



**DALCOUR
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29 May 2026

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Our ref: 22007610

Your ref:

To whom it may concern,

National Grid Electricity Distribution: Application to Discharge Conditions 11 and 12 of Planning Permission H05-0439-25- Use of Site to Construct New Primary Substation

I write on behalf of National Grid Electricity Distribution (NGED) to submit details in relation to the planning conditions attached to permission H05-0439-25. This planning permission relates to the use of the site to construct a new primary substation at Land West of Branches Lane, Holbeach, Spalding.

Following approval of the planning application by South Holland District Council, the application was determined on the 13th January 2026. NGED are now applying to discharge conditions 11 and 12 of the permission.

Condition 11

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).

This Condition is imposed in accordance with Schedule 7A of the Town and Country

Planning Act (1990, as amended) and Policy 28 of the South East Lincolnshire Local Plan, 2019.

Condition 12



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.*
- h) Reporting on the delivery of on-site gains on years 1, 2, 5, 10, 20 and 30 following the implementation of the habitats in accordance with the above details.*

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

This Condition is imposed in accordance with Schedule 7A of the Town and Country Planning Act (1990, as amended) and Policy 28 of the South East Lincolnshire Local Plan, 2019.

Due to the operational constraints and insufficient space on-site for meaningful habitat enhancement or creation, NGED will be delivering BNG entirely off site through the purchase of units. Off-site delivery ensures that a minimum 10% net gain is achieved for relevant habitat types in accordance with the statutory metric and biodiversity gain hierarchy.

BNG units have been secured from a Natural England-registered Habitat Bank to meet the required uplift. The allocation details and corresponding Natural England register references are provided below, as well as the details of the additional supporting documents:

- Signed Allocation Agreement: BNG-604
- Submitted application evidence: BNG-604_Allocation Detail_vF



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- Decision Notice: BNG-604_Decision Notice_H05-0439
- Invoice for Units: BNG-604_Greetwell Farm_Invoice_vF
- Statutory Metric: BNG-604_Statutory Metric_vF
- Condition Assessment: Holbeach Primary Substation Existing Statutory_Biodiversity_Metric_Condirion_Assessment23.07.24
- Preliminary Ecological Appraisal: 20230609_Holbeach Substation_Preliminary Ecological Appraisal

This application has been submitted via Planning Portal with the above listed documentation to support. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,
Lucy Davies