



**G R MERCHANT LTD**  
ARCHITECTURAL & PLANNING CONSULTANTS

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**Our ref: 4374-25**

**BIODIVERSITY NET GAIN ASSESSMENT  
FOR  
RESIDENTIAL DEVELOPMENT OF 2 DWELLINGS  
ADJ: RYLTON HOUSE  
MILL LANE  
SUTTON BRIDGE  
SPALDING  
LINCS  
PE12 9UE**

**FOR**

**MR & MRS J COOPER**



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This assessment has been carried out by G R Merchant Ltd on 13<sup>th</sup> March, any information in this report was correct at the time of survey.

Mr & Mrs J Cooper on behalf of G R Merchant Ltd are applying for Planning Permission to erect 2 No detached dwellings on land adjacent Rylton House, Mill Lane, Sutton Bridge. The site is located along a no through road in the town of Sutton Bridge as shown on the planning application drawings.

The whole site is laid to grass with a boundary perimeter hedge and trees. There is a well-established front boundary hedge which will remain in place. The two new accesses will be created off Mill Lane.

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 4.278 habitat units, and the new scheme will create - 1.2677 habitat units. This is a -29.63% habitat unit loss according to the Biometric therefore an Availability Certificate for Registered Off-Site Biodiversity Units is attached.

From the results stated above there is no objections to the development of the erection of 2 No dwellings if off-site habitats are used 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 free 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  
August 2025