

MEMO

**North
Lincolnshire
Council**

To: Scott Jackson, Development Management
From: Alicia Morley, Place Planning & Housing
Your Ref: PA/2025/1004
Date: 17 February 2026

Subject: UPDATE Planning permission to erect 23 dwellings and associated infrastructure (Phase 2)
Land off Applefields, Wrawby (adjacent Phase 1)

Summary

- The preliminary ecological appraisal has been resubmitted with the amendment regarding water vole mitigation through the provision of a buffer zone between the southern boundary watercourse and the development.
- Swift bricks have been incorporated into the design, to support declining local populations.
- To accommodate the riparian buffer zone, small amendments have been made to the metric, resulting in a small improvement in the total net loss on-site.
- The provision of the Biodiversity Metric in Excel format would be beneficial for completeness and to facilitate easier discharge of conditions at a later date.
- There will be a net loss of area habitats and hedgerows on-site. To deliver Biodiversity Net Gain, Biodiversity Units need to be purchased from a habitat bank.
- Proof of allocation and purchase will need to be provided alongside the relevant BNG documents for discharge of the deemed condition.
- Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek a measurable net gain in biodiversity in accordance with Policy CS17, the National Planning Policy Framework and the statutory Biodiversity Metric.

Thank you for consulting Place Planning & Housing on the above application.

Protected and Priority Species

I have considered this application in accordance with Natural England's standing advice for protected species-
<http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx>.

The boundary drain is in poor condition with suboptimal riparian habitats and therefore presents a lower potential for water vole than initially assessed, although water voles are present in the local area. Discussions with the agent have resulted in enhancements to be undertaken on the northern bank (the bank under the purview of the developer) to improve the habitat and increase the water vole potential. Additionally, a buffer zone will be implemented to ensure the garden is a minimum of 5m from the watercourse, with the public open space expanding into the space. Appropriate management will be undertaken along the buffer zone to maintain the grassland habitat.

Biodiversity Net Gain (BNG)

To accommodate the riparian buffer zone, small amendments have been made to the metric, resulting in a small improvement in the total net loss on-site (from -59.63% to -58.78% for area habitats). I have access to the pdf file of the updated metric; however, the Excel version should be provided for completeness.

Previous comments below:

I have assessed the submitted Statutory Biodiversity Metric and Biodiversity Net Gain (BNG) Plan. Comments collated through our assessment software are set out in Appendix 2. Main points are as follows:

- The baseline map and condition assessments have been provided and appear accurate.
- Strategic significance has been applied appropriately to baseline and post-development habitats.
- Baseline habitats comprise of other neutral grassland, bare ground, artificial unvegetated, unsealed surface and native hedgerow with trees – associated with bank or ditch. All but a section of the hedgerow will be lost.
- Habitat creation will consist of built linear features, developed land; sealed surface, other neutral grassland, rural tree, sustainable drainage system, vegetated garden and native hedgerow.
- There will be total net loss on the site with a loss of -59.63% for area habitats and -53.91% for hedgerows, equating to a loss of -2.45BU and -3.68BU respectively.

The headline results are as follows:

Combined	On-site pre-intervention (baseline)	Loss of pre-intervention (baseline) habitats	Post-intervention	Net change	
	BU	BU	BU	BU	%
Area habitats	4.11	4.11	1.66	-2.45	⚠️ -59.63
Hedgerows	6.83	4.37	3.15	-3.68	⚠️ -53.91
Watercourses	0.0	0.0	0.0	0.0	0

We note that strictly speaking the northern field (classified as bare ground) should be considered cropland, however, as both habitats are of low distinctiveness and score lowly in the metric, we will not request the amendment.

Since the unit deficit cannot be achieved on-site and presumably not on blue-line land, Biodiversity Units need to be purchased from a habitat bank, following the BNG hierarchy. Proof of allocation and purchase will need to be provided alongside the relevant BNG documents for discharge of the deemed condition.

Recommended Conditions

“No development shall take place until a Species Protection Plan (SPP) has been submitted to and approved in writing by the local planning authority.

The SPP shall include:

- a) Details of measures to avoid harm to bats, nesting birds and terrestrial mammals during demolition, vegetation clearance and construction works; and
- b) Details of road gullies and road drainage designed to minimise harm to amphibians.

Development shall be carried out only in accordance with the SPP so approved.

Reason: To conserve protected and priority species.”

