From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 11 August 2026 15:54
To: Hill, Jess
Cc: _planningadvice
Subject: H08-0584-26 ecology comments

Hi Jess,

Please see below our comments regarding this application.
H08-0584-26 - 5 Bank House Farm Cooks Road Gosberton Spalding PE11 4PE
Erection of glasshouse extensions to existing and surface water storage lagoon (part retrospective)

Summary: There has been sufficient evidence provided to determine this application, however we require further detail to be provided in relation to the proposed habitat creation for this site which may alter the BNG outputs for this site. We will require a biodiversity gain plan, an HMMP and a S106 to be secured pre-commencement.
Documents reviewed:

- Biodiversity Metric Calculation Tool

Comments
Ecological Considerations:

- We request that a condition be included in this application for a pole mounted owl box to be included within the BNG enhancement woodland section, facing out towards either the East, South or West of the area due to the open access to foraging habitat.

BNG Comments and Notes to applicant

- Overall the BNG proposals seem feasible, however we have some concerns regarding onsite/offsite habitat creation for this site as well as issues with the number of years in advance that a habitat is created. These details are outlined below.
- Firstly, I believe that the woodland BNG section be inputted in the offsite habitat baseline and creation section as it is within the blue line boundary section for this site. This shouldn't alter the net gain this site achieves but it will just add clarity to the BNG proposals and development plans for the site.
- While we are happy that the offsite BNG habitat creation of woodland has already been planted for this site and it has been marked within the habitat created in advance column that this is the case, we believe that creation 7 years in advance is far too early as satellite imagery from 2022 shows the land is still in use as arable field. Therefore in our opinion, the years created in advance should be 4 years at most. This would mean that there is a unit deficit of 0.48 habitat area units that would need to be secured in order for the BNG condition to be discharged if this application had a positive result.

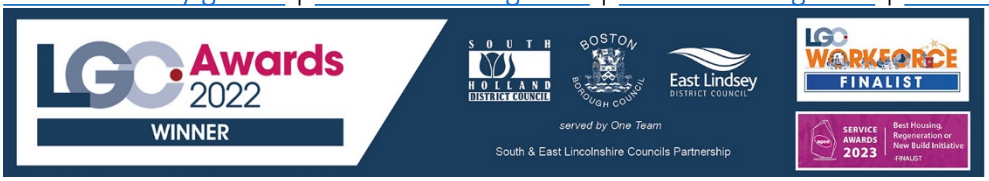
Specific BNG condition request

- We will require a biodiversity gain plan and an HMMP to be provided pre-commencement due to the relatively significant amount of onsite habitat creation proposed for this site.
- To be in line with national guidance, the authority should secure the HMMP and corresponding biodiversity creation/enhancement with a S106 agreement. This is because of the relatively large amounts of significant Onsite (4.64 units of Other Neutral Grassland) off-site (5.08 units of other broadleaved woodland created 4 years in advance) habitat creation/enhancement proposed

Conclusion: There has been sufficient evidence provided to determine this application, however we require further detail to be provided in relation to the proposed habitat creation for this site which may alter the BNG outputs for this site. We will require a biodiversity gain plan, an HMMP and a S106 to be secured pre-commencement.

Please get in touch if you have any further questions,

Kind Regards,
Grace Hill
Bsc(Hons) | MRes
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



Please note that any informal opinion expressed in this email is without prejudice and is not binding on the Council during the consideration of any formal application.

East Lindsey District Council now has an official WhatsApp Channel – delivering timely updates and essential information straight to residents. Stay informed about local news, events, and services with the most current updates at your fingertips. Join us here today!

****

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This communication may contain confidential material. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender. The views expressed in this message are my own, and any negotiations by email are subject to formal contract. Any correspondence with the sender will be subject to automatic monitoring for inappropriate content. Your information will be processed in accordance with the law, in particular current Data Protection Legislation. If you have contacted the council for a service then your personal data will be processed in order to provide that service or answer your enquiry. For full details of our Privacy Policy and your rights please go to our website at https://www.e-lindsey.gov.uk/. The information that you provide will only be used for Council purposes unless there is a legal authority to do otherwise. The contents of e-mails may have to be disclosed to a request under the Data Protection Act, the Freedom of Information Act 2000 or the Environmental Information Regulations 2004.

****