



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

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**BIODIVERSITY NET GAIN ASSESSMENT
FOR
DEMOLISH EXISTING BARNs AND REPLACE WITH 2 NO DETACHED DWELLINGS
PRIMROSE FARM
MAISDYKE LANE
FLEET
SPALDING
LINCS
PE12 8NH

FOR
GROOM BROS LTD**



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This assessment has been carried out by G R Merchant Ltd on 16th February any information in this report was correct at the time of survey.

Groom Bros Ltd on behalf of G R Merchant Ltd are applying for Planning Permission to demolish 2 no. large farm buildings and erect 2 No detached dwellings on land at Primrose Farm, Maisdyke Lane. The site is located at the end of Maisdyke Lane in the village of Fleet as shown on the planning application drawings.

The whole site has been part of an agricultural holding however over the years it has slowed down, therefore most areas are overgrown. The existing access and established drive will be up-graded as required.

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 2.8483 habitat units, and the new scheme will create - 2.0070 habitat units. This is a -0.8413 habitat unit loss according to the Biometric or - 29.54.% net loss. This means that the plans have not reached the required 10% net gain.

Once Planning Permission has been achieved a buy-out scheme will be offered.

From the results stated above there is no objections to the development of the erection of 2 No detached dwellings 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 free 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

April 2026