Gedney, Oliver

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 01 May 2026 15:07
To: Niland, Mark
Cc: _planningadvice
Subject: H20-0933-24 - ecology comments

Hi Mark,

Please see below our updated ecology comments regarding this application.

H20-0933-24 - POPLAR FARM OLD FENDYKE SUTTON ST JAMES SPALDING PE12 0HE
Construction of new glass house to grow flowers for existing horticultural facility.

Summary: There has been sufficient evidence provided to determine this application, and we are confident that 10% net gain will be achieved offsite for this application. We will require a biodiversity gain plan, HMMP and s106 to be secured pre-commencement.

Documents reviewed:

- BNG Metric – Amendment 3
- BNG assessment – amendment 2

Comments
BNG Comments and Notes to applicant

- Overall, the biodiversity assessment and metric calculations appear consistent, and we can have confidence in their conclusions. In this case the metric indicates that 10% mandatory net gain can be achieved on land off-site within land owned by the land owner with a predicted overall gain of 10.05% in Habitat units.

Specific BNG condition request

- A Biodiversity Gain Plan and an HMMP will be required pre-commencement due to the level of complexity in offsite habitat creation for this site.
- To be in line with national guidance, the authority should secure the HMMP and corresponding biodiversity creation/enhancement with a S106 agreement. This is because of the relatively large amounts of significant off-site habitat creation proposed, which includes 1.05 ha of "Other Neutral Grassland" habitat in "good" condition (8.83 units),

Conclusion: There has been sufficient evidence provided to determine this application, and we are confident that 10% net gain will be achieved offsite for this application. We will require a biodiversity gain plan, HMMP and s106 to be secured pre-commencement.

Please get in touch if you have any further questions,

Kind Regards,
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