

CONDITION 9

BIODIVERSITY NET GAIN



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Job No. 083
Client: East Anglian Civils Holdings Ltd
Date: December 2025
Rev:

Planning Reference: H01-1053-23

Location/Description: Land At 66 Barrier Bank Cowbit Spalding Lincolnshire

Proposed replacement offices & storage buildings including demolition of existing buildings - Part retrospective - approved under H01-0640-22.
Modification of Condition 2 to allow amendments to previously approved plans

Condition 9

Biodiversity Net Gain Plan to demonstrate a net gain in biodiversity on-site shall be submitted to, and approved in writing by, the Local Planning Authority. This shall be supported by a Biodiversity Management Plan setting out how the biodiversity enhancements will be managed and monitored for the lifetime of the development.

Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.

Reason: To ensure that the development is able to deliver a net gain in biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, December 2023.

- The proposals include habitats for Swifts in the form of surface mounted boxes. As Swifts are a colonial breeding species, boxes will be placed in pairs approximately 1 metre apart and as high as is possible within this proposal.
- Bat boxes will also be provided. Advice from the Bat Conservation Trust states: Boxes should be installed as high as possible, ideally at least 4m above ground level, to try and avoid predation from cats on the ground or nearby structures. On buildings, boxes should be placed as close to the eaves as possible and have a sunny aspect.
- External surface mounted boxes for Barn Owls are proposed. These to be at least 3m above ground level.

Please refer to the following plan showing the proposed location of each habitat, this is to be read in conjunction with site layout drawing BB/ind/pl/01revA Site Layout & Location Plan.



Red arrows represent number of and locations of boxes.



Swifts

Green&Blue Swift Block (MultiBlock)



Designed and made by Green&Blue in the UK to create nesting space for our declining Swift population. This can be easily retrofitted or surface mounted onto existing properties or integrated into new builds.

The Green&Blue SwiftBlock swift box features an internal nesting bowl, a small entrance hole to deter larger birds and predators

Details:

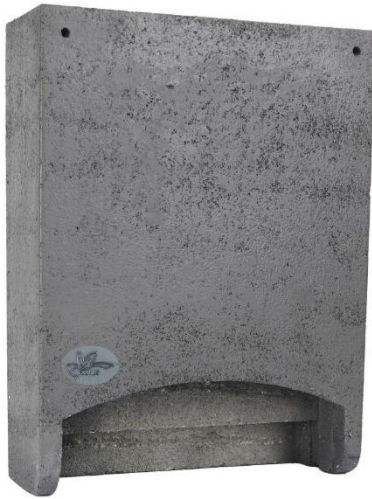
- Made from cast concrete using up to 75% recycled materials from the Cornish China Clay industry.
- Dimensions
- 215mm x 215mm x 165mm Internal dimensions
- Weight, approx 8.5 kg

Positioning:

- The SwiftBlock swift box should be positioned on a side of the building that gets shade during the day, or under an overhang or the eaves, away from windows and vents and predator access. Swift Blocks should also be placed in a spot with clear adjacent access, allowing high speed, direct flight entry.

Bats

NHBS Lela Bat Box



The NHBS Lela bat box is designed to provide roosting space for several crevice species, including the brown long-eared bat and our most commonly encountered species, the Pipistrelle. It features two internal crevices, separated by a woodstone divider, that create a varied set of internal microclimates, allowing the inhabitants to choose the most suitable place to roost.

The Lela bat box has twin entrances facing downwards at the base of the box, ensuring that no upkeep is required.

Positioning:

- Should be mounted externally on buildings, at least 3m from the ground and away from full sun, the prevailing wind, and sources of artificial light. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes should ideally be clustered in small groups.

Details:

- Function: Maternity roost, summer roost
- Material: Wood concrete
- Exterior dimensions (l x w x h): 32.5 x 12 x 43 cm
- Inner dimensions (l x w x h): Layer 1: 29cm x 2.2-2.5cm (tapered) x 36 cm, Layer 2: 29cm x 2.2-2.5cm (tapered) x 31 cm
- Weight: 11.77 Kg

Barn Owls

Eco Barn Owl Nest Box – Buttercup Farm



The Eco Barn Owl Nest Box has been developed in collaboration with the Barn Owl Trust.

Details:

- L65 x W66 x H67 cm
- Materials: Floor: Oriented Strand Board. All other parts of box: Low Density Polyethylene board manufactured using 100% recycled waste plastic.
- Construction: Panels fitted together using integral tabbing system. Separate 2 piece fixing bracket for assembly during fitting
- Gently curved and sloping roof, integrated with the sides of the owl box and overlapping the front and back, to keep the inside dry.
- Ventilation and concealed drainage distributed throughout nest box, designed to reduce condensation and keep the owls healthy.
- Sacrificial wooden floor (replace it every few years) designed to wick any moisture away from the nest.
- Sturdy front platform with fence, designed for landing and for owlets to exercise on.
- Wide canopy across front to protect the entrance hole and platform.
- Entrance hole at correct height to reduce the chance of owlets getting out before they are mature enough to cope outside.
- Adult birds can choose to perch or sit on roof, front platform or the 2 perches/hatch closures on the side of the bird box.
- Integrated hatch for easy cleaning, fenced landing/exercise platform and perches

Position:

- At least 4.5 metres high. Minimise the risk of overheating by siting the box somewhere shaded, avoiding direct sunshine (especially in the middle of the day). To reduce rain being blown into the box face the box away from the prevailing wind.

Biodiversity Management Plan

The habitat boxes described above will be managed and monitored for the lifetime of the development. Inspections, repair or replacement will remain the responsibility of the building owner/user with frequency as stated in the table below. Activity that is considered highly disruptive to the occupation of the habitats will not be permitted by the owner and tenants advised of siting and responsibilities.

Summary Monitoring Schedule

Feature	Best Aspect	Min. Height	Monitoring Frequency	Cleaning Window
Bat Box	South/SW	3-5m	Annual (visual)	N/A (Licensed only)
Barn Owl	N/A (Sheltered)	3m	Every 1-3 years	Nov - Jan
Swift Box	North/East	5m	Annual (visual)	Not required

Maintenance:

Swifts Boxes

Low Maintenance: Swifts are very clean; boxes generally do not require regular cleaning.

Inspection: Check fixings annually in autumn to ensure the box remains secure against winter storms.

Bat Boxes

Protection: All bats and their roosts are fully protected under the Wildlife & Countryside Act 1981. It is a criminal offence to disturb a bat or open an active box.

Cleaning: Most modern boxes are self-cleaning as droppings fall out the bottom. If cleaning is required, it must be performed by a licensed ecologist.

Annual Check: Visually inspect from the ground for secure fixings and signs of use (staining or droppings).

Barn Owls

Cleaning: Clean out debris every 2-3 years (or annually if Jackdaws use the box).

Timing: Only clean between September and January once young have fledged.

Safety: Always use gloves and a dust mask when cleaning, as owl pellets can harbor bacteria.