ENHANCED BIODIVERSITY

Nesting Opportunities for a range of declining bird species

Sp — House Sparrow Terrace nest boxes
Installed below eaves , min height of 2-3 metres above ground on a northern or eastern elevation.
Installed on North Eastern side of existing Workshop.

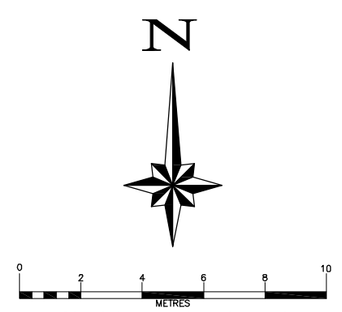
Increase Foraging and Commuting Opportunities for Hedgehogs

Hg — Provide 13cm square hole at ground level or raised off the ground in new fences to allow access to all gardens.
See note on fence detail.

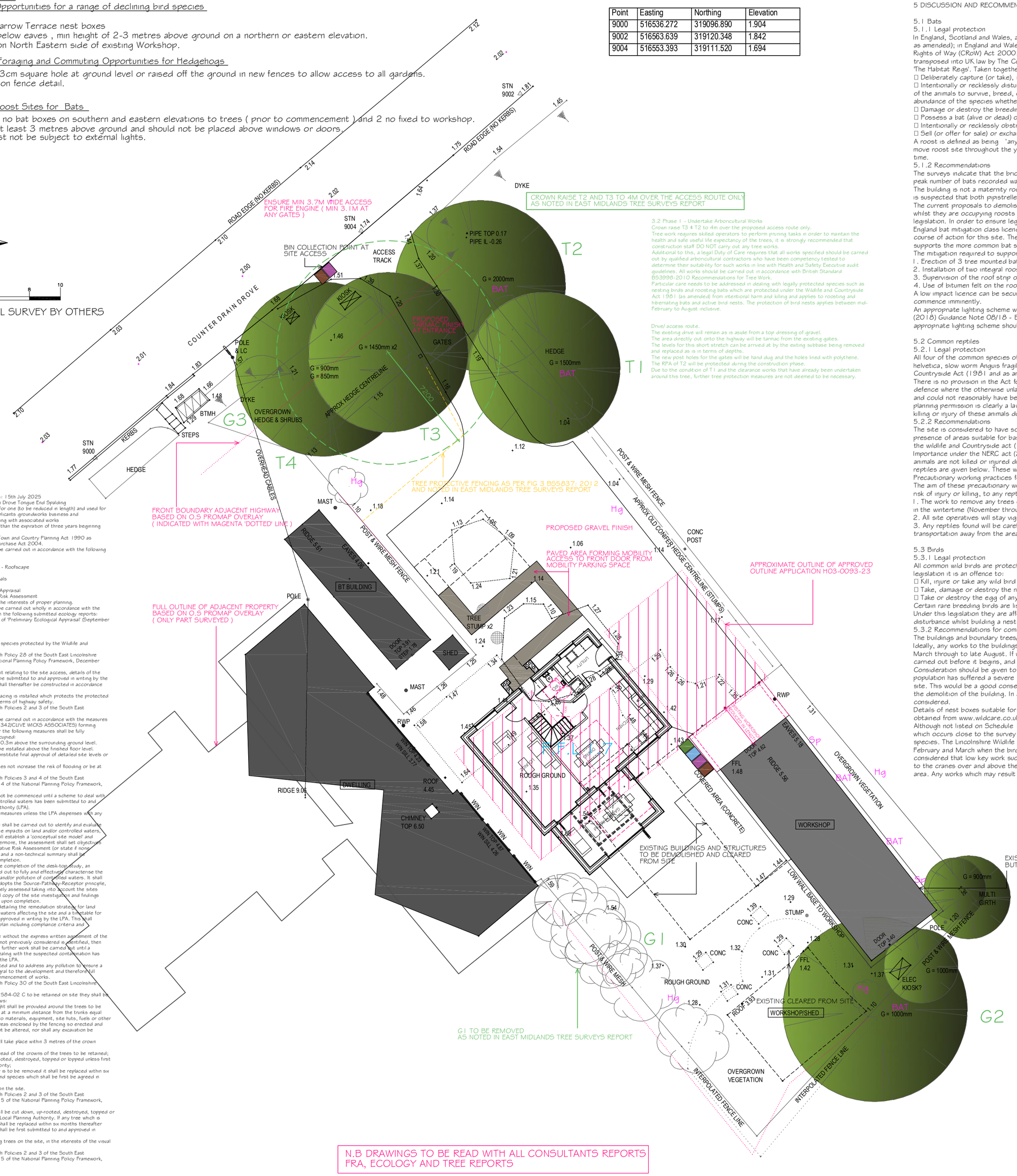
Provide Roost Sites for Bats

BAT — Provide 3 no bat boxes on southern and eastern elevations to trees ( prior to commencement ) and 2 no fixed to workshop.
Located at least 3 metres above ground and should not be placed above windows or doors.
Boxes must not be subject to external lights.

| Point | Easting | Northing | Elevation |
|---|---|---|---|
| 9000 | 516536.272 | 319096.890 | 1.904 |
| 9002 | 516563.639 | 319120.348 | 1.842 |
| 9004 | 516553.393 | 319111.520 | 1.694 |




N.B TOPOGRAPHICAL SURVEY BY OTHERS




N.B DRAWINGS TO BE READ WITH ALL CONSULTANTS REPORTS FRA, ECOLOGY AND TREE REPORTS

Reference: H03-0896-24 Date of Decision: 15th July 2025
Location: Telephone Exchange Counter Drain Drove Tongue End Spalding
Description: Demolition of buildings except for one (to be reduced in length) and used for storage of equipment in connection with applicants groundworks business and erection of one self build/custom build dwelling with associated works
1 The development must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:
- 21-2584-LP - Location Plan
- 21-2584-01 Rev C - Proposed Site Plan - Roofscape
- 21-2584-02 Rev C - Proposed Site Plan
- 21-2584-03 Rev C - House Type Proposals
- 21-2584-04 - Workshop Plans
- September 2024 - Preliminary Ecological Appraisal
- ECL1342/Clive Wicks Associates - Flood Risk Assessment
Reason: For the avoidance of doubt and in the interests of proper planning.
3 The development hereby permitted shall be carried out wholly in accordance with the mitigation recommendations contained within the following submitted ecology reports:
Bat Mitigation set out within Section 5.1.2 of 'Preliminary Ecological Appraisal (September 2024)
21-2584-02 Rev C - Proposed Site Plan
21-2584-04 - Workshop Plans
Reason: To allow for adequate provision for species protected by the Wildlife and Countryside Act 1981.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and Section 15 of the National Planning Policy Framework, December 2024.
4 Before the commencement of development relating to the site access, details of the surfacing for the access and driveway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.
Reason: To ensure that the appropriate surfacing is installed which protects the protected trees within the site and is also suitable in terms of highway safety.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.
