

Sent via email only to: planningadvice@sholland.gov.uk & mark.niland@sholland.gov.uk

2nd February 2024

Dear Mr Niland,

H14-0020-24 – The Yews Farm Land off Spalding Road Pinchbeck Spalding PE11 3UE:

Details of site levels & floor levels, construction management plan & method statement, estate road phasing & completion plan, adoptable estate roads & footways, surface water drainage scheme, on-site foul water drainage works, cycle store, acoustic barrier, landscaping & tree planting, boundary treatments, management plan for areas of publicly accessible open space & outdoor play areas, management & maintenance schedule, additional elevational treatments for plots 1, 2, 11, 67, 68 & 69, external boxes for gas & electricity supplies, gas flues & soil vent pipes, preliminary ecological appraisal, swift next bricks, biodiversity management plan, local area for play (LAP) & water consumption (Conditions 3, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25 of H14-1218-21)

Lincolnshire Wildlife Trust wishes to register a **holding objection** on this application until the conditions placed on planning application H14-1218-21 are fully addressed.

Regarding Condition 15:

“Notwithstanding the submitted details before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

NOTE: The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (or any successor).

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set, and that Biodiversity Net Gain will be achieved. This Condition is imposed in accordance

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with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021”

A Biodiversity Net Gain calculation using the Defra Biodiversity Metric 4.0 has not been uploaded to the planning portal. It is therefore not being demonstrated that BNG is being achieved. No evidence seems to have been submitted to support compliance with this Condition.

Regarding Condition 21:

“The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 5.0 of the submitted Preliminary Ecological Appraisal (prepared by Inspired Ecology Ltd, dated November 2021).

Reason: In the interests of biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.”

The PEA prepared by Inspired Ecology Ltd in 2021 is not available on the planning portal, so we therefore cannot support an amendment to this Condition, as the recommendations made are unknown. No evidence has been submitted that this Condition is being complied with.

Regarding Condition 22:

“Three swift nest bricks shall be incorporated within the external walls of each dwelling hereby approved and shall be retained thereafter.

Reason: In the interests of biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019”

The Biodiversity Management Plan states that five swift nest boxes will be provided under the scheme, and no information on swift bricks has been included. This falls unacceptably short of the conditional habitat creation of three nest bricks per home.

Regarding Condition 23:

“Before the commencement of development hereby permitted, a Biodiversity Management Plan, setting out how the biodiversity enhancements will be managed and monitored for a 30-year period, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be undertaken and thereafter maintained in accordance with the approved details.

Reason: In the interests of maintaining the biodiversity enhancements. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.”

We consider the Biodiversity Management Plan prepared by Allied Ecology, if followed, sufficient to meet Condition 23.

We are aware that this is a complex application, any welcome any information which would alleviate our concerns regarding this development.



We are in a climate and biodiversity crisis, and we all need to play our part in addressing that, as recognised by the UK Government in their 25-Year Environment Plan, where it is stated that protection is not enough anymore - we need to recover nature and the natural environment so it functions to deliver all the ecosystem services we require.

Lincolnshire Wildlife Trust hopes these comments are helpful at this stage and welcomes further discussion relating to the points covered.

In conclusion: Lincolnshire Wildlife Trust would like to register a holding objection on this application until the conditions placed on planning application H14-1218-21 are fully addressed.

If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely

Hannah Curtis

Conservation Officer

