Biodiversity Net Gain Report	
For:	Keigar Homes
Site:	Applefields, Wrawby, Brigg, DN20 8GD
Report Date:	6th August 2025
Report Reference:	SQ-3337

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Client:	Keigar Homes
Site Name:	Applefields, Wrawby, Brigg, DN20 8GD
Report:	Biodiversity Net Gain Assessment
Survey Dates:	30th May 2025
Surveyed by:	Samuel Toon BSc (hons)

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
-	V1	Draft 1	6th August 2025	Sam Toon BSc (Hons), Estrada Ecology Ltd.	John Davies BSc (hons) - Estrada Ecology Ltd.
1	V1	Final	6th August 2025	Sam Toon BSc (Hons), Estrada Ecology Ltd.	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd.

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1 Executive Summary

1.1 For the proposed development scheme for the site, a net loss of 59.63% for area habitat units is calculated, with a value for linear habitats calculated with a net loss of 53.91%. Furthermore, the Trading Summaries for area habitats have not been satisfied by the proposed development scheme for either habitat or linear.

1.2 It has been confirmed by the client that the outstanding net gain deficit is to be offset, either with a habitat bank or with statutory credits. The required deficit is not capable of being implemented on site due to the size of the proposed development, lack of remaining area for landscaping and quantity of outstanding units.

2 Introduction

2.1 Biodiversity Metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for the development proposal. The calculations were required for submission as part of a planning application, in accordance with local and national planning policies.

2.2 Biodiversity Metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the DEFRA Statutory Biodiversity Metric Calculation Tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity resources within the development site.

2.3 The proposed scheme is to incorporate a housing development with associated private gardens and access routes within the new scheme.

3 Baseline and Post Development Scheme Designs

3.1 The UK HABS habitat classification map in Figure 1 summarises the habitats identified via field survey (May 2025).

3.2 Figure 2 presents the summary of the DEFRA Statutory Biodiversity Metric calculations.

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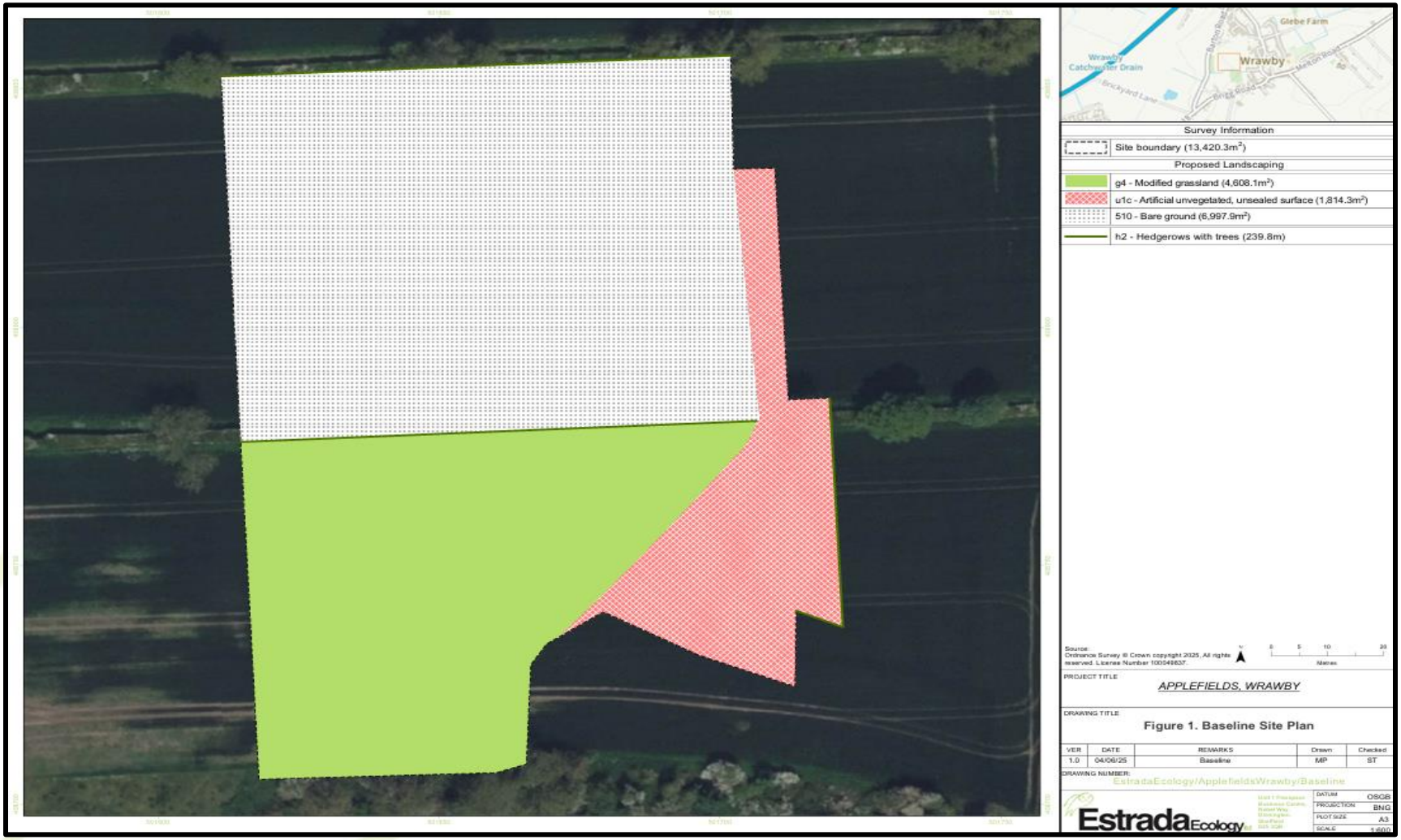
Figure 1 : UK HABS Habitat Classification Map



