

## Burrell, Becky

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**From:** Hill, Grace <Grace.Hill@e-lindsey.gov.uk>  
**Sent:** 19 June 2026 17:28  
**To:** Niland, Mark  
**Cc:** \_planningadvice  
**Subject:** H16-0552-26 ecology comments

Hi Mark,

Please see below our comments regarding this application.

H16-0552-26 - Land off Shakespeare Way Holland Park Spalding PE11 1GU

Erection of a 3-storey care home development with associated car parking, amenity space and ancillary structures

Summary: There has been sufficient evidence provided to determine this application, and we are confident that 10% net gain will be achieved onsite for this application. We will require a biodiversity gain plan and an HMMP to be provided pre-commencement.

Documents reviewed:

- BNG Metric
- BNG assessment

Comments

Ecological Considerations:

- We have no significant concerns regarding the ecological impacts of this proposal. We recommend that the applicant remains ecologically mindful, and that all works cease if there is any risk of impacting nesting birds or protected species, with advice sought from a suitably qualified ecologist.
- We request that a total of 15 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 the main building. These should be located at a height of 4+ m metres, on the north or east elevations to avoid overheating, and grouped colonially, 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 5 integrated bat boxes (e.g., Integrated / Built-In Bat Boxes, Integrated Eco Bat Box | The Nestbox Company) are added to the external fabric of the development.
- 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 Local Plan Policy 7.2.14.

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 can be achieved on-site with a predicted overall gain of 12.25% in Habitat units.

#### Specific BNG condition request

- We will require a biodiversity gain plan and HMMP to be provided pre-commencement.
- Within the HMMP, we would like to see more specific detail on how the modified grassland will achieve moderate condition, particularly given the potential for high footfall in this area.

Conclusion: There has been sufficient evidence provided to determine this application, and we are confident that 10% net gain will be achieved onsite for this application. We will require a biodiversity gain plan and an HMMP to be provided pre-commencement.

Please get in touch if you have any further questions,

Kind Regards,

Grace Hill

Bsc(Hons) | MRes

**BNG Ecologist**

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