5 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (ECL1342CLIVE WICKS ASSOCIATES) forming part of the planning application. In particular the following measures shall be fully implemented before the property is first occupied:
- The floor level of the dwelling shall be set 0.3m above the surrounding ground level.
- 0.3m of flood resilient construction shall be installed above the finished floor level.
Note: The above approved plan does not constitute final approval of detailed site levels or finished floor levels.
Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and Section 14 of the National Planning Policy Framework, December 2024.
6 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA).
The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing:
i) A preliminary risk assessment (desk study) shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). A full copy of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
ii) If identified as being required following the completion of the desk-top study, an exploratory site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the 'Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed end use. A full copy of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
iii) Thereafter, a written method statement detailing the remediation strategy for land contamination and/or pollution of controlled waters affecting the site and a timetable for their completion shall be submitted to and approved in writing by the LPA. This shall include details of the proposed verification plan including compliance criteria and monitoring details.
No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing by the LPA.
Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore all details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.
7 Where trees are shown on dwg. no. 21-2584-02 C to be retained on site they shall be protected during construction work as follows:
i) heras or similar fencing 1.5 metres in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made.
ii) no burning of materials or other items shall take place within 3 metres of the crown spread of any of the trees to be retained;
iii) no services shall be routed under the spread of the crowns of the trees to be retained;
iv) no retained tree shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority;
v) if any tree which is to be retained dies or is to be removed it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.
Reason: To ensure the protection of trees on the site.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 15 of the National Planning Policy Framework, December 2024.
8 None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority. If any tree which is to be retained dies or is to be removed it shall be replaced within six months thereafter with a tree of such size and species which shall be first submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the protection of existing trees on the site, in the interests of the visual amenity of the locality.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 15 of the National Planning Policy Framework, December 2024.

