Burrell, Becky

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 19 October 2026 09:12
To: Niland, Mark
Cc: _planningadvice
Subject: H16-0807-26 ecology comments

Hi Mark,

Please see below our comments regarding this application.

H16-0807-26 - Land west of West Marsh Road Fulney Spalding PE11 2HR
Proposed liquid natural gas filling station and widened access

Summary: There has been sufficient evidence provided to determine this application, and we believe that 10% net gain will need to be achieved offsite for this application. We will require a biodiversity gain plan, a finalised metric and all appropriate offsite habitat allocation details to be secured pre-commencement.

Documents reviewed:

- BNG Metric
- Ecology Site Walkover and Biodiversity Metric Report - August 26

Comments
Ecological Considerations:

- The applicant has provided thorough ecological documentation therefore in my judgement providing sufficient ecological data to determine this application.
- We support all mitigation and enhancement recommendations provided in section 4.1 of the Ecological Site Walk over and Biodiversity Metric report and request that they are required by condition.

BNG Comments and Notes to applicant

- As it stands, metric indicates that 10% mandatory net gain cannot be achieved on-site, and therefore the proposals require 0.44 area-habitat units to be secured offsite. However, to be in line with the BNG mitigation hierarchy, the applicant should aim to enhance or create some habitats on site. 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. the authority requires 3 pieces of information to confirm the off-site unit allocation prior to discharging the biodiversity gain condition.
    - a certificate/receipt/bill of sale that includes the unit allocation reference number(s) from the registered gain site to confirm the off-site unit purchase from the habitat bank.
    - a finalized statutory metric that contains the off-site habitat information and habitat parcel references from the gain site. The applicant can obtain this information from the habitat bank by providing them with a copy of the statutory metric for them to complete. The finalized metric should then be submitted to the authority and posted on the public portal for transparency.
    - the unit allocation must appear on the national gain site register prior to discharging the gain condition such that the authority can independently confirm that the unit allocation is valid.

Specific BNG condition request

- We will require a biodiversity gain plan, a finalised metric and all appropriate offsite habitat allocation details to be secured pre-commencement.

Conclusion: There has been sufficient evidence provided to determine this application, and we believe that 10% net gain will need to be achieved offsite for this application. We will require a biodiversity gain plan, a finalised metric and all appropriate offsite habitat allocation details 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



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