



DISCHARGE OF PLANNING CONDITIONS

Statement in Support of an Application to Discharge

Conditions 4, 7, 8, 9, 10 and 11 of Planning Permission H03-0175-26

Application Reference	H03-0175-26
Site Address	Park Farm, Banks Drove, Deeping St Nicholas, Spalding, Lincolnshire
Development	Demolition of agricultural building and erection of grain store and associated infrastructure
Applicant	Lord Carrington
Local Planning Authority	South Holland District Council
Date of Permission	21st May 2026
Conditions Addressed	4, 7, 8, 9, 10 and 11
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Date	June 2026

1. Introduction

This Statement has been prepared by Harrison Pick Ltd on behalf of the applicant, Lord Carrington, in support of an application to discharge planning conditions attached to planning permission reference H03-0175-26. Planning permission was granted by South Holland District Council on 21st May 2026 for the “Demolition of agricultural building and erection of grain store and associated infrastructure” at Park Farm, Banks Drove, Deeping St Nicholas, Spalding.

The purpose of this Statement is to demonstrate compliance with, and to secure the formal discharge of, the following pre-commencement and other conditions:

- Condition 4 – Written Scheme of Archaeological Investigation (evaluation phase);
- Condition 7 – Archaeological Mitigation Strategy (mitigation phase);
- Condition 8 – Fire hydrant / emergency water supply provision;
- Condition 9 – Biodiversity Gain Plan;
- Condition 10 – Habitat Management and Maintenance Plan (HMMP); and
- Condition 11 – Construction Management Plan and Method Statement.

Each condition is addressed in turn below. Where a separate technical document has been prepared by a specialist consultant, that document is submitted alongside this Statement and is cross-referenced accordingly. The Construction Management Plan and Method Statement required by Condition 11 is set out in full at Section 9 of this Statement.

Documents submitted with this Statement: (i) Written Scheme of Investigation – ‘SPPF 26 Evaluation WSI v3.0’ by Allen Archaeology Limited, dated 2nd June 2026; (ii) Biodiversity Gain Plan prepared by Brown & Co; (iii) 30-year Habitat Management and Maintenance Plan prepared by Brown & Co; and (iv) Proposed Site Plan (drawing no. LC010626) showing the proposed emergency water supply infrastructure.

2. The Site and Proposed Development

Park Farm is a long-established and fully operational arable farm holding. The applicant operates an established farming enterprise extending to approximately 1,950 acres (780 hectares), predominantly arable in nature, with Park Farm functioning as the central hub of the wider enterprise.

The approved development comprises the erection of a single purpose-built grain storage building. The building is to be erected on an existing area of hardstanding within the operational farmyard, on the footprint of a building previously used for agricultural repairs and maintenance, and will be served by the existing farm access and internal access tracks. The building will be of steel portal frame construction with concrete panel walls and profiled steel cladding above.

3. Condition 4 - Written Scheme of Archaeological Investigation (Evaluation)

Requirement: No development shall take place until a written scheme of archaeological investigation (WSI) for the archaeological evaluation phase has been submitted to and approved in writing by the Local Planning Authority, in accordance with the brief supplied by the Lincolnshire County Council Historic Environment advisor and the Lincolnshire Archaeological Handbook.

In discharge of this condition, a Written Scheme of Investigation titled 'SPPF 26 Evaluation WSI v3.0', prepared by Allen Archaeology Limited and dated 2nd June 2026, is submitted herewith. The WSI sets out a programme of archaeological evaluation by trial trenching across the two areas of the site (the farmyard and the off-site biodiversity area), equivalent to approximately 5% of the site area, with provision for additional contingency trenching of up to a further 1% in agreement with the advising Historic Environment Officer.

The submitted WSI has been prepared in accordance with the Chartered Institute for Archaeologists 'Standard and Guidance for Archaeological Field Evaluation' (2023), the Historic England document 'Management of Research Projects in the Historic Environment' (2015), and the 'Lincolnshire Archaeological Handbook' (LCC 2019, revised 2024). It directly addresses each of the matters required by Condition 4, namely:

- An assessment of significance and proposed strategy for evaluation (Sections 4.0 and 5.0 of the WSI);
- A methodology and timetable of site investigation and recording (Section 6.0, including trench layout shown on Figures 2 and 3);

- Provision for site analysis, including environmental and specialist analysis (Sections 7.0 and 8.0);
- Provision for publication and dissemination of analysis and records (Sections 8.0 and 11.0);
- Provision for archive deposition with Lincoln Museum under accession number LCNCC:2026.99 (Section 10.0);
- Nomination of a competent organisation, Allen Archaeology Limited, together with named specialists to undertake the work (Sections 6.0 to 8.0); and
- Confirmation that the scheme is to be undertaken in accordance with the Lincolnshire Archaeological Handbook (Sections 1.0 and 10.0).

