

Technical Note



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Project: The Bungalow, Cranesgate North,
Whaplode St Catherine, Spalding, Lincolnshire

Our Reference: 250131.BNGTechNote.v1

To: GlenFarrow

Date: 10 April 2025

Subject: Biodiversity Net Gain Statement (v1) **Prepared by:** Anna Scott-Swift MCIEEM

Introduction and methodology

Croft Ecology was commissioned by GlenFarrow to provide the necessary supporting information on Biodiversity Net Gain for a forthcoming planning application at The Bungalow, Cranesgate North, Whaplode St Catherine, Spalding, Lincolnshire (central grid reference: TF 33997 20073) for the demolition of the existing garage prior to a new profiled metal shed being constructed.

The purpose of this Technical Note is to present the on-site baseline information for the Site that was used as the basis for the Statutory Metric Biodiversity Net Gain (BNG) calculations.

A baseline habitat survey at the site was undertaken on 6 March 2025 and included the following:

- An assessment of the baseline habitats within the red line boundary (including a baseline map to UK Hab) – Appendix A.
- A condition assessment of all on-site habitats

This data was then used to complete the on-site baseline information of the Statutory Biodiversity Metric and the associated condition assessment sheets. Post-development calculations for on-site habitats were also undertaken and are summarised in the Indicative Biodiversity Gain Plan for The Bungalow (Croft Ecology, April 2025) which should be read in conjunction with this Technical Note.

Personnel

The survey, assessment, BNG calculations and technical note were undertaken by Anna Scott-Swift MCIEEM, Director and Principal Ecologist at Croft Ecology. Anna has over 20 years of experience working in the field of ecology and has undertaken and reviewed dozens of walkover surveys/baseline habitat surveys and has been using UK Hab survey methodology for the last three years. Anna has been undertaking BNG calculations, baseline surveys and condition assessments for over ten years (BNG has been in place as a local planning consideration in Lichfield and Warwickshire for at least this long) and undertook the BNG calculations for this site.

Survey Date and Conditions

The Site was visited on 6 March 2025 and included land within the red line boundary (see Figure 1).

Weather conditions at the time of the survey were bright and sunny with 10% cloud cover and a light breeze. The air temperature was 18°C.



Figure 1. Site boundary (shown in red)

UK Hab Field Survey

A UK Hab¹ Field Survey was undertaken following the methodology described within v2.0 documentation (2023). It was used as the basis for subsequent completion of the Statutory Biodiversity Metric and its associated condition sheets.

A fine-scale minimum mapping unit (of 25m² or 5m) was deemed appropriate for use at the Site given its relatively small scale, consequently, only habitats with an area of 25m² or greater, or linear features 5m in length or greater, were mapped.

The UK Hab uses primary codes whereby habitats are categorised by an increasingly detailed hierarchy until a match is discovered. Secondary codes describe environmental factors that provide additional information such as management regime, hydrology or similar. In this case, each habitat was assigned a Primary Code¹ at the Level 4 hierarchy and secondary codes were applied where these could provide greater context.

During the field survey, all habitats within the Site were thoroughly observed, described, and mapped. A DAFOR abundance (D = dominant, A = abundant, F = frequent, O = occasional, R = rare)

¹ UKHab Ltd (2023) <https://www.ukhab.org/>

was assigned to each botanical species identified in each habitat and nomenclature followed Stace (Stace, 2019).

Results

Red line boundary

Parcel Reference: 26777804 & 26777844 – Developed land ; sealed surface

The existing garage/car workshop (Photo 1) had a footprint of 160sqm and a biodiversity score of zero.

In front of the garage/car workshop entrance on its eastern elevation was a concrete pad c.41sqm in size. This also had a biodiversity score of zero.

At the time of survey, there was a small area in the southwest of the Site with a mix of bare ground/hardcore and no vegetation that provided access from the road into the site but that had not been used recently.



Photo 1. Existing garage/car workshop (26777804)



Photo 2. Concrete pad at eastern elevation of garage/car workshop (26777844)

Parcel References: 26777852 – Vegetated garden

This comprised an existing mown lawn dominated by perennial rye-grass *Lolium perenne* with occasional dandelion *Taraxacum officinale agg.* and daisy *Bellis perennis*. A raised swimming pool was present on the lawn and a 1m strip of flower bed with an introduced shrub (species unknown) was present between the lawn and the existing garage/car workshop.



Photo 3. Vegetated garden

As can be seen in some of the photographs, there were privet hedgerows running north-south and east-west of the garden boundary but in both cases, these were just outside of the red line boundary and were not included within the baseline BNG score. This is also true for the ephemeral/ruderal strip of vegetation that was present between the existing garage/car workshop and the South Holland Drain to the south of the Site, and a mature pear *Pyrus spp.* tree visible on the baseline map, outside of the red line boundary.

It is understood that planning permission would be subject to the biodiversity gain condition.

A UK Hab Map of the baseline habitats at the Site is provided in Appendix A. Condition assessments for the on-site habitats are not provided as neither developed land; sealed surface nor vegetated garden require them.

The completed Statutory Biodiversity Metric for the pre-development and post-development value of the on-site habitats is included within the accompanying Indicative Biodiversity Gain Plan for The Bungalow by Croft Ecology (April 2025).

Limitations

All areas of the Site were accessible with no limitations.

Recommendations

The existing baseline score for the site is 0.02 habitat units and all of these units will be lost to the development, meaning 0.03 habitat units or greater are required to deliver at least 10% BNG.

Development is already largely focused on areas of low distinctiveness habitat (vegetated garden) and areas scoring zero on the BNG metric (developed land), whilst the medium distinctiveness habitat – native hedgerow with trees and mature tree – are all outside of the red line boundary. The loss of a small area of vegetated garden will need to be appropriately compensated for.

Compensation and enhancement measures are included below:

- As the Site is within a residential curtilage and the red line boundary can only realistically include either sealed surface, vegetated or unvegetated garden, BNG is not possible to achieve on-site.
- Consequently, the required units will look to be purchased from an offsite habitat bank provider. The Environment Bank have already provided a quote for 0.03 habitat units from Heacham Habitat Bank which has a signed Conservation Covenant with a Responsible Body (RSK Biocensus) and is listed on the Government's Biodiversity Gain Sites Register – Ref. 250924001.
- This is located within the same National Character Area as the Site - The Fens – and would provide grassland units totalling 0.04 habitat units enabling the 10% BNG requirement to be exceeded.

- Once planning permission has been granted, the client will pursue the purchase of these units, or similar available units in the same or neighbouring LPA/NCA of which there are several provided by the Environment Bank.

APPENDIX A – The Bungalow Baseline Habitats Map

