



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach
Spalding, Lincolnshire. PE12 7EE
Telephone: 01406 490800
E-Mail: gr.merchant@btconnect.com
Web: www.grmerchantltd.com

Our ref: 4344-24

**BIODIVERSITY NET GAIN ASSESSMENT
FOR
RESIDENTIAL DEVELOPMENT – 2 DWELLINGS
26 STATION ROAD
GEDNEY HILL
SPALDING
LINCS
PE12 0NP

FOR

MRS WAITE**



VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

This assessment has been carried out by G R Merchant Ltd around the middle of December, any information in this report was correct at the time of survey.

Mrs Waite on behalf of G R Merchant Ltd are applying for Outline Planning Permission to erect 2 No detached dwellings on the East & West side of the host dwelling, 26 Station Road. The site is located on the outskirts of Gedney Hill Town Centre along Station Road as shown on the planning application drawing 4344-24-01 & 02.

The West of the site is mainly laid to lawn as it has been used as part of the domestic garden for many years. It has a frontage mixed hedge along with a conifer hedge along the left-hand side all the way down to the bottom of the site. To the West of the site is a large brick building used previously as a garage. The whole frontage of the site is a gravelled drive with two separate accesses.

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 0.0765 habitat units and the new scheme will create 0.0510 habitat units. This is a 0.1275 habitat unit gain according to the Biometric or 66.62% net gain. This means that the plans have reached the required 10% net gain.

From the results stated above there are 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 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 2025