

Burrell, Becky

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 30 June 2026 10:15
To: Sam Dewar
Cc: _planningadvice
Subject: RE: H16-0692-25 ecology comments

Hi Sam,

Thanks for sending these comments on.

In this case, the applicant is correct — amended BNG details are not required at this stage and can instead be addressed during condition discharge. We appreciate the confirmation that off-site units will be required. At discharge stage, we will just need to confirm the number of units secured and ensure these align with the deficit shown in the updated plans, rather than the superseded scheme.

We do generally encourage BNG details to be provided as early as possible in the planning process to help avoid delays later on, including at condition discharge, but this can be resolved at that stage if necessary.

I hope that makes sense.

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



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From: Sam Dewar <s.dewar@dpaplanning.co.uk>
Sent: 22 June 2026 12:37
To: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Cc: _planningadvice (SHDC) <planningadvice@sholland.gov.uk>
Subject: Re: H16-0692-25 ecology comments
Importance: High

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Hi Grace,

In hope all is well. I was going to tackle this in my officer report but if you may be able to comment on the below response from the Applicant please I would be grateful:

On BNG, I'm not sure what you mean. It has always been the case for this application that a 10% net gain is not achievable within the site boundary, and therefore that a combination of on- and off-site provision is required in order to meet the 10% net gain requirement. The existing BNG Metric assessment shows that the baseline habitat value of the site is 12.69 habitat units, and the post-development value is 1.54 units, meaning that 12.42 off-site units are needed to demonstrate a 10% gain.

The changes to the site layout don't alter that conclusion – it only means that there is a slight change to the on-site provision and therefore a slight change to the number of off-site units required. We are required by the legislation to provide evidence of having achieved that net gain (and how we have achieved it) through the submission of details to discharge the Biodiversity Gain Plan condition, prior to commencing any development. It should, therefore, be the case that we don't have to update the BNG Metric at this stage. It is certainly achievable to achieve a 10% gain through the purchase of off-site units and the Council retains appropriate and enforceable control over the process. Further, we have already met the national submission requirements, which ask only for the baseline BNG assessment, in recognition of the fact that up to the point of commencing the development, the developer needs the flexibility to deliver the net gain in whichever arrangement is most convenient, expedient or cost effective.

Kind regards

Sam Dewar BSc MA MRTPI
Director
DPA Planning Ltd
0779 909 5613

From: "Hill, Grace" <Grace.Hill@e-lindsey.gov.uk>
Date: Thursday, 28 May 2026 at 09:06
To: "s.dewar@dpaplanning.co.uk" <s.dewar@dpaplanning.co.uk>
Cc: "_planningadvice (SHDC)" <planningadvice@sholland.gov.uk>
Subject: H16-0692-25 ecology comments

Hi Sam,

Please see below our comments regarding the amended documents provided for this application.

16-0692-25 - Development of Site to provide a Food Store and Drive-Thru, along with all Associated Works and Access
Land to the South of Holbeach Road Spalding Lincolnshire PE12 6JP
Comments

- We consider that the proposed alterations to this planning application will require updates to the BNG metric and proposals. Preferably, this information should be provided prior to determination to demonstrate how a 10% biodiversity net gain will be achieved and to confirm the number of off-site habitat units required to meet this requirement.

Kind Regards,

Grace Hill

Bsc(Hons) | MRes

BNG Ecologist

South & East Lincolnshire Councils Partnership

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