

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H03-0599-26 **Applicant:** Lord Carrington

Proposal: Details of a written scheme of archaeological investigation, details of fire hydrant, biodiversity net gain plan, a written 30 year Habitat Management & Maintenance Plan and Construction management Plan & Method Statement (Conditions 4, 8, 9, 10 and 11 of H03-0175-26)

Location: Park Farm Banks Drove Deeping St Nicholas

Terminal Date: 20th August 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
29	The Historic Environment
30	Pollution
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework August 2026

Section 14 - Achieving well-designed places
Section 15 - Promoting sustainable transport
Section 18 - Managing flood risk and coastal change
Section 19 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This proposal seeks to discharge conditions 4, 8, 9, 10 and 11 of planning approval H03-0175-26, relating to details of a written scheme of archaeological investigation, details of fire hydrant, biodiversity net gain plan, a written 30 year Habitat Management & Maintenance Plan and Construction management Plan & Method Statement.

The original submission included the discharge of Condition 7 (Archaeological Mitigation Strategy), however, as per the correspondence received on 18th August 2026 this condition has been removed from the description and are no longer being assessed within this application.

Planning approval H09-0280-25 granted full planning permission, for the demolition of agricultural building and erection of grain store and associated infrastructure.

Site Description

The application site is part of an existing established agricultural holding at Park Farm, Deeping St Nicholas. There is an existing storage building to the east, the farmhouse to the south east and open fields to the north, south and west. The wider area is rural, dominated by agricultural uses and sparse dwellings.

History

H03-0175-26 - Full - Demolition of agricultural building and erection of grain store and associated infrastructure - Approved 21.05.2026

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

BNG Ecologist

Comments Biodiversity gain plan comments:

- We are happy with the detail provided in the biodiversity gain plan and feel that it appropriately reflects the outcome of the BNG metric calculations.
- 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 can be achieved on-site with a predicted overall gain of 10.3% in Habitat units and 11.58% gain in hedgerow units.

HMMP comments:

- We request that specific wording be inserted into the HMMP to define what shall be included within the monitoring reports - wording can/should be altered regarding the habitats proposed for this site.
- "The monitoring reports as referenced below shall contain as a minimum:
 - 1) a summary of management actions taken over the previous monitoring period and their timing;
 - 2) a summary of problems encountered in meeting management objectives and any mediation actions taken or planned to address problems;
 - 3) A current UK habitat condition assessment for each post-development habitat accompanied by the following supporting evidence:
 - i) species composition and % cover quadrat data for grassland habitats following sampling methods of the National Vegetation Classification or similar (NVC; Rodwell 1992*);
 - ii) species composition of hedgerow and woodland habitat; and
 - iii) representative photographs of each habitat parcel.
- We also Request that specific wording be inserted into the HMMP to trigger the start of the 30 year BNG clock, e.g., "habitat creation and enhancement works in accordance with the Habitat Management and Monitoring Plan will be completed no later than 12 months after the completion of development work."

Historic Environment

The submitted archaeological WSI meets the required standards, and we can recommend discharge of Conditions 4 of H03-0175-26 (written scheme of archaeological investigation (WSI), for the archaeological evaluation phase).

SHDC Environmental Protection

No concerns

LCC Highway and Lead Local Flood Authority

No Objections

The submitted Construction Management Plan is generally acceptable given the scale and nature of the development. Whilst a construction drainage drawing has not been provided, the document sets out sufficient measures for the management of surface water runoff, pollution prevention and protection of drainage infrastructure during construction. Given that the development relates to the erection of a grain store within an existing farmyard and is largely confined to existing hardstanding, the Lead Local Flood Authority has no objection to the discharge of Condition 11.

The Highway and Lead Local Flood Authority do not wish to make comment on Condition nos. 4, 7, 8, 9 and 10 as these were not requested by ourselves, and the authority has no objection to their discharge.

Lincs Fire and Rescue

Thank you for your email regarding the discharge of Condition 8 attached to planning permission H03-0175-26.

I have reviewed the information submitted in support of the application.

Having considered the details provided, I am satisfied that suitable alternative water supplies for firefighting purposes have been installed on site and are available to support emergency operations. On this basis, I have no objection to the discharge of Condition 8.

The alternative water supplies will need to be fitted with suitable couplings that the fire and rescue crews can use in order to use the water. The specification for delivery hose and couplings can be found in BS 336:2010 which I have also attached in this email.

Please accept this response as confirmation that Lincolnshire Fire and Rescue is satisfied that the intent of the condition has been met through the provision of the alternative water supplies installed as part of the development.

Responses Received within Re-consultation (Consultation period between 05th August 2026 to 19th August 2026)

BNG Ecologist

Comments

Our comments regarding updates to the HMMP for this application have been addressed and we are now confident that the HMMP is sufficiently detailed for us to fully support the discharge of the HMMP condition.

