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ARCHITECTURAL & PLANNING CONSULTANTS

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Our ref: 4301-24

**BIODIVERSITY NET GAIN ASSESSMENT  
FOR  
DEMOLISH EXISTING BARNs AND REPLACE WITH 2 NO DETACHED DWELLINGS  
BELNIE FARM BUILDINGS  
BELNIE LANE  
GOSBERTON  
SPALDING  
LINCS  
PE11 4HN**

**FOR**

**MRS K M BAXTER**



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This assessment has been carried out by G R Merchant Ltd on 6<sup>th</sup> June, any information in this report was correct at the time of survey.

Mrs K Baxter 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 Belnie Farm Buildings, Belnie Lane. The site is located just off the main road from Gosberton to Surfleet 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 1.1197 habitat units, and the new scheme will create 1.2375 habitat units. This is a 0.1178 habitat unit gain according to the Biometric or 10.% net gain. This means that the plans have reached the required 10% net gain.

The 7 No proposed small trees should be a mixture of these species of native trees:

Flowering Cherry

Crab Apple

Silver Birch

Wild Cherry

Rowan

The existing and new lawns are to be enhanced with a mixture of Seeded EL – 1 Mix from Emorsgate Seeds.

From the results stated above there is no objections to the development of the erection of a pair of semi-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

September 2025