3.2 Phase 1 - Undertake Arboricultural Works
Crown raise T3 & T2 to allow the proposed access route only.
Tree work requires skilled operators to perform pruning tasks in order to maintain the health and safe useful life expectancy of the trees, it is strongly recommended that construction staff DO NOT carry out any tree works.
Additional to this, a legal Duty of Care requires that all works specified should be carried out by qualified arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health and Safety Executive audit guidelines. All works should be carried out in accordance with British Standard BS3998:2010 Recommendations for Tree Work.
Particular care needs to be addressed in dealing with legally protected species such as nesting birds and roosting bats which are protected under the Wildlife and Countryside Act 1981 (as amended) from intentional harm and killing and applies to roosting and hibernating bats and active bird nests. The protection of bird nests applies between mid-February to August inclusive.

Drive/ access route.
The existing drive will remain as is aside from a top dressing of gravel.
The area directly out onto the highway will be tarmac from the existing gates.
The levels for this short stretch can be arrived at by the extra kerbstone being removed and replaced as is in terms of depths.
The new post holes for the gates will be hand dug and the holes lined with polythene.
The RPA of T2 will be protected during the construction phase.
Due to the condition of T1 and the clearance works that have already been undertaken around this tree, further tree protection measures are not deemed to be necessary.

5 DISCUSSION AND RECOMMENDATIONS

5.1 Bats
5.1.1 Legal protection
In England, Scotland and Wales, all bats are strictly protected under the Wildlife and Countryside Act 1981 (and as amended); in England and Wales this legislation has been amended and strengthened by the Countryside and Rights of Way (CRoW) Act 2000. Bats are also protected by European legislation; the EC Habitats Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 – often referred to as 'The Habitat Regs'. Taken together, all this legislation makes it an offence to:
☐ Deliberately capture (or take), injure or kill a bat
☐ Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of the animals to survive, breed, or nurture their young or likely to significantly affect the local distribution or abundance of the species whether in a roost or not.
☐ Damage or destroy the breeding or resting place of a bat
☐ Possess a bat (alive or dead) or any part of a bat
☐ Intentionally or recklessly obstruct access to a bat roost
☐ Sell (or offer for sale) or exchange bats (alive or dead) or parts of bats
A roost is defined as being "any structure or place that is used for shelter or protection", and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.
5.1.2 Recommendations
The surveys indicate that the brick building is used as an occasional day roost site for brown long eared bats. The peak number of bats recorded was one. Therefore there is one roost location within the building.
The building is not a maternity roost for any bat species; and it would not be suitable for such use in the future. It is suspected that both pipistrelle bat species and brown long-eared bats roost next door to the survey site.
The current proposals to demolish and rebuild would result in a high risk of injuring or killing or disturbing bats whilst they are occupying roosts and the destruction of bat roosts, which would constitute a breach of the legislation. In order to ensure legal compliance, it is considered that securing a registration on the Natural England bat mitigation class licence (formerly referred to as a low impact class licence) is the most appropriate course of action for this site. These licenses can be used for up to three roost sites within a building which supports the more common bat species. It cannot be used for sites where bats are breeding or hibernating.
The mitigation required to support this low impact licence application will be as follows:
1. Erection of 3 tree mounted bat boxes – to be erected ahead of work commencing
2. Installation of two integral roost units within the new dwelling
3. Supervision of the roof strip on the building prior to demolition
4. Use of bitumen felt on the roof covering of the new dwelling
A low impact licence can be secured once full planning permission is in place and the proposed work is due to commence imminently.
An appropriate lighting scheme will also be required; this should comply with the Institute of Lighting Professionals (2018) Guidance Note 08/18 - Bats and artificial lighting in the UK. Bats and the Built Environment series. An appropriate lighting scheme should be displayed within the Masterplan for the site.

