
From: Bryan, Jacob
Sent: 24 March 2026 16:49
To: _planningadvice
Subject: FW: H18-0112-26

H18-0112-26 2STAND – Ecology Comments

Hi Jacob,

Please see our comments regarding this application below.

H18-0112-26 - 8-9 Grange Farm Hospital Road Sutton Bridge Spalding PE12 9YR
Conversion of redundant agricultural building for use as dog daycare.

Summary: There has been sufficient evidence provided regarding mandatory BNG for this site and we are confident that 10% net gain can be achieved onsite. We require a Preliminary Ecological Appraisal to be provided pre-determination.

Documents reviewed:

- BNG Statutory Metric
- Biodiversity Net Gain statement

Comments

Ecological Considerations:

- Having reviewed this application, I believe that this application will require a Preliminary Ecological Assessment with a protected species survey (primarily Barn owl and Bat) to be provided pre-determination. The results from this PEA may reveal the need for more detailed species surveys.
- We request that the following habitat enhancements be implemented into the development plans.
 - We request that a minimum of 2 wall, tree or pole mounted bird boxes and 1 bat box are 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

- Overall, the biodiversity assessment and metric calculations appear rigorous, and we can have confidence in their conclusions. In this case the metric indicates that 10% mandatory net gain can be achieved on-site with a predicted overall gain of 10.88% in Habitat units.

Specific BNG condition request

- We require a Biodiversity gain plan to be provided pre-commencement.

Conclusion: There has been sufficient evidence provided regarding mandatory BNG for this site and we are confident that 10% net gain can be achieved onsite. We require a Preliminary Ecological Appraisal to be provided pre-determination.

Kind Regards,

Grace Hill

Bsc(Hons) | MRes

BNG Ecologist

South & East Lincolnshire Councils Partnership