

KJ Ecology Ltd,
17, The Meadow,
Caistor,
Lincs,
LN7 6XD.

11th September 2025

Oscar Patman,
Planning Officer,
South Holland District Council.

Dear Mr Patman,

RE H09-0705-25-Hooks of Holbeach

In response to your email, no photos were taken on the day of the initial survey (30th September 2024) as it was raining, so no images would have come out correctly. Please find updated photos for the large building (house) as requested.



Photo 1: Typical flashing on extensions on West side of the house



Photo 2: Typical soffit/ wall connection on house



Photo 3: Typical flashing around chimneys



Photo 4: Hedge in front garden

The lead flashing around the house was in good condition and tight to the brickwork (Photos 1 and 3). The soffits were also tight to the brickwork with cobwebs in places (Photo 2). The soffits were also made of uPVC which bats do not like as they cannot grip on them and the way they control temperature. All the pantiles and ridge tiles were in good

condition. No signs of bats were seen around the house and there were no opportunities for them to enter the space between the pantiles and the bitumen felt. For this reason the house was given a negligible bat roost status.

For the BNG please see Photo 4 which shows the front hedge. The hedge was not included in the biometric as under the biometric rules it is classed as garden. As garden hedges cannot be counted in the biometric, then any new hedges on site, can also not be counted in the biometric, even if they are in public spaces as there will be an instant net gain and not accepted by the biometric.

The number of trees in public space and area of garden will be sorted once the plans have been finalised.

If you have any queries, please do not hesitate to contact me,

Yours sincerely,

Kevin Johnson
KJ Ecology Ltd