From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 09 May 2025 14:25
To: _planningadvice
Cc: De-Ruyck, Chris (ELDC); Niland, Mark
Subject: H03-0048-25 - Land off Littleworth Drove - ecology comments

Hi,
Please see below my comments for bng and ecology regarding this application.

H03-0048-25 - Land off Littleworth Drove Deeping St Nicholas Spalding

Rural exception site of affordable housing comprising 24 dwellings.

Summary: Overall the evidence provided suggests that 10% biodiversity net gains can be achieved on this site, noting that minor adjustments to the post-development habitat map will be required pre-commencement. However, due to the scale of the development, a preliminary ecological appraisal should be submitted prior to determination to assess the potential impacts on protected species (e.g., breeding birds, water voles, etc.) and develop appropriate mitigation measures.

Documents reviewed:
- BNG Statutory Metric
- BNG Assessment

Comments
Ecological Considerations:
- Certain habitats and species are protected by UK and European Law; consequently, any potential impact needs to be mitigated in line with the exiting wildlife legislation and planning policies in place. For this reason, it is generally important that a Preliminary Ecological Appraisal is provided pre-determination to help identify and evaluate any features of ecological interest on a proposed development site and ensures that appropriate mitigation methods to protect specific species are developed before the proposed development can be signed off.
- While the applicant has provided a thorough BNG assessment, our view is that a preliminary ecological appraisal with an appropriate desktop assessment (including a search of the Lincolnshire environmental records centre database) should be carried out and submitted before the application is determined. For example, the site is eminently suitable for nesting farmland birds such as Skylarks, Yellow Wagtails, Grey Partridge, etc. In addition, satellite imagery and the metric assessment also indicate that a ditch/watercourse is onsite, which may potentially harbour water voles. Here, the post-development maps indicate that the habitat surrounding the ditch may be improved to function as a SUD and that a section of road will be built to cross the ditch. Therefore, the potential impact on water voles of development work on/near the ditch should be evaluated pre-determination.

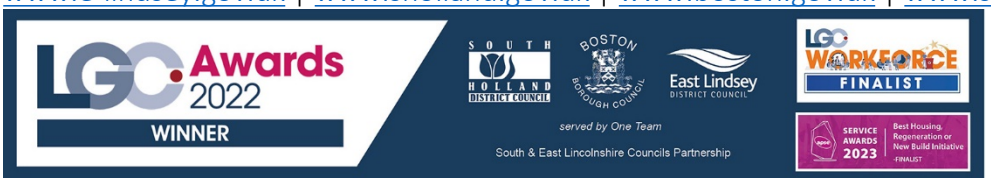
BNG Comments
- Overall, the biodiversity assessment and metric calculations appear rigorous, and we can have confidence in their conclusions. In this case the metric indicates that 10% mandatory net gain can be achieved on-site with a predicted overall gain of 13.17% in Habitat units; 434.25% gain in hedgerow units; and 86.72% gain in watercourse units.

- I believe that there is an error in the post development habitat map, as much of the land is classified as “modified grassland”, whereas the metric (correctly) records a significant portion of this area as “vegetated garden”. Therefore, to aid clarity and transparency, I would ask the applicants to submit a corrected post-development habitat map that is inline with the information within the metric. In addition, the post-development map does not indicate any SUD following the ditch along the southeast boundary of the site, though the site location plan clearly indicates this SUD habitat. Therefore, we would request that these alterations are fixed on the post

development habitat map, and/or confirm that the corresponding entries in the metric are correct, to clarify any disparities between the maps and information in the metric.
Conclusion: The authority can be reasonably confident that 10% net gains will be achieved within this proposed development. Due to the scale of the development and potential habitat suitability for protected bird species, a PEA will be required pre-determination from the applicant.

Please get in touch if any further questions,

Kind Regards,
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