



**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: 4394-24**

**BIODIVERSITY NET GAIN ASSESSMENT  
FOR  
CHANGE OF USE OF LAND TO DOMESTIC & ERECTION OF WORKSHOP & STORES  
ACORN LODGE  
CRANESGATE NORTH  
WHAPLODE ST CATHERINE  
SPALDING  
LINCS  
PE12 6ST  
  
FOR  
MR T TWIGGER**



VAT No: 552 6200 69  
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

This assessment has been carried out by G R Merchant Ltd around the end of May, any information in this report was correct at the time of survey.

Mr Twigger is submitting a planning application to regularise the land to use as domestic garden and to erect a workshop and open frontage stores for his wood working hobby. The site is located between Whaplode and Whaplode St Catherine as shown on the planning application drawing 4394-25-01C.

The site is mainly laid to grass and over the last few years has been used as an extended domestic garden. No trees or bushes will be removed to create this development. The site benefits from two accesses, which the client is currently upgrading.

The survey found that there are no protected species around the area.

The Biodiversity Net Gain calculation using the Statutory Biodiversity Metric Calculation Tool revealed that the initial baseline gave 9.2183 habitat units, and the new scheme will create 10.1668 habitat units. This is a 0.9485 habitat unit gain according to the Biometric. This means that the plans have reached the required net gain as per the planning condition.

The proposed is for a full enhancement of the existing grassland to a mix of flowering lawn seed and a native hedge to be planted along the eastern boundary to fill in the large gap between the existing trees.

From the results stated above there is no objections to the development of the erection of a single dwelling and garage 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  
July 2025