

Sibley, Sally

From: Patman, Oscar
Sent: 08 January 2026 15:17
To: _planningadvice
Subject: FW: H16-1089-25 ecology comments

Hi

Please may this be scanned to H16-1089-25 as 2stand – ecologist comments

Thanks
Oscar

Yours sincerely,

Oscar Patman | Planning Officer | **South Holland District Council**

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From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 08 January 2026 11:35
To: Patman, Oscar <Oscar.Patman@sholland.gov.uk>
Cc: De-Ruyck, Chris (ELDC) <Chris.De-Ruyck@e-lindsey.gov.uk>
Subject: H16-1089-25 ecology comments

Hi Oscar,

Apologies in the delay of getting these comments to you. But please see our consultation for this application below.

H16-1089-25 - BRIDGE FARM HOLBEACH ROAD SPALDING PE12 6JP

Proposed conversion of existing barns to office use and the development of a padel club on adjacent land

Summary: There has not been sufficient evidence provided for us to support the determination of this application as we **require a PEA and protected species survey to be provided pre-determination**. We are **confident that 10% net gain can be achieved on site** for this application however we have requested that some alterations be made to the BNG for this site. A **Biodiversity Gain Plan and HMMP** are require to be provided pre-commencement.

Documents reviewed:

- BNG Statutory Metric
- Preliminary Ecological Appraisal
- Biodiversity survey and report

- Indicative proposed site plan

Comments

Ecological Considerations:

- Having reviewed this application, we believe that this application will require a Preliminary Ecological Assessment with a protected species survey (primarily Barn owl's and Bat's) to be provided pre-determination. The results from this PEA may reveal the need for more detailed species surveys.
- Local Planning Authorities have a statutory duty to consider the conservation, protection, and enhancement of biodiversity when determining planning applications. In addition, the presence of certain habitats, species, and designated sites protected by UK and European law on or near to a development site is a material consideration within the planning process. For these reasons, it is important that a Preliminary Ecological Appraisal is provided to help identify and evaluate any features of ecological interest on/adjacent to a proposed development site, and identify any potential mitigation measures required in line with the exiting wildlife legislation and planning policies. This assessment is often requested prior to planning applications being determined as it helps ensure that any mitigation methods to protect specific species are feasible implemented before the proposed development can be signed off.

BNG Comments and Notes to applicant

- Overall, the metric assessment provided seems feasible and we are confident that 10% net gain can be achieved for this site, however we do have some alterations that will need amending pre-commencement.
- We aren't confident that good condition modified grassland can be achieved on this site due to the relative complexity to create with the increased external pressures. We believe that having poor target condition grassland around the padel court and moderate condition grassland covering the rest of the onsite grassland creation would be a more suitable habitat target condition.
- We are also concerned that the trees in the centre of the site are proposed to be planted too closely together. We would recommend they alter their proposed tree planting in this area to have ½ the number of trees (would mean there are 37 proposed trees for the site overall).
- With these alterations we are confident that 10% net gain can be achieved for the site with an overall increase of 0.5 habitat area units which means there is a 24.94% net gain.

Specific wording request for BNG notes to applicant

- We will require a Biodiversity Gain plan and a HMMP to be provided pre-commencement due to the extent of on-site habitat provision.

Conclusion: There has not been sufficient evidence provided for us to support the determination of this application as we **require a PEA and protected species survey to be provided pre-determination**. We are **confident that 10% net gain can be achieved on site** for this application however we have requested that some alterations be made to the BNG for this site. A **Biodiversity Gain Plan and HMMP** are require to be provided pre-commencement.

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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