

Burrell, Becky

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 19 June 2026 17:21
To: Sutton, Catherine
Cc: _planningadvice
Subject: H17-0503-26 ecology comments

Hi Catherine,

Please see below our comments regarding this application.

H17-0503-26 - Rear of The Mermaid Inn 2 Gosberton Road Surfleet Spalding PE11 4AB
Demolition of existing building, re-location of existing access and erection of 2 No dwellings

Summary: There has not been sufficient evidence provided to determine this application as we require 2 emergence surveys to be conducted and provided to the Authority pre-determination. We are confident that 10% net gain can be achieved for this application through securing offsite units. We will require a biodiversity gain plan, a finalized metric and all offsite unit allocation details to be provided pre-commencement.

Documents reviewed:

- BNG Metric
- PEA
- BNG Report

Comments

Ecological Considerations:

- We support all mitigation and enhancement recommendations provided in section 5 of the PEA and request that they are required by condition.
- We require 2 emergence / re-entry surveys to be completed during bat season (May-September) on all buildings on site according to “Bat Surveys for Professional Ecologists: Best Practice Guidelines”. These must be provided to the authority pre-determination.
- We request that a minimum of 4 wall, tree or pole mounted bird boxes and 2 bat boxes are also included on site to help mitigate habitat loss. These are required to enhance biodiversity and to be in line with Local Plan Policy 7.2.14.
- In both cases, the authority requires the applicant to submit for approval sufficiently detailed maps that indicate the proposed location of bird/bat boxes on-site.

BNG Comments and Notes to applicant

- Due to the uncertainty of how the proposed single offsite tree will be managed and maintained as well as there being a lack of clarification regarding who will manage this tree and who will have access to it e.g. whether it is planted within the domestic curtilage of another property, we request that this tree be removed from the metric calculations.
- If this tree was to be removed, the metric indicates that 10% mandatory net gain cannot be achieved on-site, and therefore the proposals require 0.0514 area-habitat units and 0.0094 hedgerow units off-site. These will need to be secured pre-commencement and can be achieved via 2 routes:
 - 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.
 - 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 finalized metric and all offsite habitat information to be provided pre-commencement

Conclusion: There has not been sufficient evidence provided to determine this application as we require 2 emergence surveys to be conducted and provided to the Authority pre-determination. We are confident that 10% net gain can be achieved for this application through securing offsite units. We will require a biodiversity gain plan, a finalized metric and all offsite unit allocation details to be provided 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

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