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BIODIVERSITY NET GAIN ASSESSMENT
FOR
CHANGE OF USE (PADDOCK TO DOMESTIC) INC GARAGE AND PATIO / WALL
100 QUADRING ROAD
DONINGTON
SPALDING
LINCS
PE11 4SJ

FOR

MR & MRS A USHER



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This assessment has been carried out by G R Merchant Ltd on 10th March, any information in this report was correct at the time of survey.

Mr & Mrs A Usher on behalf of Julian Warrick Architectural Design Consultant are applying for Planning Permission to change the use of the existing paddock to domestic, including proposed garage, patio and wall, some of these works have been completed, at 100 Quadring Road, Donington. The site is located along the main road between Quadring and Donington with dwellings either side. The site is on a junction and owns the large paddock to the East of the site.

The site has been either domestic or paddock for many years.

The survey found that there are no protected species around the area but there is a possibility of nesting birds in the hedges and trees on the site.

The Biodiversity Net Gain calculation using the Statutory Biodiversity Metric Calculation Tool revealed that the initial baseline gave 1.8389 habitat units, and the new scheme will give 1.6433 habitat units. This is a -0.1956 habitat unit created according to the Biometric or -10.64% net gain. This means that the plans have not reached the required 10% net gain. The development will have to either create a Biodiversity Net Gain in the adjoining paddock or purchase BNG credits.

The species rich hedge to be a mixture of native species:
Common Hawthorn
Hazel
Dogwood
Field Maple
Holly
Gueider Rose
Privet

From the results stated above there is no objections to the development and change of use as long as the following recommendations are followed:-

1. As there is potential for nesting birds on site which are protected under the Wildlife and Countryside Act 1981 (as amended), then if the works are to start the bird nesting season (March to August) then a nesting bird survey may be required before works commence. If a nesting bird is found, then no further works will proceed until the chicks have fledged and the ecologist has given all clear.
2. As there is potential for Hedgehogs within the area, then any trenches need to be covered at night during construction to prevent them from falling in:
3. Any fencing to have 13 x 13cm gaps in at ground level to allow the tree movement of hedgehogs:
4. As there is potential for amphibians on site, then a precautionary method statement needs to be applied to prevent amphibians being killed or injured as all amphibians

are protected under the Wildlife and Countryside Act 1981 (as amended). This includes:-

a) All materials to be stored off the ground, (for example on pallets) to minimise the likelihood of amphibians accessing for refugia:
b) All spoil / waste materials to be removed from site at the end of each working day or stored in a skip
c) The site should be maintained as sub-optimal prior to the commencement of works:
d) All involved in the construction should be aware of the possibility and presence of amphibians and know what they look like.

5. Any planting around the buildings should include native and RHS Perfect for Pollinators Garden Plants.

G R Merchant Ltd
March 2026