

## Burrell, Becky

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**From:** Hill, Grace <Grace.Hill@e-lindsey.gov.uk>  
**Sent:** 22 January 2026 10:34  
**To:** Patman, Oscar  
**Cc:** De-Ruyck, Chris (ELDC); \_planningadvice  
**Subject:** H17-0004-26 ecology comments

Hi Oscar,

Please see below our comments for this application.

H17-0004-26 - 1 Park Lane Surfleet Spalding PE11 4AF  
Demolition of Existing Building and Erection of 3 New Dwellings.

Summary: There has been sufficient evidence provided to determine this application and we have confidence that 10% net gain can be achieved on site..

Documents reviewed:

- BNG Small Sites Metric
- Biodiversity assessment

Comments

Ecological Considerations:

- 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 the buildings. 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. These are required to enhance biodiversity and to meet local plan strategy 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 1379.02% in Habitat units
- We will require a biodiversity gain plan pre-commencement.

Conclusion: There has been sufficient evidence provided to determine this application and we have confidence that 10% net gain can be achieved on site.

Please get in touch if you have any further questions,

Kind Regards,  
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South & East Lincolnshire Councils Partnership  
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