The WSI further confirms (at Section 13.0) that the Historic Environment Officer advising Lincolnshire County Council will be afforded curatorial monitoring of the works, will be given at least two weeks' notice of the commencement of fieldwork, and that no trenches will be backfilled without prior written agreement of the Historic Environment Officer, save where required for reasons of health and safety. This monitoring arrangement also supports the notification requirement of Condition 5.

The applicant respectfully requests that the submitted Written Scheme of Investigation be approved in writing in full discharge of Condition 4.

4. Condition 7 - Archaeological Mitigation Strategy

Requirement: No development (other than the works detailed in the WSI approved under Condition 4) shall be carried out until a separate Archaeological Mitigation Strategy for the mitigation phase has been submitted to and approved in writing by the Local Planning Authority, unless the evaluation undertaken under Condition 4 explicitly demonstrates that archaeological mitigation is not required.

By its express terms, Condition 7 is contingent upon, and sequential to, the outcome of the archaeological evaluation secured under Condition 4. The need for, and appropriate scope of, any mitigation strategy can only be determined once the trial trench evaluation has been undertaken and its results assessed. It is therefore not possible, nor would it be meaningful, to prepare a definitive Archaeological Mitigation Strategy in advance of that evaluation.

This Statement records the applicant's clear understanding of, and commitment to, the two routes by which Condition 7 may be satisfied, namely:

- Where the evaluation report produced under the approved WSI explicitly demonstrates that archaeological mitigation is not required, that report will be submitted to the Local Planning Authority and relied upon to confirm that no further mitigation is necessary, thereby satisfying Condition 7; or
- Where the evaluation identifies archaeological remains warranting mitigation, a separate Archaeological Mitigation Strategy will be prepared by Allen Archaeology Limited, in consultation with the Historic Environment Officer advising Lincolnshire County Council, and submitted to the Local Planning Authority for approval in writing prior to the relevant development works. As the WSI confirms, such a strategy would set out the scope and methodology of the mitigation, provision for analysis, reporting, publication and dissemination, provision for archive deposition, nomination of a competent organisation, and compliance with the Lincolnshire Archaeological Handbook.

Given this sequencing, the applicant invites the Local Planning Authority to confirm its agreement to the above mechanism for discharging Condition 7. The applicant confirms that no development beyond the approved evaluation works will be undertaken until Condition 7 has been satisfied by one of the two routes set out above.

5. Condition 8 - Fire Hydrant / Emergency Water Supply

Requirement: Prior to commencement, details of a fire hydrant shall be submitted to and approved in writing, including confirmation that it will conform to BS 750:2012, a location within 90m of the premises entrance, and a timeframe for its installation prior to first use.

5.1 Constraints to a conventional fire hydrant

The application site is a remote, rural agricultural holding. A conventional fire hydrant requires connection to a mains water supply of adequate flow and pressure. The nearest mains water infrastructure of sufficient capacity is located a considerable distance from the site and from the premises entrance on Banks Drove. As a consequence of this distance, the provision of a mains-fed fire hydrant at, or within 90m of, the premises entrance is neither practically nor financially viable. The cost and engineering works associated with extending a suitable main over such a distance would be wholly disproportionate to the nature and scale of the development, which is a single agricultural storage building within an existing operational farmyard.

It is well established that, for isolated rural and agricultural sites where mains connection is impractical, the underlying objective of the condition - namely securing an adequate supply of water for fire-fighting purposes in the interests of the safety of future users and nearby residents - can be satisfactorily met through the provision of an alternative on-site emergency water supply. The applicant has adopted precisely such an approach.

5.2 Proposed alternative scheme - on-site emergency water supply

In lieu of a conventional fire hydrant, the applicant proposes (and has already purchased) a rainwater harvesting and storage scheme that provides a substantial volume of stored water available for emergency fire-fighting use. The scheme, shown on the Proposed Site Plan (drawing no. LC010626), comprises:

- 1 No. rainwater harvesting tank with a capacity of 10,000 litres, which will collect roof water from the grain store and pump it to the holding tanks; and
- 2 No. holding / water storage tanks, each with a capacity of 25,000 litres (50,000 litres combined).