5.2 Common reptiles
5.2.1 Legal protection
All four of the common species of native reptiles, that is common lizard Zootoca vivipara, grass snake Natrix helvetica, slow worm Anguis fragilis and adder Vipera berus, are given partial protection under the Wildlife and Countryside Act (1981 and as amended) which prohibits the intentional killing, injury or taking of these species. There is no provision in the Act for licensing works which could give rise to an offence, but it does provide a defence where the otherwise unlawful act can be shown to be the incidental result of an otherwise lawful activity and could not reasonably have been avoided. Permitted development or a development which has received planning permission is clearly a lawful activity, but the law does require that a reasonable effort is made to avoid killing or injury of these animals during the implementation of this permission.
5.2.2 Recommendations
The site is considered to have some suitability for use by common reptiles such as grass snake due to the presence of areas suitable for basking and foraging. All common reptile species are given some protection under the wildlife and Countryside act (1981 and as amended) and they are also listed as species of Principal Importance under the NERC act (2006). The law requires that a reasonable effort must be made to ensure that animals are not killed or injured during the development works. Precautionary working practices with respect to reptiles are given below. These working practices will also protect common amphibians.
Precautionary working practices for common reptile species – The Old Mission, Tongue End
The aim of these precautionary working practices is to ensure there would be no threat of adverse disturbance, or risk of injury or killing, to any reptiles which may be present during the initial phases of the work at the above site.
1. The work to remove any trees or scrub should be avoided if possible and if unavoidable, should not commence in the wintertime (November through to March), when reptiles are in hibernation.
2. All site operatives will stay vigilant for the presence of reptiles during the works.
3. Any reptiles found will be carefully gathered up by hand and placed in a suitable holding receptacle for safe transportation away from the area of site clearance operations and released.

5.3 Birds
5.3.1 Legal protection
All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:
☐ Kill, injure or take any wild bird
☐ Take, damage or destroy the nest of any wild bird while it is in use or being built
☐ Take or destroy the egg of any wild bird
Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.
5.3.2 Recommendations for common bird species
The buildings and boundary trees/scrub have high potential to be used for nesting by species of common bird. Ideally, any works to the buildings should commence outside the active nesting season which typically runs from March through to late August. If work commences during the bird breeding season, a search for nests should be carried out before it begins, and active nests should be protected until the young fledge.
Consideration should be given to the provision of nest boxes within the development. As the UK sparrow population has suffered a severe decline of late it is recommended terrace sparrow boxes are placed around the site. This would be a good conservation measure, and will replace the nesting habitats that will be lost through the demolition of the building. In addition, provision for swifts, another declining species, could also be considered.
Details of nest boxes suitable for use by a range of common bird species including swifts and sparrows can be obtained from www.wildcare.co.uk.
Although not listed on Schedule 1, common cranes Grus grus have nested at Willow Tree Fen Nature Reserve which occurs close to the survey site. Willow Tree Fen is of national importance to the conservation status of this species. The Lincolnshire Wildlife Trust (LWT) recommend that any disturbance does not occur in the months of February and March when the birds are searching for a nest site and are vulnerable to disturbance. It is considered that low key work such as cleaning the site by hand can be undertaken with little potential disturbance to the cranes over and above the disturbance from normal farming practices and traffic which already occur in the area. Any works which may result in a large amount of noise or disturbance will require liaison with the LWT.