4 Methodology

4.1 Schedule 7A of the Town and Country Planning Act 1990 as amended by Schedule 14 of the Environment Act 2021, seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Act 2021 which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2) and 15.

4.2 Under the National Planning Policy Framework (NPPF, 2024), local planning authorities should aim to conserve and enhance the natural environment when determining planning applications. Local planning authorities also have an obligation to seek opportunities to further enhance the conservation status of Species and Principal Habitats.

4.3 Baseline habitats were surveyed, and their condition assessed during a site assessment in May 2025 and based on the UK HABS Habitat Classification map (Figure 1).

4.4 The DEFRA Statutory Biodiversity Metric was used to calculate biodiversity units for baseline and post-development habitats for the development site, to determine if the proposed development will be likely to achieve net loss, no net loss, or net gain of biodiversity units.

- Individual habitat areas were rounded to four decimal places, with the minimum mappable unit being 0.0001 hectares. The canopy areas of Individual trees were calculated using the Urban Tree Helper tool included within the metric calculator. Linear habitat features such as hedgerows and ditches are measured in kilometres.

- Habitat condition indicates the quality of the habitat, either existing or to be achieved, based on the habitat condition assessments using The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.

- Habitats were assessed for their strategic significance at a landscape scale, using information from sources such as Local Plans, Biodiversity Action Plans, and Nature Recovery Areas to determine their significance within a specific landscape. If habitats weren't included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.

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4.5 Biodiversity unit calculations are based on the retention and / or enhancement of existing habitats within the proposed scheme design, as well as the creation of new habitats. Biodiversity units for linear habitat features are calculated separately within the metric.

5 Limitations

5.1 Habitat areas are rounded up or down to the nearest whole value, with a minimal mappable unit of 0.0001 hectares. However, the overall total of site habitat area and biodiversity units within the Statutory Biodiversity Metric are calculated and accurate to two decimal places.

5.2 Habitat areas used in the calculations are based on two-dimensional plans and so will not necessarily consider an increase in overall surface area as a result of slopes and banks.

6 UK HABS Habitat Classification Codes

6.1 The UK HABS habitat classifications used within the DEFRA Statutory Biodiversity Metric and applicable to the site post-development are provided in Table 1 with their associated habitat codes.