Together, the scheme provides a total stored water capacity of approximately 60,000 litres (60 cubic metres). The 10,000-litre tank harvests roof water from the extensive roof area of the grain store, from where it is pumped to the two 25,000-litre holding tanks. This arrangement provides a reliable,

continually replenished and readily accessible reserve of water in close proximity to the building it is intended to protect.

The proposed scheme is considered to accord with the safety objective underpinning Condition 8 and is a proportionate and pragmatic solution that is appropriate to the rural context of the site. A volume of this magnitude provides a far greater immediate on-site reserve than would be drawn from a single conventional hydrant, and is located directly adjacent to the building rather than up to 90m distant. The applicant is content to agree to install the approved scheme prior to the first use of the development.

The applicant therefore requests that Condition 8 be discharged on the basis of the alternative on-site emergency water supply scheme described above and shown on drawing no. LC010626, in substitution for a conventional mains-fed fire hydrant.

6. Condition 9 - Biodiversity Gain Plan

Requirement: The development shall not commence until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority, in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

A Biodiversity Gain Plan has been prepared by Brown & Co and is submitted alongside this Statement. The Plan has been prepared in accordance with the mandatory Biodiversity Net Gain requirements under Schedule 7A of the Town and Country Planning Act 1990 (as amended) and Policy 28 of the South East Lincolnshire Local Plan (2019), and demonstrates that the development will deliver the required minimum biodiversity net gain. The Plan is supported by the completed Statutory Biodiversity Metric, and the pre- and post-development habitat values and target conditions set out in the Plan are consistent with, and inform, the Habitat Management and Maintenance Plan submitted in discharge of Condition 10.

The applicant requests that the submitted Biodiversity Gain Plan be approved in writing in discharge of Condition 9.

7. Condition 10 – Habitat Management and Maintenance Plan (HMMP)

Requirement: Prior to any vegetation clearance or commencement of development (whichever is first), a written 30-year Habitat Management and Maintenance Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority.

A 30-year Habitat Management and Maintenance Plan, prepared by Brown & Co, is submitted alongside this Statement.

8. Summary of Compliance

Condition	Requirement (summary)	Means of discharge
4	WSI for archaeological evaluation	Allen Archaeology WSI 'SPPF 26 Evaluation WSI v3.0' (02.06.2026) submitted herewith
7	Archaeological Mitigation Strategy	Contingent on Condition 4 evaluation outcome; mechanism agreed (Section 4)
8	Fire hydrant within 90m of entrance	Alternative on-site emergency water supply (60,000L) per drawing LC010626 (Section 5)
9	Biodiversity Gain Plan	Biodiversity Gain Plan by Brown & Co
10	30-year HMMP	30-year HMMP by Brown & Co
11	Construction Management Plan & Method Statement	CMP & Method Statement set out in full at Section 9

9. Condition 11 - Construction Management Plan and Method Statement

Requirement: The development shall be undertaken in accordance with a Construction Management Plan and Method Statement first approved in writing by the Local Planning Authority, indicating measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during construction, and including the matters specified at the bullet points of Condition 11.

This Section constitutes the Construction Management Plan (CMP) and Method Statement submitted in discharge of Condition 11. It addresses each of the matters specified in the condition. The development is the erection of a single grain store on an existing area of hardstanding within an operational farmyard, served by the existing farm access from Banks Drove; the scale of construction activity is correspondingly modest and short in duration.

9.1 Site set-up, working hours and management

A single site compound will be established on existing hardstanding within the farmyard, away from the site access and any drainage features. The compound will accommodate site welfare facilities, a secure materials store and operative parking. Construction works will be undertaken by a principal contractor who will act as the responsible person for the implementation of this CMP. Construction working hours will be limited to 07:30 to 19:00 Mondays to Fridays and 08:00 to 15:00 on Saturdays, with no working on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

9.2 On-site parking of vehicles of site operatives and visitors

All vehicles belonging to site operatives and visitors will be parked wholly within the site, on the existing hardstanding within the operational farmyard adjacent to the site compound. The existing yard provides ample space for parking and turning, such that no operative or visitor vehicle will be required to park on Banks Drove or any other part of the public highway at any time during construction.

