
From: Niland, Mark
Sent: 13 January 2026 07:57
To: _planningadvice
Subject: FW: H22-0077-25 ecology comments

Hi,

H22-0077-25

Can the ecology comments please be captured into the DIP. 2NON.

Thanks
Mark

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 09 January 2026 11:51
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: De-Ruyck, Chris (ELDC) <Chris.De-Ruyck@e-lindsey.gov.uk>
Subject: H22-0077-25 ecology comments

Hi Mark,

Please see our comments for this application below. Apologies for the delay in getting them to you.

H22-0077-25 - Land off Broadgate Weston Hills Spalding
Rural exception site of 24 affordable homes

Summary: There has been sufficient evidence provided to determine this application, however we will require further updates to the BNG proposals pre-commencement. We will also require a BG plan and HMMP pre-commencement.

Documents reviewed:

- BNG Statutory Metric
- BNG Assessment

Comments

Ecological Considerations:

- We believe that some of the habitats on site would be suitable for nesting birds. Therefore, we request a condition requiring that: Works should not be carried out in the main nesting season (March 1st – August 31st). If not possible then a suitably qualified ecologist must perform a breeding bird survey of the site prior to any works beginning onsite. Any active nests discovered during inspections will be protected with a suitable exclusion buffer (of appropriate size to the species) to prevent disturbance and monitored until the nest is no longer active / all chicks have fledged, when the ecologist will provide a sign off for clearance work to continue
- We request that universal nest boxes (either integral to the buildings or external) should 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/>. 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 7 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

- The applicant has provided a thorough BNG assessment. However, we have some concerns regarding the proposed habitat creation that should be addressed pre-commencement.
- There is an issue here concerning the applicant's strategy to creating "other neutral grassland" habitat in "good" target condition to achieve the 10% BNG requirement, and I am concerned that this is an unrealistic target to achieve due to the urban pressures of the proposed habitat. For a more achievable habitat, the 'Other Neutral Grassland' should be in moderate target condition. This would mean that 10% net gain will not be achieved and would need to be offset through further onsite provision (e.g. planting 65 new small trees would achieve 10% net gain) or by securing 0.41 habitat units through offsite gains.
- These would 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.

Specific condition wording request for BNG

- We will require a Biodiversity Gain Plan and HMMP for this site due to the complexity of creating some of the habitats on site.

Conclusion: There has been sufficient evidence provided to determine this application, however we will require further updates to the BNG proposals pre-commencement. We will also require a BG plan and HMMP pre-commencement.

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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