
From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 27 February 2026 13:51
To: Niland, Mark
Cc: De-Ruyck, Chris (ELDC); _planningadvice
Subject: H02-0128-26 ecology comments

Hi Mark,

Please see below for our comments regarding this application.

H02-0128-26 - Land at Blackbird Close Crowland PE6 0BA
Erection of 3 dwellings together with double garage to Plot 3.

Summary: There has been sufficient evidence provided to determine this application, and we are confident that 10% net gain can be achieved on site for this application.

Documents reviewed:

- BNG Statutory Metric
- Preliminary Ecological Appraisal
- Biodiversity survey and report
- Indicative proposed site plan

Comments

Ecological Considerations:

- We request that a total of 3 integrated universal nest bricks (e.g., S Brick, Swift Nesting Brick, Manthorpe, Swift Bricks: The 'Universal' Nest Brick – by Dick Newell | CIEEM) are incorporated into the external fabric of one or both buildings. These 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. The bricks must be installed during the construction phase and retained thereafter for the lifetime of the development.
- We also request that one integrated bat box (e.g., Integrated / Built-In Bat Boxes, Integrated Eco Bat Box | The Nestbox Company) is added to one of the dwellings in the development.
- In both cases, the authority requires the applicant to submit sufficiently detailed maps that indicate the proposed location of bird/bat boxes on-site. These are required to enhance biodiversity and to be in line with Local Plan Policy 7.2.14.

BNG Comments and Notes to applicant

- 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 can be achieved on-site with a predicted overall gain of 10.52% in Habitat units
- We require clarification/confirmation regarding the following:
 - The sections of Proposed modified grassland and tree planting on site must not be included within the domestic curtilage of the property, and must be managed as public space independently from the resident's wishes (e.g., managed by a landlord or management company). If instead, these areas are included in the domestic curtilage of the proposed dwellings (and fall within the PD rights of the residents), then they must be re-categorised as vegetated garden in the metric assessment and not secured as modified grassland with trees.
 - In regard to the above, we suggest that a condition be included in the permission that defines these two areas to be independent from the domestic curtilage. If it can be confirmed that these areas remain outside of the curtilages of the dwellings, then the sections of grassland could be retained as Modified Grassland and Individual Trees in the habitat creation tab.

Specific wording request for BNG notes to applicant

- We will require a Biodiversity Gain Plan to be provided pre-commencement for this application.

Conclusion: There has been sufficient evidence provided to determine this application, and we are confident that 10% net gain can be achieved on site for this application.

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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