

Burrell, Becky

From: Hill, Jess
Sent: 15 December 2025 09:37
To: _planningadvice
Subject: FW: H19-1174-25 ecology comments

Morning, can you please add the below response to H19-1174-25 under code 2STAND (Response from SHDC's Ecologist)

Thank you
Jess

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 12 December 2025 18:20
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Cc: De-Ruyck, Chris (ELDC) <Chris.De-Ruyck@e-lindsey.gov.uk>
Subject: H19-1174-25 ecology comments

Hi Jess,

Please see below our comments for this application.

H19-1174-25 - Land North of 291 Broadgate Road Sutton St Edmund Spalding Lincolnshire PE12 0LR
Proposed Pair of Semi Detached Houses.

Summary: There has been sufficient evidence provided to determine this application, as long as the mandatory 10% net gain is achieved through securing offsite units pre-commencement. A Biodiversity Gain Plan and updated BNG metric will be required pre-commencement. We will also require detailed maps indicating the proposed locations of the requested bird and bat boxes (as described below).

Documents reviewed:

- BNG Statutory Metric
- Supporting statement for BNG
- Baseline and post-intervention maps

Comments

Ecological Considerations:

- Due to the proposed development site having potential habitat for nesting birds, we request a condition requiring that: ***Works should not be carried out in the main nesting season (March 1st – August 31st). If not possible then a suitably qualified ecologist must perform a breeding bird survey of the site prior to any works beginning onsite. Any active nests discovered during inspections will be protected with a suitable exclusion buffer (of appropriate size to the species) to prevent disturbance and monitored until the nest is no longer active / all chicks have fledged, when the ecologist will provide a sign off for clearance work to continue.***
- We request that least 2 integrated universal nest bricks are incorporated into the external fabric of the buildings. These should be located at a height of 4+ m metres, on the north or east elevations to avoid overheating, and grouped colonially where possible, in accordance with best-practice guidance such as British Standard BS 42021:2022. The bricks must be installed during the construction phase and retained thereafter for the lifetime of the development.
- We also request that one integrated bat box (e.g., Integrated / Built-In Bat Boxes, Integrated Eco Bat Box | The Nestbox Company) is added to the development. These are required to enhance biodiversity and meet Local Plan Policy 7.2.14.
- In both cases, the authority requires the applicant to submit 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 cannot be achieved on-site, and therefore the proposals require 0.82 area-habitat units off-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. To discharge the general biodiversity gain condition, the applicant provides us with this reference information and evidence of the purchase (e.g. a receipt or copy of the contract with the habitat bank) along with the biodiversity gain plan that they must submit to us pre-commencement. These details are also recorded within a finalized version of the metric submitted with the gain plan. The authority can then independently confirm the unit transfer by checking the unit references against the national gain-site register and then approve the gain plan to discharge the Biodiversity Gain condition.
- A Biodiversity Gain Plan and updated BNG metric including the habitat information of the offsite units secured will be required pre-commencement. We will not require a HMMP for this application.

Conclusion: There has been sufficient evidence provided to determine this application, as long as the mandatory 10% net gain is achieved through securing offsite units pre-commencement. A Biodiversity Gain Plan and updated BNG metric will be required pre-commencement.

Please get in touch if you have any further questions,

Kind Regards,

Grace Hill

BNG Ecologist
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