
From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 13 February 2026 13:14
To: Hill, Jess
Cc: De-Ruyck, Chris (ELDC); _planningadvice
Subject: H02-0033-26 ecology comments

Hi Jess,

Please see below our comments regarding this application.

H02-0033-26 - Land to Rear of 53 West Street Crowland Peterborough PE6 0EE
Construction of new detached dwelling.

Summary: We request that a PEA be provided pre-determination. We are confident with the BNG proposals for this site, as long as the mandatory 10% net gain is achieved through securing offsite units pre-commencement.

Documents reviewed:

- BNG Statutory Metric
- BNG Statement Report

Comments

Ecological Considerations:

- Having reviewed this application, I believe that this application will require a Preliminary Ecological Assessment with a protected species survey to be provided pre-determination. The results from this PEA may reveal the need for more detailed species surveys.
- We request that one integrated universal nest brick (e.g., S Brick, Swift Nesting Brick, Manthorpe, Swift Bricks: The 'Universal' Nest Brick – by Dick Newell | CIEEM) is incorporated into the external fabric of the new proposed dwelling. It should be located at a height of 4+ m metres, on the north or east elevations to avoid overheating, and grouped colonially where possible, in accordance with best-practice guidance such as British Standard BS 42021:2022.
- We also request that one integrated bat box (e.g., Integrated / Built-In Bat Boxes, Integrated Eco Bat Box | The Nestbox Company) are added to each dwelling. These are required to enhance biodiversity and to be in line with Local Plan Policy 7.2.14.
- The bricks must be installed during the construction phase and retained thereafter for the lifetime of the development.

BNG Comments

- Overall, the biodiversity assessment and metric calculations appear rigorous, and we can have confidence in their conclusions. In this case the metric indicates that 10% mandatory net gain cannot be achieved on-site, and therefore the proposals require 0.25 area-habitat units and 0.02 hedgerow units off-site. These will need to be secured pre-commencement and can be achieved via 2 routes:
 1. Bespoke habitat creation/enhancement could be undertaken by the applicants on land they own elsewhere or in agreement with another landowner. To discharge the biodiversity gain condition the applicants would have to secure the appropriate habitat creation/enhancement by either entering a section 106 agreement with the local authority or through undertaking a conservation covenant with a responsible body pre-commencement.
 2. The applicants could purchase the appropriate number of units from an off-site habitat bank and evidence this to the authority pre-commencement. This can be achieved through the applicants contacting an off-site unit provider, aka a habitat bank, (which has biodiversity units registered on the national gain-site registry) to arrange a contract for the applicant to purchase the necessary units from the habitat bank. The habitat bank then notifies the national gain-site register to allocate the specifically referenced units to the applicant. To discharge the general biodiversity gain condition, the applicant provides us with this reference information and evidence of the purchase (e.g. a receipt or

copy of the contract with the habitat bank) along with the biodiversity gain plan that they must submit to us pre-commencement. These details are also recorded within a finalized version of the metric submitted with the gain plan. The authority can then independently confirm the unit transfer by checking the unit references against the national gain-site register and then approve the gain plan to discharge the Biodiversity Gain condition.

Conclusion: We request that a PEA be provided pre-determination. We are confident with the BNG proposals for this site, as long as the mandatory 10% net gain is achieved through securing offsite units pre-commencement.

Please get in touch if you have any further questions,

Kind Regards,

Grace Hill

BNG Ecologist

South & East Lincolnshire Councils Partnership

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