
From: Niland, Mark
Sent: 19 August 2025 14:05
To: _planningadvice
Subject: FW: H16-0584-25 Ecology Comments

Hi,

H16-0584-25 - Land off Monks House Lane

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

Thanks
Mark

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 19 August 2025 13:45
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: De-Ruyck, Chris (ELDC) <Chris.De-Ruyck@e-lindsey.gov.uk>
Subject: H16-0584-25 Ecology Comments

Hi Mark,

Sorry for the delay in getting this to you. Please see below our ecology comments for this application.

H16-0584-25 - Land off Monks House Lane Spalding PE11 3LH

Hybrid application: Full planning application for the erection of 160 dwellings and associated infrastructure, demolition of existing buildings and outline planning application for the erection of up to 274 dwellings. Summary: We are confident that 10% biodiversity net gain can be achieved for this site through a combination of onsite habitat creation and securing offsite units. The authority should secure the on-site habitat creation and HMMP via a S106 planning obligation due to the significant increase of onsite habitat units through tree planting and grassland creation.

Documents reviewed:

- BNG Statutory Metric
- Preliminary Ecological Appraisal
- Habitat Creation Overview - Arable / Cropland Baseline
- Baseline and proposed habitats

Ecological Considerations:

- The applicant has provided sufficient ecological assessments and do not require any further surveys to be done to determine this application. We support all enhancement and mitigation recommendations provided by the ecologist in the PEA.
- Due to the suitability of the baseline habitat for ground nesting birds, we require the following wording to be included as a dispatch condition:
 - *"Vegetation should be cleared outside of the main bird nesting season (March to August inclusive) where possible. If works are justifiably required during the nesting season, then a nesting bird check/habitat inspection should be undertaken prior to work by an ecologists within 24 hours prior to clearance to ensure that there is not nest disturbance within the site. 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no longer active / all chicks have fledged, when the ecologist will provide a sign off for clearance work to continue.”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 the proposed development will need to demolish three buildings, we request that the following working be set as a condition discharge to protect any bats during the demolition and development of the site:
 - If bats are found after development work has started, stop all work in that area that is likely to break the law and get expert help from a qualified and licensed ecologist. Then conduct a survey, develop a mitigation plan, and apply for a bat mitigation license if required.*

BNG Comments

- Overall, the biodiversity assessment and metric calculations appear rigorous, and have shown that at least 5.75 offsite credits will have to be secured to reach the 10% net gain for this site. However, I am concerned about the proposed spacing of the proposed on-site tree-planting and suggest that the number of trees recorded in the metric post-development may be unfeasible.
- Therefore, I request that the applicants confirm that all broadleaved trees will be provided a minimum 2.5 m spacing between whips, and if necessary, reduce the target number of proposed trees planted to accommodate this spacing requirement.
- To be in line with national guidance, the authority should secure the HMMP, BNG Plan and corresponding biodiversity creation/enhancement with a S106 agreement. This is because of the relatively large amounts of significant on-site habitat creation/enhancement proposed, which includes 1.34 ha of “Urban Individual Tree” habitat in “moderate” condition (4.12 units), and 1.68 ha of “Modified Grassland” habitat in “moderate” condition (5.83 units). Options for purchasing offsite habitats units can be seen below. 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. 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 determine this application, as long as the mandatory 10% net gain is achieved through securing offsite units pre-commencement. The spacing of trees should be confirmed and the metric appropriately adjusted if required and re-submitted to ensure that the required number of off-site units are purchased pre-commencement. We will require a S106 to be secured with the HMMP due to the significant increase of onsite habitat units through tree planting and proposed modified grassland.

Please get in touch if you have any further questions,

Kind Regards,

Grace Hill

BNG Ecologist

South & East Lincolnshire Councils Partnership

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