Planning Considerations

This application relates to conditions 4, 7, 8, 9, 10 and 11 of planning approval H03-0175-26.

Condition Details

The conditions detail:

Condition 4

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.

This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

- 1. An assessment of significance and proposed strategy for evaluation*
- 2. A methodology and timetable of site investigation and recording*
- 3. Provision for site analysis*
- 4. Provision for publication and dissemination of analysis and records*
- 5. Provision for archive deposition*
- 6. Nomination of a competent person/organisation to undertake the work*
- 7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.*

The archaeological site work shall only be undertaken in accordance with the approved written scheme of archaeological investigation (WSI).

Note: This WSI applies solely to the evaluation phase. If evaluation identifies the need for mitigation, a separate WSI covering mitigation works will be required under Condition 7.

Reason: To ensure and secure the appropriate preparation and archaeological evaluation, prior to development, in compliance with Section 16 of the National Planning Policy Framework, December 2024. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

LCC Historic Environment have been consulted and have indicated that the archaeological WSI meets the required standards. They therefore recommend that condition 4 can be discharged.

Condition 8

Prior to the commence of any development hereby permitted, details of a fire hydrant shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- Confirmation that the fire hydrant shall conform to BS750-2012 standards;*
- The location of the fire hydrant, which shall be within 90m of the premises entrance; and*
- A timeframe for its installation (which must be prior to first use).*

The fire hydrant shall be installed in accordance with the details so approved and shall remain and operational thereafter. The development shall not be brought into use until such time that fire hydrant acceptance testing has been carried out by a Hydrant Inspector, and a standard hydrant marker "H" plate is fitted nearby.

Reason: In the interests of the amenity and safety of future users and nearby residents.

The application is supported by a covering letter dated June 2026 which details there are constraints to a conventional fire hydrant. The applicant has therefore proposed alternative water supplies for firefighting purposes that have been installed on site and are available to support emergency operations.

The alternative water supplies will need to be fitted with suitable couplings that the fire and rescue crews can use in order to use the water. The specification for delivery hose and couplings can be found in BS 336:2010.

Lincolnshire Fire and Rescue Service confirmed that they are satisfied that the intent of the condition has been met through the provision of the alternative water supplies installed as part of the development and therefore recommend the discharge of condition 8.

Condition 9

The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing, by the Local Planning Authority. The development shall then be carried out in accordance with the details as approved.

Reason: To comply with Schedule 7A of the Town and Country Planning Act (1990, as amended).

The details provided are considered to be acceptable, and demonstrate that the requisite net gain would be achieved on site. This has been confirmed by the comments received from the SELCP Ecologist.

The requirements of Condition 9 of H03-0175-26 have been met. By extension, the requirements of the statutory biodiversity net gain condition, applied under Schedule 7A of the Town and Country Planning Act, 1990, have also been met.

Condition 10

Prior to any vegetation clearance (defined as the deliberate removal of any semi-natural vegetative habitat e.g., grassland, trees, and native shrubs); or prior to the commencement of any development hereby permitted (whichever comes first); a written 30-year Habitat Management and Maintenance Plan (HMMP) for the Site in question shall be submitted to and approved in writing by the Local Planning Authority.

The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain:

A) Aims, objectives and targets for management, including habitat target conditions matching the Statutory Biodiversity Metric submitted with the application.

B) Details of the phasing and implementation of the habitats

C) Details of the management operations necessary to achieving aims and objectives.

D) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.

E) Details of the monitoring needed to measure the effectiveness of management and details of an assessment as to whether the target condition is achieved within the time to target period specified within the approved metric.

F) Details of the persons responsible for the implementation and monitoring.

G) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

Reason: To meet the requirements in delivering the Mandatory Biodiversity Net Gain and to ensure net gain in biodiversity is provided on site.

SHDC's ecology officer requested some minor updates to the HMMP document that was initially submitted. The additional wording was subsequently added and as such, it is considered that the amended HMMP document is acceptable and meets the requirements of the condition.

Condition 11

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

-the on-site parking of all vehicles of site operatives and visitors;

*-the on-site loading and unloading of all plant and materials;
-the on-site storage of all plant and materials used in constructing the development;
-wheel washing facilities;
-the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
-strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.*

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

The relevant consultees have been consulted and have raised no objections the Highways Authority confirmed the following "The submitted Construction Management Plan is generally acceptable given the scale and nature of the development. Whilst a construction drainage drawing has not been provided, the document sets out sufficient measures for the management of surface water runoff, pollution prevention and protection of drainage infrastructure during construction. Given that the development relates to the erection of a grain store within an existing farmyard and is largely confined to existing hardstanding, the Lead Local Flood Authority has no objection to the discharge of Condition 11."

The submitted details are considered acceptable, and the condition can be discharged.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is

also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

The details in relation to Conditions 4, 8, 9, 10 and 11 are acceptable and can be discharged.