“Within three months of the commencement of development a biodiversity enhancement plan shall be submitted for approval by the local planning authority which shall include the following:

- (a) details of at least seven bat bricks to be installed;
- (b) details of at least twelve nesting sites to be installed to support swifts and common garden birds;
- (c) details of restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the retention, planting, aftercare and ongoing management of native trees, shrubs, hedgerows and wildflowers of high biodiversity value;
- (f) proposed timings for the above works in relation to the completion of the buildings.

The development shall be carried out and subsequently maintained in accordance with the approved biodiversity enhancement plan.

Reason: To conserve and enhance biodiversity.”

“The development hereby permitted shall not be first occupied or brought into use until a report providing evidence of compliance with the Biodiversity Enhancement Plan approved pursuant to condition **[INSERT CONDITION NUMBER]** above has been submitted to and approved in writing by the local planning authority.

Reason: To conserve protected and priority species.”

“Prior to development commencing, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and shall include;

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the timescales for implementation of the HMMP
- (e) the timescales for completion of the habitat creation and enhancement works
- (f) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (g) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

Development shall then be carried out in strict accordance with the approved Habitat Management and Monitoring Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.”

“Within six months of first occupation of the development hereby permitted a completion report, evidencing the completed habitat creation and enhancement works, shall be submitted to the local planning authority for its written approval. Thereafter, monitoring reports shall be submitted to the local planning authority in accordance with the approved Habitat Management and Monitoring Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.”

The Biodiversity Gain Plan will need to be provided prior to commencement of development alongside the relevant documents (including the metric) to demonstrate the required biodiversity uplift.

If you have any questions, please do not hesitate to contact me.

Alicia Morley
Ecologist

Annex- Ecology and Legal Protection

Badgers

Badgers and their setts (tunnels and chambers where they live) are protected by the Protection of Badgers Act 1992.

It is an offence to:

- take, injure or kill a badger - or attempt these actions
- treat a badger cruelly
- interfere with a badger sett
- possess or control a live badger
- mark or ring a badger

Bats

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 making all species of bat European Protected Species. Details of the legislation can be found at:

Wildlife and Countryside Act <http://www.legislation.gov.uk/ukpga/1981/69/contents>

The Countryside and Rights of Way Act:

http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-11g81

The Conservation of Habitats and Species Regulations 2017:

[The Conservation of Habitats and Species Regulations 2017](http://www.legislation.gov.uk)
(legislation.gov.uk)http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Great Crested Newts

The great crested newt is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 making it an European Protected Species. Details of the legislation are the same as those for bats (see above).

Nesting birds

It is an offence under Section 1 of the Wildlife and Countryside Act of 1981(WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. The WCA 1981 also provides that all wild birds and their eggs are protected and cannot be killed or taken except under licence.

Water voles

The water vole is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Details of the legislation can be found at:

Wildlife and Countryside Act <http://www.legislation.gov.uk/ukpga/1981/69/contents>

The Countryside and Rights of Way Act:

http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-11g81

Appendix 2 – BNG Metric Software Comments

B-2 On-Site Hedge Creation, ref 1

Native hedgerow to be created along the northern perimeter. Targeted to achieve Moderate condition. Strategic significance classified as location ecologically desirable but not in local strategy.

A-2 On-Site Habitat Creation, ref 6

Sustainable drainage system that feeds into the Phase 1 development, targeted to meet Moderate condition (attenuation basin and swale).

A-2 On-Site Habitat Creation, ref 5

Other neutral grassland to be created within the POS, targeted for Moderate condition.

A-2 On-Site Habitat Creation, ref 4

Rural individual trees to be planted around the development (front gardens and POS), targeted to meet Moderate condition.

A-2 On-Site Habitat Creation, ref 3

Vegetated garden to be created, target condition N/A.

A-2 On-Site Habitat Creation, ref 2

Developed land; sealed surface to be created (dwellings, garages, roads etc).

A-2 On-Site Habitat Creation, ref 1

Built linear features to be created.

B-1 On-Site Hedge Baseline, ref 1

Native hedgerow with trees - associated with bank or ditch in Good condition. A section will be lost. Strategic significance has been classified as formally identified in local strategy.

A-1 On-Site Habitat Baseline, ref 2

Northern agricultural field that has been left in its ploughed state and not replanted. In Poor condition and to be lost.

A-1 On-Site Habitat Baseline, ref 3

Artificial unvegetated, unsealed surface to be lost.

A-1 On-Site Habitat Baseline, ref 1

Former agricultural field that has been left to fallow and developed into other neutral grassland in Moderate condition. ONG to be lost.
