Burrell, Becky

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 19 October 2026 09:39
To: Bryan, Jacob
Cc: _planningadvice
Subject: H17-0895-26 ecology comments

Hi Jacob,

Please see below our comments regarding this application.

H17-0895-26 - La Castagna Cheal Road Surfleet Spalding PE11 4BA
Conversion of agricultural barn to create single residential dwelling
Documents reviewed:

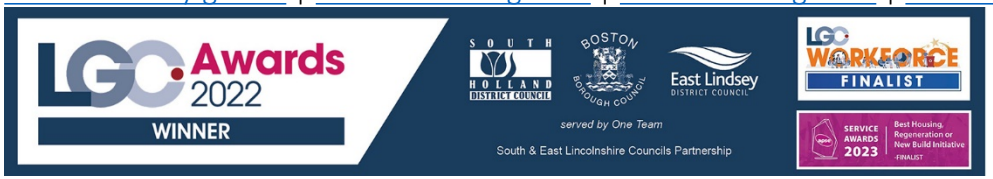
- BNG Statement
- Preliminary Ecological Appraisal

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 section 5 of the PEA and request that they are required by condition.
- We request that a total of 1 integrated universal nest brick incorporated into the external fabric of the proposed building. This should be located at a height of 4+ m metres, on the north or east elevations to avoid overheating, in accordance with best-practice guidance such as British Standard BS 42021:2022.
- We also request that one integrated bat box (e.g., Integrated / Built-In Bat Boxes, Integrated Eco Bat Box | The Nestbox Company) is added to the dwelling.
- In both cases, the authority requires the applicant to submit sufficiently detailed maps that indicate the proposed location of bird/bat boxes on-site and the bricks must be installed during the construction phase and retained thereafter for the lifetime of the development. These are required to enhance biodiversity and to be in line with NPPF Policy N2 and Local Plan Policy 7.2.14. Condition ECO1 should be used to secure this condition.

Please get in touch if you have any further questions,
Kind Regards,
Grace Hill
Bsc(Hons) | MRes
BNG Ecologist

South & East Lincolnshire Councils Partnership
T: Mobile Number: 07885 651550
E: Grace.Hill@e-lindsey.gov.uk
www.e-lindsey.gov.uk | www.sholland.gov.uk | www.boston.gov.uk | www.selcp.co.uk



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