

From: Pinna-Morrell, Gillian
Sent: 17 July 2025 11:47
To: _planningadvice
Subject: General Enquiry: Consultation response.

Hi, could you please attach the e-mail below to application H02-0511-25 as BNG Ecologist consultation response with the code 2STAND, thanks.

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 17 July 2025 11:25
To: Pinna-Morrell, Gillian <Gillian.Pinna-Morell@sholland.gov.uk>
Cc: De-Ruyck, Chris (ELDC) <Chris.De-Ruyck@e-lindsey.gov.uk>
Subject: H02-0511-25 ecology comments

H02-0511-25 – Land off Postland Road Crowland

Planning Permission - Proposed development of 9 Dwellings

Summary: There has been sufficient evidence provided to determine this application, and we support all mitigation and ecological enhancement recommendations contained in the Preliminary Ecological Appraisal. The BNG assessment indicates that 10% biodiversity net gain can be achieved through securing offsite units pre-commencement. In addition, there are a few clarifications required in the metric assessment (described below), which will require addressing and finalizing pre-commencement.

Documents reviewed:

- BNG Statutory Metric
- Preliminary Ecological Appraisal

Comments

Ecological Considerations:

- The applicant has provided a Biodiversity Net Gain Statutory Metric and thorough preliminary ecological report containing condition assessments, and baseline and post-development habitat maps. Therefore, in my judgement providing sufficient ecological data to determine the application.
- We support all mitigation and enhancement recommendations provided by the ecologist in the PEA (pages 19-20).
- Due to the high probability that nesting farmland birds are present on-site, we request a condition to the effect of:
 - Vegetation should be cleared outside of the main bird nesting season (March to August inclusive) where possible. If works are justifiably required during the nesting season, then a nesting bird check/habitat inspection should be undertaken prior to work by an ecologist within 24 hours prior to clearance to ensure that no nests are disturbed within the site. 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a suitable exclusion buffer (of appropriate size to the species) to prevent disturbance and monitored until the nest is no longer active / all chicks have fledged, when the ecologist will provide a sign off for clearance work to continue.
- It was picked up in the PEA that the pond onsite could be a suitable habitat for great crested newts. Great crested newts are European Protected Species (EPS), given very strong protection in law. However, the pond was dry when it was resurveyed to assess newt presence/abundance, mainly due to the uncharacteristic low rainfall over the winter/spring of 2024-25. Therefore, we require a condition that restricts any work impacting the pond to the period in which it remains dry, otherwise if it is

holding water, a suitably qualified ecologist must assess the pond and ensure that reasonable avoidance measures and suitable mitigation are in place immediately prior to works commencing.

BNG Comments

- Overall, the biodiversity assessment and metric calculations appear rigorous, and indicate that at least 2.4 offsite units will have to be secured to reach 10% net gain for this site. However, there are additional comments/questions about the metric assessment that will require clarification before the authority can approve a biodiversity gain plan pre-commencement for this development.
 - The metric shows that the onsite pond will be improved from 'moderate' to 'good' target habitat condition, but we will need to know which condition assessment indicator will be improved to achieve this to assess feasibility. This information should be recorded in the user comments section of the BNG metric enhancements row to indicate how the pond will be enhanced.
 - The baseline map and photos in the PEA shows that there are hedgerows on-site and the post-development map shows proposed planting of a hedgerow with trees on site. These linear features must be included in the statutory metric for transparency and clarity.
- This proposal will need to secure off-site units pre-commencement to achieve 10% BNG. Options for purchasing offsite habitats units are:
 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.

Conclusion: There has been sufficient evidence provided to determine this application. We support all recommendations within the PEA and note that the applicants will have to secure off-site units to discharge the general biodiversity gain condition pre-commencement. The requested changes to the metric and questions above will also need to be clarified pre-commencement.

Please get in touch if you have any further questions,

Kind Regards,

Grace Hill

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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