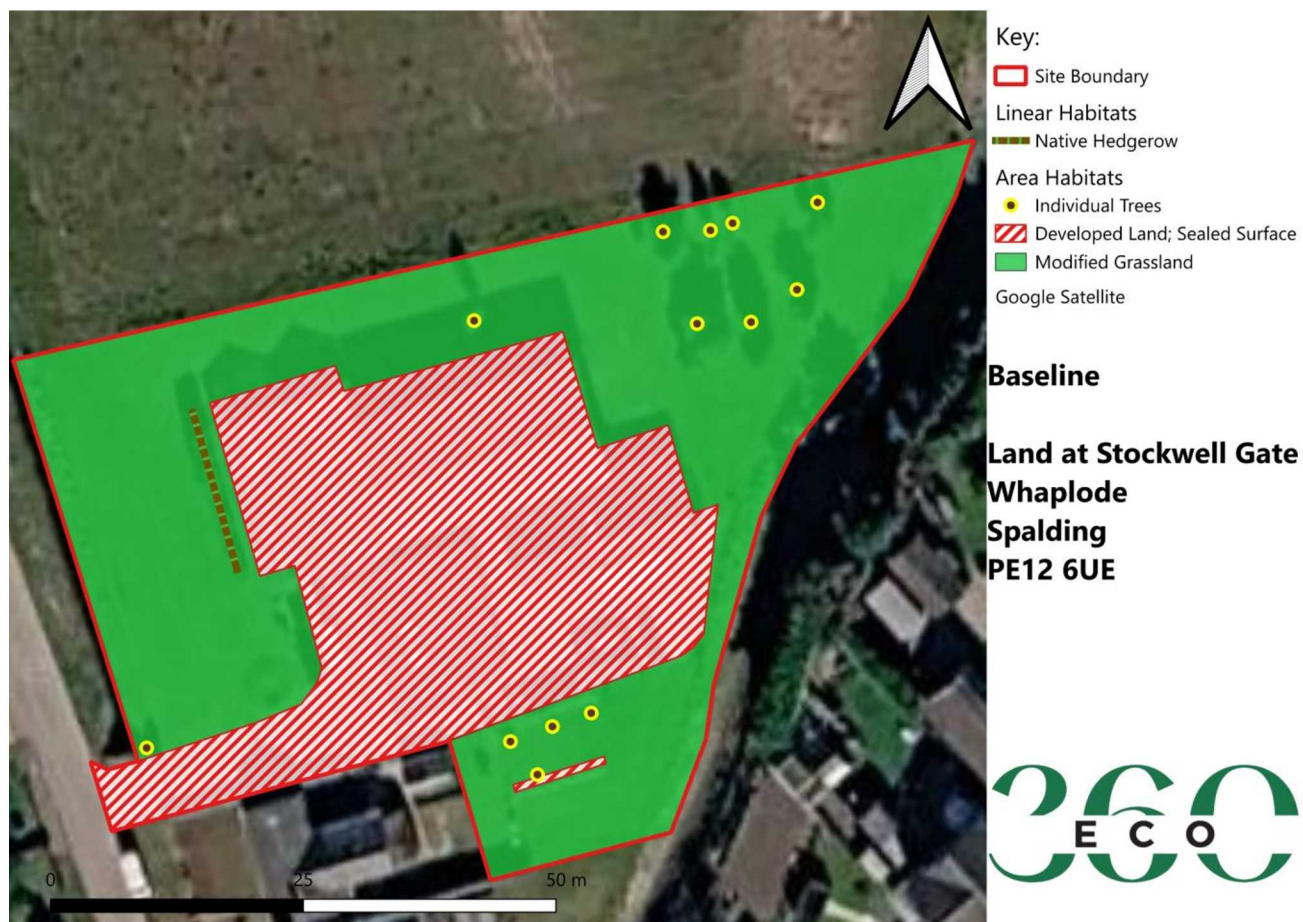


Figure A1. Baseline habitats within the red-line boundary.

Appendix B: Proposed Habitat Plan



Figure B1. Proposed habitats, retained trees and 16 new tree-planting locations.