

APPROVAL OF DETAILS RESERVED BY CONDITION STATEMENT

Application for the discharge of condition Nos.6 and 7 attached to planning permission application No. H09-0572-24.

Change of use of children's care home (Use Class C2 Residential Institutions) to an independent school - Learning and Non-Residential Institution (Use Class F1 (A) Provision of Education) - approved under H09-1133-23. Modification of Condition 2 to allow amendments to previously approved plans

On behalf of Hexagon Care Services Ltd, we are pleased to enclose an application to formally discharge condition nos.6 and 7 attached to the earlier grant of planning permission at Three Chestnuts, Fen Road, Holbeach, Spalding.

Condition 6 – Scheme of landscaping and tree planting

Condition No.6 seeks details on the scheme of landscaping and tree planting for the site. In full, the condition reads:

Prior to the first use of the development hereby permitted, 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 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. This Condition is imposed in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021.*

RVA Ltd. Drawing No. 2312 - S01, Arb Innovators Ltd Tree Survey Documentation and Enviropass Biodiversity Net Gain Assessment should be referred to in respect to the discharge of condition No.6 in relation to the Scheme of landscaping and tree planting.

Arb Innovators Ltd Tree Survey Documentation details the existing trees / vegetation on site. Enviropass Biodiversity Net Gain Assessment details the proposed area and Hedgerow habitats for the site and net gain increase in biodiversity and RVA Ltd. Drawing Nos. 2312 - S01 illustrates the proposed landscaping and planting for the site.

The specification for the proposed planting is as follows in accordance with the Biodiversity Net Gain Assessment:

Proposed tree planting: 5no. Silver Birch (*Betula pendula*).

Proposed hedgerow planting: species rich native hedgerow (minimum length 0.016km /16m length). To include a minimum of 6 of the following native species:

- Hawthorn (*Crataegus monogyna*)
- Blackthorn (*Prunus spinosa*)
- Guelder rose (*Viburnum opulus*)
- Spindle (*Euonymus europaea*)
- Crab apple (*Malus sylvestris*)
- Holly (*Ilex europaeus*)
- Hazel (*Coryllus avellana*)

Mixed Scrub areas: Buddleia reduced to no more than 5% cover and 2 new species of shrub (hawthorn and hazel) in-planted at a rate of at least 3 plants per square metre.

Condition 7 – Biodiversity Net Gain Plan to demonstrate a net gain in biodiversity

Condition No.7 seeks a biodiversity net gain plan to ensure that the development is able to deliver a net gain in biodiversity. In full, the condition reads:

Prior to the first use of the development hereby permitted, a Biodiversity Net Gain Plan to demonstrate a net gain in biodiversity on-site shall be submitted to, and approved in writing by, the Local Planning Authority. This shall be supported by a Biodiversity Management Plan setting out how the biodiversity enhancements will be managed and monitored for the lifetime of the development.

Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.

Reason: To ensure that the development is able to deliver a net gain in biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, December 2023.

Enviropass Biodiversity Net Gain Assessment should be referred to in respect to the discharge of condition No.7 in relation to the Biodiversity Net Gain Plan.

The biodiversity Net Gain assessment demonstrates that the proposals delivers a net gain in biodiversity for the development.

Summary

The information provided in this approval of details reserved by condition statement, drawings and documentation provided by RVA Ltd, Arb Innovators Ltd and Enviropass provide the necessary information for the discharge of Condition Nos.6 and 7.