SEAGATE
HOMES

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
United Kingdom
PE11 2XE

17th June 2025

Discharge of Condition 10

To whom this may concern,

In response to the Appeal Decision APP/A2525/W/23/3339842. We would like to discharge **Condition 10** from **Schedule of Conditions – Appeal B**.

Condition 10
Prior to any development ground level, a Biodiversity Net Gain Plan to demonstrate a minimum of 10% net gain in biodiversity on-site, calculated using the Biodiversity Metric 3.1 (or any successor) shall be submitted to, and approved in writing by, the local planning authority. This shall be supported by a Biodiversity Management Plan setting out how the biodiversity enhancements will be managed and monitored for the lifetime of the development. The development shall be undertaken and thereafter maintained in accordance with the approved details.

Response
Following previous refusal for clearing Condition 10, we respectfully request that the submitted information be reconsidered for approval, on the basis that the development proposals were designed and assessed in accordance with the DEFRA Biodiversity Metric 4.0 which was the most recent metric in place at the time of the planning submission. Condition 10 requires the submission of a Biodiversity Management plan which we have covered with the Habitat Management and Monitoring Plan (HMMP) and also provided a Biodiversity Gain Plan (BGP).

The submitted HMMP and BGP directly support and align with the principles, outcomes, and calculations of the previously approved Biodiversity Net Gain Assessment Issue 2 20 September 2023 which is an approved document as noted within Condition 2. As we are to carry out the development in accordance with this document, we consider the submitted information to be consistent with the expectations established through the planning process, and in compliance with the intent of Condition 10.

The site layout and ecological provisions were developed around the mitigation and enhancement measures derived from the DEFRA 4.0 metric. As a result, the documentation submitted in support of Condition 10 does not introduce any deviation from the approved but instead formalises the long-term management and monitoring processes for those previously approved measures.

During previous review of this condition, concerns were raised in respect of Biodiversity enhancement. It was requested that Swift bricks, Hedgehog highways and bat boxes/riles/bricks to all new dwellings. To satisfy this we have submitted a Tree Planting and Biodiversity Enhancements plan which incorporates these biodiversity enhancements in line with recommendations and demonstrates the planting of trees in line with the previously approved BNG Assessment.

Additional concerns were also raised in planting medium trees, to rectify this we have calculated that 4 small trees would be the equivalent of 1 medium tree and propose that the 23 medium trees proposed in the approved BNG assessment will now become 92 small trees. This figure alongside the already determined 49 small trees would bring together a total of 141 small trees required on site. Within the Tree Planting and Biodiversity Enhancements plan we have located 141 small trees across the development to allow us to provide the same result as the approved measures.

We trust that the resubmitted documents sufficiently address the requirements of the condition and reflect the ecological strategy embedded within the permitted scheme.

Kind Regards,
David Laidler
Technical Coordinator