Our Ref: LS-8742 - 23002537
Your Ref: H18-0298-24

12th December 2024

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Dear South Holland District Council

Cadent Gas Limited
EP - Sutton Bridge 23002537

Ref: H18-0298-24: Installation of a new regulator building within operational site. Application to discharge planning condition 3 of the associated planning permission.

I write on behalf of Cadent Gas Limited to submit details relating to a planning condition which was attached to permission H18-0298-24, in relation to the installation of a new regulator building within the existing Sutton Bridge Operational Site, located off Bridge Road, Sutton Bridge, Long Sutton, South Holland, Lincolnshire, PE12 9EG (National Grid Reference: TF 45556 22188).

Cadent Gas Limited is applying for the discharge of condition 3 of this planning permission granted on 10th July 2024, which states the following:

Condition 3

Prior to the commencement of the development hereby permitted beyond oversite, a Biodiversity Net Gain Plan to demonstrate a net gain in biodiversity on-site shall be submitted to, and approved in writing by, the Local Planning Authority. This shall be supported by a Biodiversity Management Plan setting out how the biodiversity enhancements will be managed and monitored for the lifetime of the development.

Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.

Reason: To ensure that the development is able to deliver a net gain in biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, December 2023.

To ensure compliance with this policy, a number of barn owl boxes and bat boxes are proposed within the site, as requested by Jacob Bryan at South Holland District Council to ensure compliance with condition 3. Further details are provided below:

Bird and Bat box details

1. Bat Boxes: Two Schwegler 2F or similar bat boxes will be installed on retained trees at the eastern site boundaries. They will face between southeast and southwest on the same tree or adjacent to provide varying conditions depending on the weather. Boxes will be installed at a height of 4m and positioned away from sources of illumination.

2. Bird Boxes: Six bird boxes, comprising both hole-fronted and open-fronted designs, will also be installed on individual retained trees at the site boundaries. These will be installed at a height of at least 2m and facing between north and northeast, sheltered from the prevailing wind. Open-fronted boxes will be located away from any potential perches for predators and preferably in areas with good scrub cover.

Future Management

Any fallen or broken boxes will be replaced. Bird boxes will be cleaned out annually in winter and treated with boiling water to prevent disease. Bat boxes will remain in situ and only suitably licensed ecologists will move or inspect the bat boxes when required.

Upon approval of these details from the Local Planning Authority and erection of the boxes, photographs will be provided to fully discharge this condition. The numbers of boxes will also be confirmed.

This application has been submitted via the Planning Portal. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Becky Anderson
Dalcour Maclaren on behalf of Cadent Gas Limited