

Burrell, Becky

From: Niland, Mark
Sent: 04 August 2025 09:57
To: _planningadvice
Subject: FW: Glendum Close : H14-0049-24

Hi,

H14-0049-24

Can the ecology comments below please be captured into the DIP. 2NON.

Thanks
Mark

From: De-Ruyck, Chris <Chris.De-Ruyck@e-lindsey.gov.uk>
Sent: 24 July 2025 12:17
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: Ecology (ELDC) <Ecology@e-lindsey.gov.uk>; Hill, Grace (ELDC) <Grace.Hill@e-lindsey.gov.uk>
Subject: RE: Glendum Close : H14-0049-24

Hello Mark,

Thank you for sending the additional Technical Note through. Having reviewed it, I wish to thank the applicants and consultants for producing a useful and rigorous report. I believe this report fulfils our transparency requirements and provides sufficient justification for the current habitat classification and condition assessments recorded in the metric. I request that it is uploaded onto the portal to accompany the rest of the BNG information.

Therefore, I now support the amended statutory metric calculations and conclude that the proposal will require securing 1.78 biodiversity units. This 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. 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 enable the authority to have confidence that 10% BNG can be achieved provided the appropriate number of off-site units are secure pre-commencement.

Please get in touch if you have any further questions,

Chris

Chris De Ruyck

Senior Ecologist

South & East Lincolnshire Councils Partnership

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www.e-lindsey.gov.uk | www.sholland.gov.uk | www.boston.gov.uk | www.selcp.co.uk



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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 17 July 2025 16:23
To: De-Ruyck, Chris <Chris.De-Ruyck@e-lindsey.gov.uk>
Cc: _planningadvice (SHDC) <planningadvice@sholland.gov.uk>
Subject: RE: Glendum Close : H19-0049-24

Hi Chris,

H14-0049-24 - GLEN FARROW LIMITED

I hope you are well?

This is a long standing application, hopefully you remember it. The attachment is a response to your comments below.

Thanks
Mark

From: De-Ruyck, Chris <Chris.De-Ruyck@e-lindsey.gov.uk>
Sent: 06 February 2025 16:54
To: Niland, Mark <Mark.Niland@sholland.gov.uk>

Cc: _planningadvice <planningadvice@sholland.gov.uk>

Subject: RE: Glendum Close : H1-0049-24

Hello Marc,

I have reviewed the updated metric and BNG assessment report appended to the above application and think there is now an important issue that needs addressing regarding the transparency and rigour of the baseline biodiversity area-habitat calculations. Herein, the original report and metric calculations estimated that the applicants would need to purchase 3.55 area-habitat units from an off-site provider to achieve 10% BNG, while the appended report and metric have reduced this estimate to 1.78 units required. However, there is currently an unacceptable lack of transparency and rigour to justify this change.

The problem revolves around the baseline habitat condition assessment of the grassland occupying the north half of the site. This area has been degraded from its original state as explained in the report, and therefore the baseline biodiversity value must be based on whatever pre-existing data sources may be available (e.g., google earth imagery and habitat condition of remnants of original habitat), as well as professional judgement. The original report took a precautionary approach as recommended on pages 15, 80, and 148 of CIEEM's "Good Practice Principles" (<https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>), and classified this grassland parcel as "other neutral grassland" in "moderate" condition. This is an acceptable/justifiable approach to take as there would be little reason to believe that the ecological condition of this area would be "good" in the absence of grazing or management of some kind. In addition, the species composition recorded in the remnant patches and described in the report, as well as the google streetview images (with herbaceous species apparent) lend some support to the "moderate" condition classification. However, the appended report lists this habitat in "poor" condition, which significantly reduces the baseline biodiversity value of the site, yet, provides no evidence to justify this change. Therefore, there is no information for the authority (or interested members of the public or potential future Inspectors) to review to assess the reliability of this amended conclusion. In all other respects the two sets of BNG assessments are equivalent.

I would argue that we would need to see quadrat or transect data from vegetation surveys of the remaining grassland to justify this downgrading of the grasslands condition from moderate to poor. Photos of the remaining grassland could also be useful for providing suitable justification for abandoning the original precautionary approach taken. In the absence of this evidence, I believe the authority should expect the applicants to secure the equivalent of 3.55 units off-site from a habitat bank to meet the 10% biodiversity net gain requirement and discharge the general gain condition pre-commencement.

Thank you very much for your time,
Chris

Chris De Ruyck
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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 03 February 2025 09:33
To: De-Ruyck, Chris <Chris.De-Ruyck@e-lindsey.gov.uk>
Cc: _planningadvice (SHDC) <planningadvice@sholland.gov.uk>
Subject: Glendum Close

Morning Chris,

H14-0049-24 - GLEN FARROW LIMITED

I hope you are keeping well?

Please find attached the last set of BNG updates for the above site.

Kind Regards

Mark

Mark Niland | Planning Officer | South Holland District Council

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