JAMES BLAKE ASSOCIATES

Ecological Enhancement Strategy

for

Land East of Normanton Road, Crowland, Lincolnshire

on behalf of

Allison Homes

November 2025

© James Blake Associates Ltd 2025

James Blake Associates Ltd
34-52 Out Westgate
Bury St Edmunds, Suffolk IP33 3PA

Registration no.: 08169866 | VAT no.: 512 4127 91

01284 335797
enquiries@jba-landmarc.com
www.jba-landmarc.com

Landscape Design
Landscape Planning
Urban Design
Ecology
Biodiversity Net Gain
Arboriculture
Land Adoption
Weed Eradication

Revision	Purpose	Originated	Checked	Authorised	Date
		SW	JB	JBA	November 2025
Job Number: 24/482		JAMES BLAKE ASSOCIATES **Title:** Ecological Enhancement Strategy for Land East of Normanton Road, Crowland, Lincolnshire			

Disclaimer

James Blake Associates Ltd have made every effort to meet the client's brief. However, no survey ensures complete and absolute assessment of the changeable natural environment. The findings in this report were based on evidence from thorough survey: It is important to remember that evidence can be limited, hard to detect or concealed by site use and disturbance. When it is stated that no evidence was found or was evident at that point in time, it does not mean that species are not present or could not be present at a later date: The survey was required because habitats are suitable for a given protected species, and such species could colonise areas following completion of the survey.

This report was instructed by Allison Homes. Neither James Blake Associates Ltd nor any associated company, nor any of their employees, nor any of their contractors, subcontractors or their employees, makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or any third party's use of the report.

© James Blake Associates Ltd 2025 *(Copyright of this report remains with James Blake Associates Ltd: Content must not be reproduced, in whole or part, without formal written consent*

CONTENTS

NON-TECHNICAL SUMMARY 4

1. INTRODUCTION 5
2. ECOLOGICAL ENHANCEMENT STRATEGY 7
3. CONCLUSIONS 10

REFERENCES 11
APPENDIX 12

Non-technical Summary

Site:	Land East of Normanton Road, Crowland, Lincolnshire
Ordnance Survey National Grid Reference:	TF 24564 11068
Report Commissioned by:	Allison Homes
Date of report:	November 2025

Considerations	Description	Potential impacts
Production of an ecological enhancement strategy	Enhancement measures include proposed tree planting, grassland and shrub planting, SuDS, and provision of bat and bird boxes, and hedgehog 'highways'.	Improvement of conditions on site for bats, birds and invertebrates.

1. INTRODUCTION

Background

1.1 James Blake Associates Ltd. (JBA) was commissioned by Allison Homes to provide an Ecological Enhancement Strategy for the proposed development site at land to the east of Normanton Road, Crowland, Lincolnshire (Ordnance Survey National Grid Reference: TF 24564 11068, taken from the centre of the site).

1.2 The site is proposed for the development of 80 residential dwellings and associated access, infrastructure and landscaping off Normanton Road.

1.3 JBA undertook an Preliminary Ecological Appraisal (PEA) of the site in November 2024 and July 2025. The habitats on site offered low suitability for foraging and commuting bats, amphibians, hedgehog and common invertebrates. However, the site held negligible suitability for reptiles. No evidence of badger occupation was recorded on the site, however, the habitats are superficially suitable for sett building. Enhancement and/or mitigation measures for these species was recommended.

