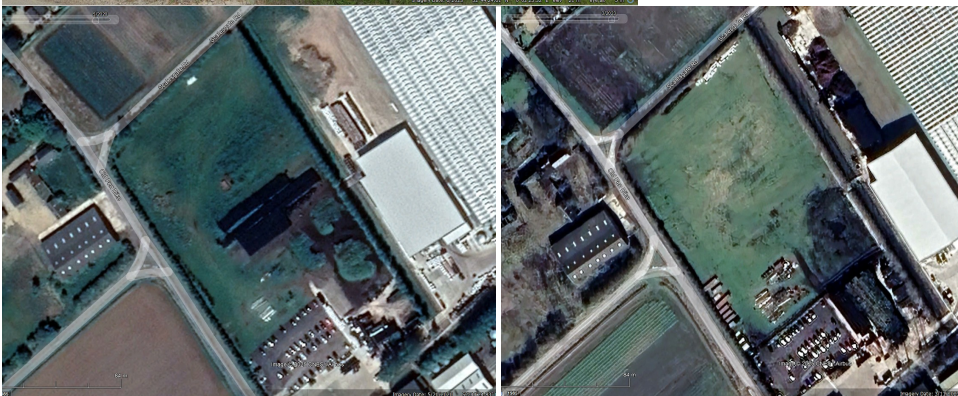


Sibley, Sally

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 15 January 2026 11:25
To: Niland, Mark
Cc: _planningadvice; De-Ruyck, Chris (ELDC)
Subject: RE: Consultation

Hi Mark,

Thank you for following up on this. I appreciate the thorough detail the applicant has provided to justify exemption from BNG for this site. However, it is evident from satellite imagery dating back to 2020 and google street view imagery from June 2023 that most of the site where the proposed building footprint is to be, is composed of either arable cropland or modified grassland (please see images attached).



We will require a full BNG assessment to be carried out on this site including: a full BNG metric, condition assessments where appropriate and baseline habitat maps.

If you have any further question please don't hesitate to contact me.

Kind Regards,
Grace Hill

BNG Ecologist

South & East Lincolnshire Councils Partnership

T: Mobile Number: 07885 651550

E: Grace.Hill@e-lindsey.gov.uk

www.e-lindsey.gov.uk | www.sholland.gov.uk | www.boston.gov.uk | www.selcp.co.uk



Please note that any informal opinion expressed in this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 14 January 2026 14:40
To: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>; De-Ruyck, Chris <Chris.De-Ruyck@e-lindsey.gov.uk>
Cc: _planningadvice (SHDC) <planningadvice@sholland.gov.uk>
Subject: Consultation

Hi Grace,

H20-0933-24 - POPLAR FARM

I hope you are well?

We consulted you on 19th December on this, just for some advice on whether you think the *Di Minimis* exception applied to this site. I have attached the applicant's justification...any steer would be greatly appreciated.

Kind Regards

Mark

Mark Niland / Planning Officer / South Holland District Council

Direct Dial: 01775 764791

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the council during the consideration of any formal application

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