Table 1. UK HABS Classification and codes for post-development.

Habitats	**UK HABS Codes**	
	Primary	*Secondary*
Buildings	**u1b5**	-
Developed Land, Sealed Surface	**u1b**	-
Other Neutral Grassland	**g3c**	-
Native Hedgerow	**h2a**	
Scattered Trees	g4	**32**
Vegetated Garden	u	**828**
Sustainable Urban Drainage Feature	**g**	848

7 Biodiversity Net Gain

7.1 The total baseline for biodiversity units for the site were calculated at 4.11 area habitat units. 6.83 Linear (hedgerow) habitat units were calculated at the baseline, with and no watercourse units were calculated at the baseline. No irreplaceable habitats are present at the baseline.

7.2 Following the development of the site under the current proposal, the site is calculated to provide 1.66 habitat units, with 3.15 units for linear habitats proposed.

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8 Overall Development

8.1 Overall, the proposals for the current development scheme will result in a net loss of 2.45 (2 d.p.) area units, representing a 59.63% net loss for area habitats. Furthermore, the proposals for the current development scheme will result in a net loss of 3.68 (2 d.p.) area units, representing a 53.91% net loss for linear habitats.

8.2 Trading summaries for both area and linear habitat have not been satisfied due to the proposed scheme not allowing for additional planting to achieve the required units as the development requirements are due to dominate approximately 90% of the site. The trading deficits are as follows:

Area Habitats

- Other Neutral Grassland (Medium Distinctiveness) – 2.60 Units

Linear Habitats

- Species Rich Native Hedgerow with Trees (High Distinctiveness) – 4.97 Units

8.3 It is also noted that to achieve a net gain of 10% in line with the requirements of Biodiversity Net Gain, an additional 2.86 area habitat units must be incorporated, with the noted scrub deficit accounted for within this. Due to the limitations of the site in line with the proposed development scheme, it is noted that the stated unit deficit will need to be offset accordingly.

8.4 The high distinctiveness banding of linear habitats is not deemed feasible within the scope. The deficit has originated from the access that appears to be proposed along the western boundary of the site. As such, it is noted that the 4.97 unit deficit may need to be offset accordingly.

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Figure 2a: Summary of DEFRA Metric Calculations Results.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-2.45
	Hedgerow units	-3.68
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-59.63%
	Hedgerow units	-53.91%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

