



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

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**Our ref: 4301-24**

**BIODIVERSITY NET GAIN ASSESSMENT  
FOR  
ERECTION OF 8 DWELLINGS  
LAND ADJACENT 39 CUSTOM HOUSE STREET  
SUTTON BRIDGE  
SPALDING  
LINCS  
PE12 9UJ**

**FOR**

**S E KING BUILDING CONTRACTORS LTD**



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This assessment has been carried out by G R Merchant Ltd on 9th September, any information in this report was correct at the time of survey.

S E King Building Contractors Ltd on behalf of G R Merchant Ltd are applying for Planning Permission to erect 8 No detached dwellings on land adjacent 39 Custom House Street, Sutton Bridge. The site is located at the bottom of the road with dwellings either side. The site to the West backs up to private gardens to dwelling from Nene Meadows, with the North and East of the site being part of Roffes Transport.

The whole site was allotment gardens however over the last few years has been left as an overgrown site. A new access and private drive will be created off Custom House Street.

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 4.0996 habitat units, and the new scheme will create 4.7692 habitat units. This is a 0.6696 habitat unit gain according to the Biometric or 16.33% 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
- Wayfaring Tree

The species rich hedge to be a mixture of native species:

- Common Hawthorn
- Hazel
- Dogwood
- Field Maple
- Holly
- Gueider Rose
- Privet

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

Amended October 2025