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BIODIVERSITY NET GAIN ASSESSMENT
FOR
CHANCE OF USE FROM AGRICULTURAL LAND TO COMMERICAL STAFF PARKING AND BNG AREA
82 SEAS END ROAD
SURFLEET SEAS END
SPALDING
LINCS
PE11 4DQ

FOR

MR P HARPER



This assessment has been carried out by G R Merchant Ltd on 23rd April, any information in this report was correct at the time of survey.

Specialist On Site Services Ltd on behalf of G R Merchant Ltd are applying for Planning Permission to change the use of agricultural land to commercial staff parking and BNG area at 82 Seas End Road, Surfleet Seas End. The site is located off the main Road with the existing site access to the East of the site as shown on the planning application drawings.

The commercial site has recently been taken over by the client, and he requires space to park staff vehicles. The existing access off Seas End Road will remain allowing vehicle to use the existing drive to park and turn to the rear of the building.

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 0.1172 habitat units, and the new scheme will create 0.1301 habitat units. This is a 0.2472 habitat unit gain according to the Biometric or 110.99% net gain. This means that the plans have reached the required 10% net gain.

9 No proposed small trees should be one of these species of native trees:
Blackthorn
Crab Apple
Silver Birch
Wild Cherry
Rowan

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

The grass 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 change of use 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
June 2026