9.3 On-site loading and unloading of plant and materials

All loading and unloading of plant and materials will take place wholly within the site, on the existing hardstanding within the farmyard and clear of the site access and the public highway. Deliveries will be programmed and managed by the principal contractor to avoid the queuing of vehicles on the public highway, and a banksman will be provided to supervise vehicle manoeuvres where necessary. Deliveries will, so far as reasonably practicable, be scheduled to avoid peak agricultural traffic periods.

9.4 On-site storage of plant and materials

All plant and materials used in constructing the development will be stored wholly within the site, within the designated compound and storage area on existing hardstanding. Materials will be stored in an orderly manner, with any potentially polluting substances (such as fuels, oils and lubricants) stored within bunded containers located away from any drains, watercourses or sustainable drainage features, in accordance with the relevant pollution prevention guidance.

9.5 Wheel washing facilities

A wheel washing facility will be provided at the point where construction vehicles leave the hardstanding to join the access track and public highway. Wheels will be cleaned as necessary to prevent the deposition of mud and debris onto the public highway. The adjacent length of Banks Drove will be inspected regularly and any material deposited on the highway will be removed promptly by mechanical road sweeper.

9.6 Routes of construction traffic

Construction traffic will access and egress the site via the existing farm access onto Banks Drove, utilising the existing internal access tracks within the holding. No new or temporary access will be required. The principal contractor will agree a defined routeing for construction and delivery vehicles to and from the strategic road network, avoiding unsuitable minor rural roads where practicable. Any excavated material that is not re-used on site will be removed to a licensed facility, with off-site disposal routes following the agreed construction traffic route. In accordance with Section 59 of the Highways Act 1980, the applicant will take care to avoid damage to the existing highway and will implement mitigation measures as necessary.

9.7 Surface water management during construction

The site lies within an area served by the surrounding Fenland drainage network, and the development is supported by the approved Flood Risk & Drainage Assessment. During the construction phase, surface water run-off on and from the development will be managed so as not to create or increase flood risk to land or property adjacent to, or downstream of, the site, and so as to protect water quality.

The following measures will be implemented during construction:

- The existing hardstanding will be retained for as long as possible to minimise areas of exposed ground and the generation of silt-laden run-off;

- Cut-off ditches, temporary swales and silt traps / settlement tanks will be installed as necessary to intercept and treat run-off from working and stockpile areas before discharge;
- Stockpiles of excavated material will be located away from drains and watercourses and, where necessary, covered or bunded to prevent silt mobilisation;
- Any dewatering of excavations will be passed through settlement before discharge, and will not be discharged directly to a watercourse;
- Pollution prevention measures, including spill kits and bunded fuel storage, will be maintained on site throughout the construction period; and
- Any permanent sustainable drainage features will be protected from construction traffic and from silt ingress by temporary fencing and protection measures until the development is complete and the catchment stabilised.

Temporary surface water flows will be managed and conveyed to connect to the existing / permanent drainage outfall serving the farmstead, as identified on the construction drainage drawing to accompany this CMP, such that the temporary drainage arrangements connect to an appropriate outfall throughout the construction period. The protection measures for the permanent drainage strategy described in the approved Flood Risk & Drainage Assessment will be maintained until practical completion.

9.8 Implementation

The development will be undertaken in accordance with this Construction Management Plan and Method Statement. The principal contractor will be responsible for the implementation of, and compliance with, the measures set out above for the duration of the construction works. The applicant requests that Condition 11 be discharged on the basis of this Section.

10. Conclusion

This Statement, together with the supporting documents submitted alongside it, provides the information required to discharge Conditions 4, 7, 8, 9, 10 and 11 of planning permission H03-0175-26. The submitted Written Scheme of Investigation satisfies Condition 4; the agreed mechanism set out at Section 4 provides for the satisfaction of Condition 7 following the evaluation; the alternative on-site emergency water supply scheme satisfies the safety objective of Condition 8; the Biodiversity Gain Plan and 30-year Habitat Management and Maintenance Plan satisfy Conditions 9 and 10 respectively; and the Construction Management Plan and Method Statement at Section 9 satisfies Condition 11.

The applicant respectfully requests that the Local Planning Authority approve the discharge of the conditions addressed in this Statement. Should the Authority require any further information or clarification in respect of any of the matters set out above, Harrison Pick Ltd would be pleased to provide it.

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