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: 4459-25

BIODIVERSITY NET GAIN ASSESSMENT
FOR
PARKING OF TRAILERS
WEST VIEW FARM
RED COW DROVE
MOULTON MARSH
SPALDING
LINCS
PE12 0LW

FOR

BROOKS (SPALDING) LTD



This assessment has been carried out by G R Merchant Ltd on 3rd December 2025, any information in this report was correct at the time of survey.

Brooks (Spalding) Ltd on behalf of G R Merchant Ltd are applying for Planning Permission to park trailers on their land at West View Farm. Red Cow Drove, Multon Marsh, PE12 6LW. The site is located on the existing industrial / agricultural site. The existing site has good access and egress and is surrounding my other agricultural, commercial and domestic sites.

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 boundary of the site.

The Biodiversity Net Gain calculation using the Statutory Biodiversity Metric Calculation Tool revealed that the initial baseline gave 1.5284 habitat units, and the new scheme will create 1.6866 habitat units. This is a 0.1582 habitat unit gain according to the Biometric or 10.35% net gain. This means that the plans have reached the required 10% net gain.

The proposed small sapling trees should be one of each of these species of native trees:
Field Maple
Crab Apple
Silver Birch
Wild Cherry
Rowan
Sessile Oak
Wayfairing Tree

An existing area is 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
February 2026