

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 02 June 2026 15:40
To: Sutton, Catherine
Cc: _planningadvice
Subject: H07-0477-26 ecology comments

Hi Catherine,

Please see below our comments regarding this application.

H07-0477-26 - Hillgate Farm Station Road Gedney Hill Spalding PE12 0NP

Change of use of agricultural to land for holiday lets, including the siting of 4 No Shepard's Huts & 1 No Lodge (part retrospective)

Summary: There has been sufficient evidence provided to determine this application, and we are confident that 10% net gain could be achieved onsite for this application however we request some alterations be made to the BNG proposals for this site to ensure no habitat risk failure. We will require a biodiversity gain plan and an HMMP to be secured pre-commencement.

Documents reviewed:

- BNG Small Sites Metric
- BNG assessment
- Pre and post-development habitat maps
- Biodiversity gain plan

Comments

Ecological Considerations:

- We believe that the habitats on site have the potential to support 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. 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a suitable exclusion buffer (of appropriate size to the species) to prevent disturbance and monitored until the nest is no longer active / all chicks have fledged, when the ecologist will provide a sign off for clearance work to continue.*
- As there is potential for amphibians on site, then a precautionary method statement needs to be applied to prevent amphibians being killed or injured as all amphibians are protected under the Wildlife and Countryside Act 1981 (as amended).
- We request that a minimum of 4 wall, tree or pole mounted bird boxes and 1 bat box are also included on site to help mitigate habitat loss. These are required to enhance biodiversity and to be in line with Local Plan Policy 7.14.2.
 - In both cases, the authority requires the applicant to submit for approval sufficiently detailed maps that indicate the proposed location of bird/bat boxes on-site.

BNG Comments and Notes to applicant

- We are confident that the BNG baseline assessment appropriately reflects the habitats that would have been onsite pre-degradation.
- We do however have some concerns regarding the post-development habitat creation and the difficulty in achieving the proposals.

- We consider that in this situation, the creation of 'Modified Grassland in Good condition' would be at an increased risk of failure arising from external pressures such as higher footfall, increased activity from dogs and increased dog waste as well as increased vehicular use across the site. Because of this, we would recommend that the current modified grassland be retained as modified grassland in moderate condition would mean that there would be a net gain of 4.29% onsite, showing that 10% mandatory net gain would not be achieved.
- One way to achieve 10% net gain in this situation, could be by planting a total of 32 trees onsite to achieve moderate condition. This would be a further 7 trees to be planted on top of the current proposal of 25. We would request these extra trees be planted in proximity to other baseline trees/scrub to encourage habitat connectivity post-development.

Specific BNG condition request

- We will require a biodiversity gain plan and an HMMP to be provided pre-commencement for this site due to the relative complexity of creating some of the proposed habitats onsite.

Conclusion: There has been sufficient evidence provided to determine this application, and we are confident that 10% net gain could be achieved onsite for this application however we request some alterations be made to the BNG proposals for this site to ensure no habitat risk failure. We will require a biodiversity gain plan and an HMMP to be secured pre-commencement.

Please get in touch if you have any further questions,

Kind Regards,

Grace Hill

Bsc(Hons) | MRes

BNG Ecologist

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