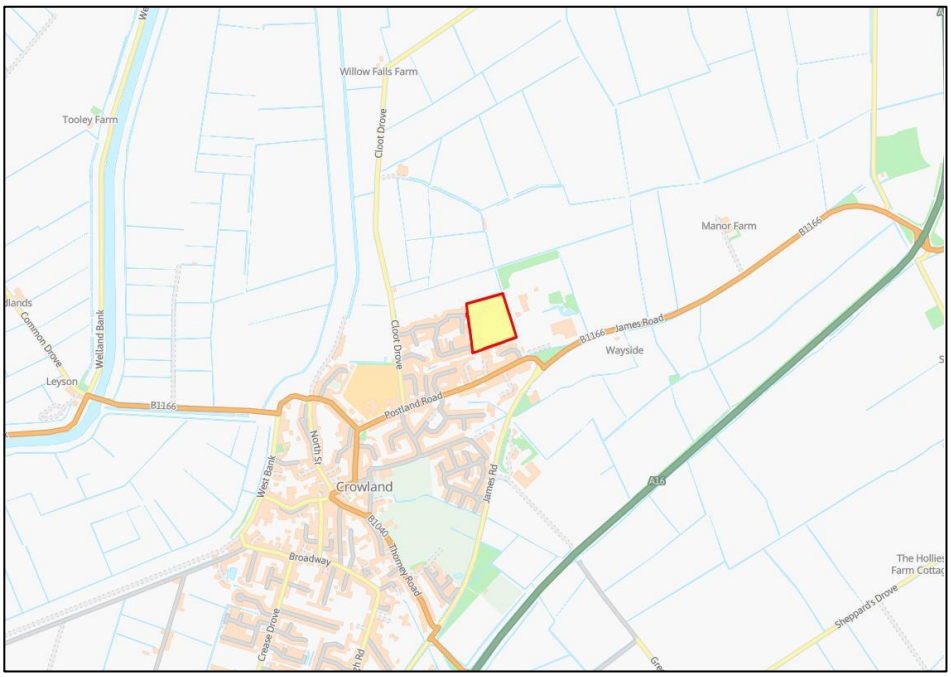
1.4 This report covers the application site (red-line boundary) and the requirement to provide further details regarding ecological enhancements.

Site Description

1.5 The site is approximately 3.47 hectares in size and is located to the east of Normanton Road in the town of Crowland, Lincolnshire. The wider landscape includes the City of Peterborough to the southwest and the town of Spalding to the north. The site is set within the fens, and the wider landscape is dominated by arable and pastoral land and a network of drainage ditches. The watercourse known as New River is situated approximately 577m to the west and the A16 Crowland Bypass lies 800m to the east (see Figure 1 below).

1.6 The site itself mainly consists of arable cropland fields, with two waterbodies within the site, where one runs adjacent to the site boundary up the eastern side of the northern section and the other running through the centre of the site. Around the boundary consists of individual trees, hedgerows and line of trees.

Figure 1: Site location plan



Reproduced from Magic Map Application by permission of licence number 100059700(c) Crown Copyright and database rights 2025.

Aims and objectives

1.7 The aim of this report is to provide an ecological enhancement and mitigation plan for the site.

Wildlife Legislation and Planning Policy

1.8 The relevant wildlife legislations and planning policies are listed below:

- Wildlife and Countryside Act, 1981 (as amended) (WCA). [Amended by the Countryside and Rights of Way Act (2000)].
- The Natural Environment and Rural Communities Act, 2006 (NERC).
- The Wild Mammals (Protection) Act, 1996.

2. ECOLOGICAL ENHANCEMENT STRATEGY

Purposes and conservation objectives for the proposed works

2.1 The purpose of the proposed works outlined within this document is to enhance the site for wildlife following construction.

2.2 The conservation objectives for the proposed works are to provide an element of native plant species and habitats within the landscape design for open spaces and to provide bat and bird boxes on proposed new dwellings, where appropriate. These measures will contribute to the biodiversity interest of the area in the long term.

Measures during construction

2.3 A timetable for the implementation of ecological enhancement works has been drawn up (see Appendix A); this also includes general precautionary measures.

- During construction: All trenches left open overnight to be covered or an escape ramp provided to enable badgers, hedgehogs, and other small mammals etc. to climb out.
- Storage of spoil or topsoil will be kept to a minimum, and any essential mounds will be temporarily fenced to prevent utilisation by badgers.
- Security lighting will be kept to a minimal level (as necessary for safety and security), to be set on short times, and to be sensitive to large moving objects only.
- Bat and bird boxes to be integrated on/into new proposed buildings. Boxes should not be lit by security lighting.
- Initial landscape planting to take place.

Detailed design to achieve the stated objectives

2.4 The detailed soft landscape design for the development has been drawn up by James Blake Associates (JBA, 2025). See Appendix B for an overview of the landscaping proposals.

2.5 There is scope for ecological enhancements to be incorporated within proposed public open spaces, boundary treatments and buildings. The enhancements are based on the recommendations detailed within the PEA report. The enhancements proposed were as follows:

- Provision of standard bird boxes on proposed boundary trees, where possible;
- Provision of bat boxes on the proposed building, where possible;
- Provision of native planting; and

- Provision of hedgehog 'highways'.

2.6 A variety of standard, extra heavy standard and semi mature, featured, and heavy standard, coniferous and multi-stem trees are proposed for the boundaries of the site and adjacent to the sustainable drainage system (SuDS), as well as within the residential areas. Although not all native species, the trees will provide suitable nesting and foraging habitats for a variety of species such as birds and invertebrates.

