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**From:** Hill, Grace <Grace.Hill@e-lindsey.gov.uk>  
**Sent:** 27 February 2026 15:35  
**To:** Hill, Jess  
**Cc:** De-Ruyck, Chris (ELDC); \_planningadvice  
**Subject:** H22-0020-26 ecology comments

Hi Jess,

Please see our comments below regarding this application.

H22-0020-26 - Adj 27 Delgate Avenue Weston Spalding PE12 6HT  
Residential development for one detached house.

Summary: There has been sufficient evidence provided to determine this application, however, to achieve the appropriate level of accuracy and rigour, some alterations to the BNG proposals are required, which could mean that off-site units may be needed to achieve 10% net gain.

Documents reviewed:

- BNG Metric
- Small Sites BNG Statement
- BNG Existing Onsite Habitat

Comments

Ecological considerations

- We request that 2 integrated universal nest brick (e.g., S Brick, Swift Nesting Brick, Manthorpe, <https://url.uk.m.mimecastprotect.com/s/czd8CD9KKFXpy6rhWf8ljdGBT?domain=cieem.net/>) are incorporated into the external fabric of the building. They should be located at a height of 4+ m metres, on the north or east elevations to avoid overheating, and grouped together if possible, in accordance with best-practice guidance such as British Standard BS 42021:2022. The brick 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) is added to the dwelling.
- These are required to enhance biodiversity in line with Local Plan Policy 7.2.14.

BNG Comments and Notes to applicant

- While we recognise the effort the applicant has made in preparing the BNG proposal, we require several amendments to the metric prior to commencement.
- Firstly, the baseline hardstanding should be classified as Developed Land (sealed surface). This will not alter the baseline unit value but will provide greater transparency regarding the habitat type currently present on site.
- We also recommend that the statutory metric be used. It appears that the baseline grassland habitat condition could justifiably be classified as being in poor condition, whereas the Small Sites Metric defaults to moderate condition. Therefore, using the statutory metric could appropriately reduce the baseline habitat value upon which the 10% gain calculation is based.
- The existing tree on site must also be included within the submitted metric calculations.
- Post-development, the vegetated habitat on site should be categorised as Vegetated Garden, as it will fall within the domestic curtilage of the proposed dwelling.
- These amendments may result in the scheme failing to achieve the required 10% Biodiversity Net Gain on site. Should this be the case, off-site units will need to be secured prior to commencement.
- If offsite units are required, they 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 will require a Biodiversity Gain Plan to be provided pre-commencement for this site.

Conclusion: There has been sufficient evidence provided to determine this application, however some alterations are required to be made to the BNG proposals which could mean that 10% net gain will have to be achieved off-site.

Please get in touch if you have any further questions,

Kind Regards,

Grace Hill

BNG Ecologist

South & East Lincolnshire Councils Partnership

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