
From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 05 October 2026 18:02
To: Niland, Mark
Cc: _planningadvice
Subject: H06-0819-26 ecology comments

Hi Mark,

Apologies for the delay in getting these to you, but please see below our comments regarding this application.

H06-0819-26 - Land south of Blazegate and West of Gedney Drain Gedney Spalding

Change of use of land to a residential caravan site comprising 4 Gypsy/Traveller pitches, each accommodating a static caravan/mobile home and a touring caravan, together with hardstanding, erection of 4 amenity buildings and improvement of existing access – retrospective

Documents reviewed:

- BNG Metric

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.

BNG Comments and Notes to applicant

- Overall, the biodiversity assessment and metric calculations appear rigorous, and we can have confidence in their conclusions. In this case the metric indicates that 10% mandatory net gain cannot be achieved on-site, and therefore the proposals require 0.74 area-habitat units off-site. These 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. the authority requires 3 pieces of information to confirm the off-site unit allocation prior to discharging the biodiversity gain condition.
 - a certificate/receipt/bill of sale that includes the unit allocation reference number(s) from the registered gain site to confirm the off-site unit purchase from the habitat bank.
 - a finalized statutory metric that contains the off-site habitat information and habitat parcel references from the gain site. The applicant can obtain this information from the habitat bank by providing them with a copy of the statutory metric for them to complete. The finalized metric should then be submitted to the authority and posted on the public portal for transparency.
 - the unit allocation must appear on the national gain site register prior to discharging the gain condition such that the authority can independently confirm that the unit allocation is valid.
- We shall also require a baseline habitat map and details of the baseline habitat assessment to be submitted pre-determination for this application due to these documents being a validation requirement.

- We shall also require a biodiversity gain plan to be submitted pre-commencement along with all offsite habitat unit allocation details to support the BNG condition discharge if this application was to have a favourable outcome.

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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