2.7 Native hedges are proposed to be planted around the site boundary, as well as ornamental shrub and hedge planting around dwellings, which will also provide suitable nesting and foraging areas.

2.8 Emergent, marginal and wet wildflower mix planting is proposed within the area of SuDS in the public open space (POS) at the north-east of the site.

2.9 Wildflower meadow is also proposed within the POS, and areas of subcanopy mix, which will provide suitable nesting and foraging areas for invertebrates and small mammals.

2.10 The plant species diversity of formal landscaped areas will be increased by the planting of grasses, sedges and shrubs; although the majority of these will be non-native.

2.11 Habibat Integrated bat box integrated bat boxes and Schwegler 1A lightweight swift nest box will be installed on the proposed buildings. The final locations may need be determined by an Ecological Clerk of Works (ECoW) during construction.

Extent and location of works on scale plans

2.12 The suggested locations of selected biodiversity enhancements are given in the proposed Ecological Enhancement Plan (see Appendix C).

Type and source of material to be used where appropriate, e.g. native species of local provenance

2.13 The following bird and bat boxes are recommended. Please note that these can be replaced with similar products if not available at time of construction; however, alternative type/brands are to be agreed with the ecologist prior to purchase to ensure suitability.

To be erected:

- 25 no. Habibat Integrated bat box on the proposed new building. These are to be south-east to south-west facing and at least 4m high.
- 27 no. Schwegler 1A lightweight swift nest box. These are to be erected on new buildings, north-west to north-east facing and at least 3m high.

2.14 All residential gardens at the boundaries of the site will have hedgehog 'highways' within the fences. Hedgehog 'highways' are 13cm holes at the base of fences to ensure hedgehog

movement is not restricted. These holes are to be kept clear at all times. It is not deemed suitable for residential gardens within the centre of the site to have hedgehog 'highways' as they are surrounded on all sites by roads and could cause hedgehog harm.

2.15 Planting should include trees and shrubs of local provenance where possible.

Timetable to implementation demonstrating that works are aligned with the proposed phasing of development

2.16 A timetable for the implementation of ecological works has been drawn up (see Appendix A).

Persons responsible for implementing the works

2.17 Initial construction works and installing the various forms of enhancement to be implemented by the Site Management Team and suitable appointed contractors, such as landscape contractors, fencers, brick layers etc.

Details of initial after care and long-term maintenance

2.18 All bat boxes proposed are 'self-cleaning' and would not require annual cleaning; however, these should be inspected annually from the ground for any damages and should be replaced if broken, following ecologist advice.

2.19 Nest boxes used by swifts do not require the cleaning and maintenance required by some other species. However, damaged boxes should be replaced as and when required.

4. CONCLUSIONS

4.1 An Ecological Enhancement Strategy has been drawn up which will increase the potential of the proposed development site to support wildlife by the addition of new grassland and other landscaping, and the provision of bat and bird boxes, and hedgehog 'highways'. Suggestions for the management of enhancements are included.

References

JBA (2025) *Preliminary Ecological Appraisal of Land East of Normanton Road, Crowland, Lincolnshire.* On behalf of Allison Homes.

JBA (2025) *Detailed Landscape Proposals for Plots and POS for Land off Normanton Road, Crowland.* Drawing number: JBA 24/482 04. On behalf of Allison Homes.

Web references:

MAGIC:

https://magic.defra.gov.uk/

Appendix

Appendix A. Timetable for implementation of ecological works

Timings		Feature/species of interest	Action	Person responsible
When to Undertake	Year			
During construction	From 2026	Small mammals etc.	Trenches to be covered overnight or escape ramp left to enable animals to find their way out.	Site manager
During construction	From 2026	Bats and birds	Bird and bat boxes to be erected on new building at time of build.	Site manager with advice from Ecological Clerk of Works (ECoW)
During construction	From 2026	Hedgehogs	Hedgehog 'highways' (13cm holes) to be created at the base of fences at time of build.	Site manager
During construction - Spring/summer/autumn	From 2026	Landscaping	Preparation of substrate, sowing seed, removing any invasive weed species etc.	Site manager
Post-construction	From 2027	Bats	Annual check for damages from the ground.	Appointed management company. If boxes require replacing then ECoW advice should be sought
Post-construction	From 2027	Birds	Annual check for damages from the ground.	Appointed management company.

Appendix B. Landscape proposals (JBA, 2025)

Appendix C. Ecological enhancements (JBA, 2025)