Burrell, Becky

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 19 October 2026 09:41
To: Bryan, Jacob
Cc: _planningadvice
Subject: H23-0874-26 ecology comments

Hi Jacob,

Please see below our comments regarding this application.

H23-0874-26 - Adj. Willowdale Dowsdale Bank Shepeau Stow Spalding PE12 0UA
Demolition of detached garage and detached storage building and erection of detached two-storey dwelling and retention of existing access to be shared with existing dwelling
Documents reviewed:

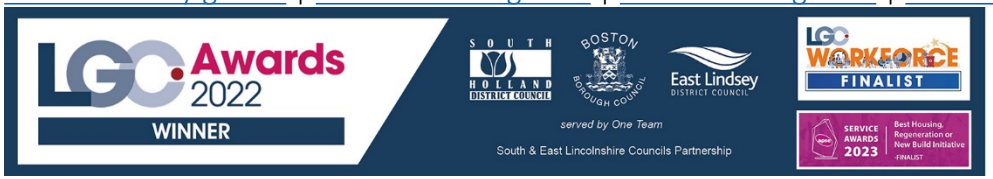
- BNG Exemption Statement

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 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

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