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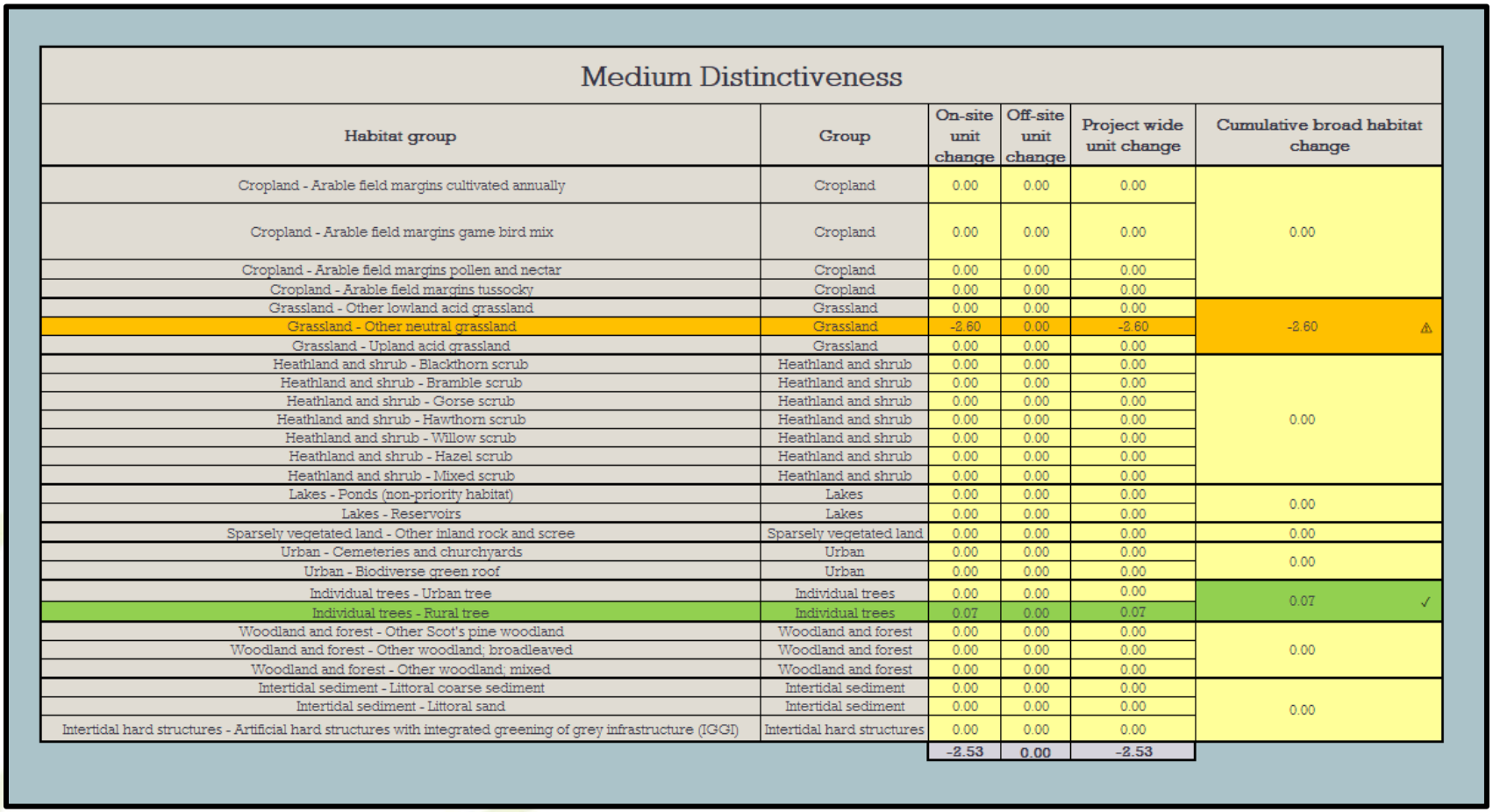
Figure 2b: Summary of Trading Summary Deficit (Area Habitats)



Medium Distinctiveness					
Habitat group	**Group**	**On-site unit change**	**Off-site unit change**	**Project wide unit change**	**Cumulative broad habitat change**
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	-2.60 ⚠
Grassland - Other neutral grassland	Grassland	-2.60	0.00	-2.60	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.00
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.00	0.00	0.00	0.07 ✓
Individual trees - Rural tree	Individual trees	0.07	0.00	0.07	
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		-2.53	0.00	-2.53	

Figure 2c: Summary of Trading Summary Deficit (Linear Habitats)

High Distinctiveness			
Habitat group	**On-site unit change**	**Off-site unit change**	**Project wide unit change**
Species-rich native hedgerow with trees	0.00	0.00	0.00
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	-4.97	0.00	-4.97 ⚠
	-4.97	**0.00**	**-4.97**

Table 3: Habitat Change Summary

	Habitat Unit Change						*Net Change in Biodiversity*	
	On-Site Baseline	Retained	Lost	Enhanced	Created	On-Site Post Development	Unit Habitats	% Change
Area Habitat	4.11	0.00	4.11	0.00	1.66	1.66	-2.45	-59.63
Linear Habitat	6.83	2.46	4.37	0.00	0.68	3.15	-3.68	-53.91

9 Recommendations

9.1 The site under the current proposed development scheme will result in a net loss for area habitat units and a net loss for linear habitat units. Furthermore, the trading summaries have not been satisfied in line with the proposed scheme.

9.2 It is recommended that an updated Biodiversity Net Gain report with updated calculations is completed should current development and landscaping proposals change in any way. An updated report will review habitat condition scores of habitats and will consider any changes in a final masterplan.

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All online references accessed August 2025.

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