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ARCHITECTURAL & PLANNING CONSULTANTS

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BIODIVERSITY NET GAIN ASSESSMENT
FOR
CHANCE OF USE FROM DOMESTIC TO COMMERCIAL, DEMOLITION OF EXISTING BUNGALOW & 2 NO GARAGES AND ERECTION OF TRACTOR AND EQUIPMENT STORAGE
PARK BUNGALOW
PARK ROAD
HOLBEACH
SPALDING
LINCS
PE12 7EE

FOR

HOLBEACH PARISH COUNCIL



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This assessment has been carried out by G R Merchant Ltd on 8th January, any information in this report was correct at the time of survey.

Holbeach Parish Council on behalf of G R Merchant Ltd are applying for Planning Permission to change the use, demolish the existing bungalow and 2 No garages and erection a purpose-built tractor and equipment storage building at Park Bungalow, Park Road, Holbeach. The site is located off the main car park of Holbeach is located next to the public Carters Park as shown on the planning application drawings.

The site is a derelict bungalow, garages and outbuildings with the rest of the site laid to grass with mature conifers around the site. There is a well-established site boundary around the perimeter of the land. The existing access off Park Road car park will remain with a new access from the site to the park to be created with the removal of the wall and fence.

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 around to the site.

The Biodiversity Net Gain calculation using the Statutory Biodiversity Metric Calculation Tool revealed that the initial baseline gave 0.0670 habitat units, and the new scheme will create 0.0845 habitat units. This is a 0.0174 habitat unit gain according to the Biometric or 25.97% net gain. This means that the plans have reached the required 10% net gain.

1 No proposed small tree should be one of these species of native trees:
Field Maple
Crab Apple
Silver Birch
Wild Cherry
Rowan

A 4 m long hedge to be planted with a mix of native hedging:
Common Hawthorn
Hazel
Dogwood
Field Maple
Holly
Gueider Rose

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
March 2026