From: Hill, Jess
Sent: 21 April 2026 16:27
To: _planningadvice
Subject: FW: H22-0218-26: Broadgate Weston Hills

Hi can you please add this to H22-0218-26 under code 2STAND (Ecology Response)?

Thank you
Jess

From: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>
Sent: 21 April 2026 16:24
To: Hill, Jess <Jess.Hill@sholland.gov.uk>
Cc: De-Ruyck, Chris (ELDC) <Chris.De-Ruyck@e-lindsey.gov.uk>
Subject: Re: H22-0218-26: Broadgate Weston Hills

Hi Jess,

We apologise that it has taken a while to get back to you.

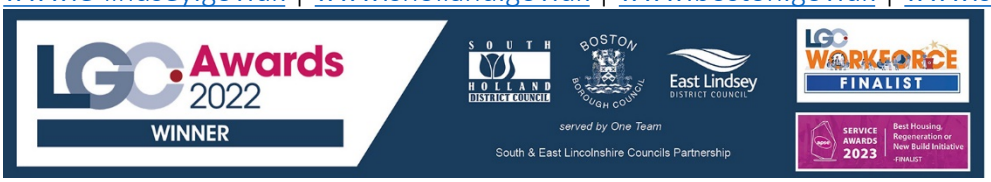
- We agree that a Bat license will be required pre-commencement as recommended on pages 22-23 of the bat report. We also request that all recommendations provided on pages 23-24 of the bat report are followed throughout the development process. We request that at least 1 integrated bat box is included in the development plans for the new dwelling.
- Having reviewed the barn owl survey it is evident that at the time of the survey there were no nests or nesting birds present within the building. 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 (including barn owls) 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a suitable exclusion buffer (of appropriate size to the species) to prevent disturbance and monitored until the nest is no longer active / all chicks have fledged, when the ecologist will provide a sign off for clearance work to continue*.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 at least 1 integrated bird box is included in the development plans for the development
- For both ecological enhancements (bird and bat box), the authority requires the applicant to submit sufficiently detailed maps that indicate the proposed location of bird/bat boxes on-site and the bricks must be installed during the construction phase and retained thereafter for the lifetime of the development. These are required to enhance biodiversity and to be in line with Local Plan Policy 7.2.14.
- 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 0.1 area-habitat units to be secured 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. the authority requires 3 pieces of information to confirm the off-site unit allocation prior to discharging the biodiversity gain condition.
    - a certificate/receipt/bill of sale that includes the unit allocation reference number(s) from the registered gain site to confirm the off-site unit purchase from the habitat bank.
    - a finalized statutory metric that contains the off-site habitat information and habitat parcel references from the gain site. The applicant can obtain this information from the habitat bank by providing them with a copy of the statutory metric for them to complete. The finalized metric should then be submitted to the authority and posted on the public portal for transparency.
    - the unit allocation must appear on the national gain site register prior to discharging the gain condition such that the authority can independently confirm that the unit allocation is valid.

Please don't hesitate to get in touch if you have any further queries

Kind Regards,
Grace Hill
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BNG Ecologist
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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.

Sent from Outlook for iOS

From: Hill, Jess <Jess.Hill@sholland.gov.uk>
Sent: Tuesday, April 21, 2026 10:34:36 AM
To: Hill, Grace <Grace.Hill@e-lindsey.gov.uk>; De-Ruyck, Chris <Chris.De-Ruyck@e-lindsey.gov.uk>
Subject: RE: H22-0218-26: Broadgate Weston Hills

Hi both,

The site notice for this application expires tomorrow and its due to be determined next Friday 01 May. I think its likely to be refused due to issues with the principle of development, design and flood risk but I was hoping to check if you have any concerns ecology wise? They are proposing to secure 0.10 habitat units off site for BNG due to a lack of scope within the site. There is a bat roost so they would need to provide mitigation for this and

secure a license which could be secured via conditions but I just wanted to check if there are any fundamental issues I've missed?

Thank you
Jess

Jess Hill MRTPI | Senior Planning Officer | South Holland District Council
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From: Hill, Jess
Sent: 10 April 2026 14:59
To: Hill, Grace (ELDC) <Grace.Hill@e-lindsey.gov.uk>; De-Ruyck, Chris (ELDC) <Chris.De-Ruyck@e-lindsey.gov.uk>
Subject: H22-0218-26: Broadgate Weston Hills

Hi both,

I've just been reviewing application H22-0218-26 and noticed that the attached two documents are private but you will probably need them. Looks as if there is a bat roost within the building within the site but no evidence of owl nests were found. I cannot see any proposed mitigation measures for the bat roost within the submission.

Thank you
Jess

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