5.4 Recommendations for ecological enhancement

In addition to the legislation which is in place to safeguard protected species, there is also legislation and policy which imposes duties to take account of statutorily protected species and also to undertake action to prevent loss of biodiversity and species/habitats which have been identified as priorities in the UK. In England and Wales, the Natural Environment and Rural Communities (NERC) Act 2006, imposes a duty on all public bodies (including Local Authorities and statutory bodies) to conserve biodiversity – including restoring and enhancing a population or habitat. In addition, government planning policy guidance throughout the UK, provided in the National Planning Policy Framework and OPDM Circular 06/2005, requires local planning authorities to take account of protected species issues prior to determination of planning applications.
In order to enhance biodiversity and provide some "ecological gain" on site and fulfil the Local Planning Authorities obligations under the NERC Act 2006, the following measures are recommended;
☐ In order to provide suitable habitats on site to encourage high invertebrate activity, including declining pollinators, some grassed areas on the site should be seeded with appropriate wildflower mixes. Seeding of any amenity areas should use a flowering lawn mixture, such as Emorsgate Seeds EL1 mix (www.wildseed.co.uk), which is resistant to regular mowing. Any areas of longer grass could be seeded with a general wildflower mix such as Emorsgate EM1 mix (basic all-purpose meadow mix). It is recommended that any wildflower areas are cut once a year, in late summer/early autumn and the arisings removed after 7 days to enable the wildflowers to flourish. Details of how to adequately prepare the ground prior to seeding as well as ongoing management can also be found on the Emorsgate website.
☐ Any tree planting on the site should comprise native species, such as field maple Acer campestre, rowan Sorbus aucuparia, hazel Corylus avellana, hawthorn Crataegus monogyna, crab apple Malus sylvestris, holly Ilex aquifolium and wild cherry Prunus avium, which provide foraging opportunities for various bird species.
☐ Plant flower borders within any landscaped areas of the site to include night scented flowers in order to attract moths and other night flying insects (which will provide foraging opportunities for bats). Species should include evening primrose Oenothera biennis, sweet rocket Hesperis matronalis, honeysuckle species Lonicera sp, lavender Lavendula sp, white jasmine Jasminum officinale, night-scented catchfly Silene noctiflora, night-scented stock Matthiola longipetala and soapwort Saponaria officinalis.

6 SUMMARY

The buildings and land associated with The Old Mission, Tongue End in Lincolnshire were surveyed in connection with proposed demolition and rebuild.
The brick building supports a day roost for brown long-eared bat; registration on the bat mitigation class licence is required ahead of work commencing.
The buildings and environs could be used by nesting birds – appropriate timings or pre-works checks are required.
Precautionary measures and ecological enhancements are required in order to ensure legal compliance and no net loss to biodiversity. These are as follows:
☐ Precautionary measures for badgers
☐ Precautionary measures for common reptiles (and amphibians)
☐ Precautionary measures with respect to common cranes
☐ Provision of bird boxes
☐ Appropriate landscaping and planting

FLOOD RISK
READ WITH FRA BY ELLINGHAM CONSULTING-ECL1342 Sept.'24
CONCLUSIONS
As a result of the assessment, the following conclusions have been reached.
• The proposed development consists of one 2 storey residential dwelling at The Old Mission, Counter Drain Drove, Tongue End.
• The site is located within an Internal Drainage Board catchment and through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 and 1 in 100 years, respectively.
• The proposed development is in Flood Zone 3. The site benefits from defences on the tidal River Glen and River Welland that provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event including an allowance for climate change.
• The site is in an area with a 'Low Hazard' hazard rating and the peak flood depth in the area of the proposed dwelling is 0.25m.
• It is recommended that the finished floor level of the dwelling is 0.3m above ground levels with 0.3m of flood resilient construction above finished floor level. PROPOSED F.F.L 1.7
• The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

| Rev. | Details | Date |
|---|---|---|
| D | Additional info added following Planning Approval and info added for Condition Discharge app. | 18-12-25 |
| C | Existing workshop reduced | 17-10-24 |
| B | Additional Information | 11-10-24 |
| A | Additional Information | 9-9-24 |

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Drawings to be read with Engineers calculations / report where applicable.

Note: If drawing details existing structures, we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

| Rev. | Details | Date |
|---|---|---|
| - | - | - |

Project: Proposed Dwelling, The Old Mission, Counter Drain Drove, Tongue End.

Drwg.: PROPOSED SITE PLAN

Scale: 1:200 @ A2 — Date: Aug.'24

Drg No.: 21-2584-02 — Rev.: D

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