

Gedney, Oliver

From: Hill, Jess
Sent: 08 January 2026 17:16
To: _planningadvice
Subject: FW: H20-1228-25 ecology comments

Hi can this please be added to H20-1228-25 under code 2STAND (SHDC Ecologist Response)?

Thank you
Jess

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 08 January 2026 16:52
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Cc: De-Ruyck, Chris (ELDC) <Chris.De-Ruyck@e-lindsey.gov.uk>
Subject: H20-1228-25 ecology comments

Hi Jess,

Please see our comments for this application below.

H20-1228-25 - Ivy House Farm Sutton Road Sutton St James Spalding PE12 0HU
Demolition of existing barn & erection of one dwelling.

Summary: We require further survey work to be completed before we can support the determination of this application. A protected species survey for barn owls will be required pre-determination.

Documents reviewed:

- BNG Statutory Metric
- Preliminary Ecological Appraisal
- Biodiversity survey and report
- Indicative proposed site plan

Comments

Ecological Considerations:

- The applicant has provided thorough ecological documentation therefore in my judgement providing sufficient ecological data to determine this application.
- We support all mitigation and enhancement recommendations provided in the PEA and request they be set as a condition at discharge.
- We believe this application will require a protected species survey (specifically barn owls) to be provided pre-determination. Local Planning Authorities have a statutory duty to consider the conservation, protection, and enhancement of biodiversity when determining planning applications. In addition, the presence of certain habitats, species, and designated sites protected by UK and European law on or near to a development site is a material consideration within the planning process. For these reasons, it is important that the protected species survey is provided to help identify and evaluate any features of ecological interest on/adjacent to a proposed development site, and identify any potential mitigation measures required in line with the exiting wildlife legislation and planning policies. This assessment is often requested prior to planning applications being determined as it helps ensure that any mitigation methods to protect specific species are feasible to implement before the proposed development can be signed off.
- We believe that this site has suitable nesting habitat for birds. Therefore, 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

BNG Comments and Notes to applicant

- BNG Exempt

Conclusion: We require further survey work to be completed before we can support the determination of this application. A protected species survey for barn owls will be required pre-determination.

Please get in touch if you have any further questions,

Kind Regards,

Grace Hill

BNG Ecologist

South & East Lincolnshire Councils Partnership

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