Gedney, Oliver

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 04 September 2026 10:50
To: Sutton, Catherine
Cc: _planningadvice
Subject: H08-0779-26 ecology comments

Hi Catherine,

Please see below our comments regarding this application.

H08-0779-26 - Adjacent to 3-4 Bowgate Gosberton Spalding PE11 4ND
Erection of detached dwelling
Documents reviewed:

- BNG exemption statement
- PEA

Comments
Ecological Considerations:

- Overall, I consider the Preliminary Ecological Appraisal (PEA) to be insufficiently detailed and therefore we do not have full confidence in its conclusions or recommendations. In particular, the report is not supported by:
    - A desk-based search of ecological records, such as a Lincolnshire Environmental Records Centre (LERC) data search to inform the assessment and approach to mitigation.
    - A habitat map showing the habitats present on site and their classification by the surveyor.
    - Robust justification for the conclusion that no Great-crested Newt eDNA survey is required in relation to the adjacent pond, which has been assessed as having a 'Good' Habitat Suitability Index (HSI) score.
    - Appropriate consideration of vegetation clearance timing restriction for nesting birds.
- Our own search of the Lincolnshire environmental records centre retrieved records of numerous bird species, several bat species, and a Great Crested Newt record within 220 m of the site. Consequently, further GCN survey information should be submitted pre-determination.
    - Due to the pond adjacent to the site having a Good HSI score (suggesting there is a high probability that newts could be using the pond for breeding), we **request that eDNA tests are undertaken** on this pond and any other waterbodies within 250m of the development site by a suitably qualified and experienced ecologist. The results of these tests should be submitted to the authority to review pre-determination, and if newts are present, then further survey work will be required to develop an appropriate mitigation strategy and obtain a mitigation license prior to works commencing.

- We believe that the habitats on site have the potential to support nesting birds (there are at least 3 trees and a moderate section of scrub proposed to be removed for the proposed development based off the information provided in the arboricultural report). It is an offence under Section 1 of the Wildlife and Countryside Act of 1981(WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. Therefore, we request a condition requiring that: *Works should not be carried out in the main nesting season (March 1st – August 31st). If not possible then a suitably qualified ecologist must perform a breeding bird survey of the site prior to any works beginning onsite. Any active nests discovered during inspections will be protected with a suitable exclusion buffer (of appropriate size to the species) to prevent disturbance and monitored until the nest is no longer active / all chicks have fledged, when the ecologist will provide a sign off for clearance work to continue*.
- 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 more buildings on the site. 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.

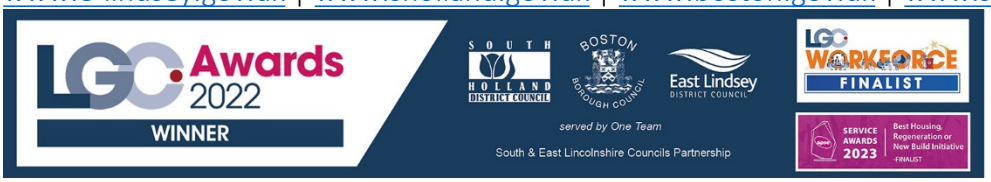
- We also request that one integrated bat box (e.g., Integrated / Built-In Bat Boxes, Integrated Eco Bat Box | The Nestbox Company) are added to each dwelling.
- In both cases, the authority requires the applicant to submit sufficiently detailed maps that indicate the proposed location of bird/bat boxes on-site. These are required to enhance biodiversity and to be in line with the NPPF Policy N2 and Local Plan Policy 7.2.14.
- Due to the foraging potential on this site, we request that a bat-friendly lighting strategy is implemented (e.g., GN08 Bats and Artificial Lighting) to minimise impacts on local foraging bats.

BNG Comments and Notes to applicant

- BNG exempt - <0.2ha and non-priority habitat

Please get in touch if you have any further questions,

Kind Regards,
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