DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0206-26**	**Applicant:**	**Ashwood Homes**
Proposal:	Details of landscaping & tree planting (Condition 10 of H09-0280-25)		
Location:	Former Agricultural Building Jasmine Crescent Holbeach		
Terminal Date:	28th April 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework December 2024

Section 2: Achieving Sustainable Development
Section 11: Making Effective Use of Land
Section 12: Achieving Well-designed Places
Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Changes
Section 15: Conserving and Enhancing the Natural Environment
Section 16: Conserving and Enhancing the Historic Environment

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This proposal seeks to discharge condition 10 of planning approval H09-0280-25, relating to details in relation to landscaping and tree planting.

Planning approval H09-0280-25 granted full planning application, for the change of use of former agricultural building to convenience retail shop.

Site Description

The application relates to a detached outbuilding, which is curtilage listed, having historically been associated with Manor Farm, a Grade II listed building.

The outbuilding and farmhouse are situated within a large housing development, currently under a phased construction for the provision of 900 dwellings permitted under planning permission H09-0521-14. This consent is subject to a Section 106 Agreement requiring the restoration of the farmhouse and for it to be put to use as a community facility, this included the outbuilding. The restoration of Manor Farm is currently being carried out under planning permission and listed building consent H09-0598-23 and H09-0591-23 respectively.

History

H09-0521-14: Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings). Approved 07.12.2025.

H09-0331-17: Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A), dwellings (Phase 1B and 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14). Approved 09.11.2019.

H09-0598-23: Change of use from farmhouse and outbuilding for community use. Approved 12.03.2024.

H09-0591-23: Listed building consent for the demolition of modern additions and refurbishment of farmhouse and outbuilding to provide community facilities. Approved 12.02.2024.

H09-0280-25 - Change of use of former agricultural building to convenience retail shop, provision of car parking, delivery bay, landscaping, and ancillary development - Approved 01.08.2025

Consultation Responses

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no consultee comments or letters of representation have been received.

Planning Considerations

This application relates to condition 10 of planning approval H09-0280-25.

Condition Details

The conditions detail:

Condition 10

Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance.

Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses, in the opinion of the Local Planning Authority, shall be made good as and when necessary.

NOTE: The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (or any successor).

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set, and that Biodiversity Net Gain will be achieved.

A Landscaping and planting plan has been submitted (021-LDS-01 Rev B). The proposed tree species would consist of Acer Campestre Lienco, Amelanchier Arborea Robin Hill and Betula

Albosinensis Fascination. The remaining open space will be meadow turf.

Given the limited space within the site for planting due the car parking spaces, the officers consider the landscaping details to be adequate in order to satisfy the condition.

Taking into account the proposed landscaping for the site is considered acceptable therefore condition 10 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 this condition (Condition 10) are acceptable and can be discharged.