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: 4428-25

BIODIVERSITY NET GAIN ASSESSMENT
FOR
ERECTION OF 2 NO. DWELLINGS
LAND ADJACNET 34 BROADGATE
WHAPLODE DROVE
SPALDING
LINCS
PE12 0TN

FOR

MR D BURCHNALL



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 on 14th August, any information in this report was correct at the time of survey.

Mr D Burchall on behalf of G R Merchant Ltd are applying for Planning Permission to erect 2 No dwellings on land adjacent 34 Broadgate, Whaplode Drove. The site is located along the main road through Whaplode Drove as shown on the planning application drawings.

The whole site is laid to grass. There is a well-established side boundary from the dwelling of 34 Broadgate that will be remain in place along with the SHIDB and field access strip to the North of the site. Two new accesses will be created off Broadgate.

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 adjacent to the site.

The Biodiversity Net Gain calculation using the Statutory Biodiversity Metric Calculation Tool revealed that the initial baseline gave 0.4613 habitat units, and the new scheme will create 0.5176 habitat units. This is a 0.0563 habitat unit gain according to the Biometric or 12.21% net gain. This means that the plans have reached the required 10% net gain.

The 11 No proposed small 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

The rear boundary hedge and trees are to be enhanced with a mix of native hedging:
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
August 2025