
From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 13 February 2026 13:40
To: Chance, Jennifer
Cc: De-Ruyck, Chris (ELDC); _planningadvice
Subject: H14-0065-26 ecology comments

Hi Jennifer,

Please see our comments below for this application.

H14-0065-26 - Land off Farnborough Close Pinchbeck

Erection of 40 dwellings, garages and associated infrastructure.

Summary: There has been sufficient evidence provided to determine this application, as long as the mandatory 10% net gain is achieved through securing offsite units pre-commencement. We require a biodiversity gain plan and HMMP be provided pre-commencement.

Documents reviewed:

- BNG Statutory Metric
- Preliminary Ecological Appraisal
- Existing and proposed site plans

Comments

Ecological Considerations:

- The applicant has provided thorough ecological documentation therefore in my judgement providing sufficient ecological data to determine this application.
- We support all mitigation and enhancement recommendations provided in the PEA and request they be set as a condition at discharge.
- We request that universal integrated nest boxes be provided at an equivalent ratio of 1:1, e.g., 3 on every third house, etc., see: <https://cieem.net/swift-bricks-the-universal-nest-brick-by-dick-newell/>. Therefore for this site we request that 40 boxes be included. These should be located throughout the site as appropriate following best practices and an ecologist's advice. These boxes are low-cost, are incorporated seamlessly into the buildings construction, and provide suitable habitat for multiple bird species that occur in urban areas.
- Similarly, provision of integral bat boxes on dwellings and installed in trees should be greatly increased in compensation for the loss of foraging habitat. We suggest that a minimum of 13 integral bat boxes / roost units should be installed on dwellings or in trees throughout the development in appropriate areas following best practices and an ecologist's advice.
- In both cases, the authority requires the applicant to submit sufficiently detailed maps that indicate the proposed location of bird/bat boxes on-site.

BNG Comments and Notes to applicant

- 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 cannot be achieved on-site, and therefore the proposals require 1.99 area-habitat units and 0.07 hedgerow units off-site. These will need to be secured pre-commencement and can be achieved via 2 routes:
 1. Bespoke habitat creation/enhancement could be undertaken by the applicants on land they own elsewhere or in agreement with another landowner. To discharge the biodiversity gain condition the applicants would have to secure the appropriate habitat creation/enhancement by either entering a section 106 agreement with the local authority or through undertaking a conservation covenant with a responsible body pre-commencement.
 2. The applicants could purchase the appropriate number of units from an off-site habitat bank and evidence this to the authority pre-commencement. This can be achieved through the applicants

contacting an off-site unit provider, aka a habitat bank, (which has biodiversity units registered on the national gain-site registry) to arrange a contract for the applicant to purchase the necessary units from the habitat bank. The habitat bank then notifies the national gain-site register to allocate the specifically referenced units to the applicant. To discharge the general biodiversity gain condition, the applicant provides us with this reference information and evidence of the purchase (e.g. a receipt or copy of the contract with the habitat bank) along with the biodiversity gain plan that they must submit to us pre-commencement. These details are also recorded within a finalized version of the metric submitted with the gain plan. The authority can then independently confirm the unit transfer by checking the unit references against the national gain-site register and then approve the gain plan to discharge the Biodiversity Gain condition.

- We request that a biodiversity gain plan and HMMP be provided pre-commencement due to the relative complexity of habitat creation on site.

Conclusion: There has been sufficient evidence provided to determine this application, as long as the mandatory 10% net gain is achieved through securing offsite units pre-commencement. We require a biodiversity gain plan and HMMP be provided pre-commencement.

Please get in touch if you have any further questions,

Grace Hill

Kind Regards,

Grace Hill

BNG Ecologist

South & East Lincolnshire Councils Partnership

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