DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0331-24**	**Applicant:**	**Mr E Rowell**
Proposal:	Details of ecological biodiversity measures (Condition 10 of H09-0059-24)		
Location:	Rosedale Farm Chapel Drove Holbeach Drove		
Terminal Date:	10th June 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

28 The Natural Environment

National Guidance

National Planning Policy Framework 2023

Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 10 of H09-0059-24 (details of ecological biodiversity measures), which is as follows:

10. Prior to the commencement of the dwelling beyond oversite full details of ecological biodiversity measures to be installed shall be submitted to and approved in writing by the Local Planning Authority. The approved ecological biodiversity measures shall be constructed/installed prior to practical completion and thereafter retained in accordance with the details so approved.

Site Description

The north-eastern part of the site was until recently part of an existing farmyard on the western side of Chapel Drove and was formerly occupied by an agricultural building. The remainder of the site is agricultural land.

A residential property (Ivory Cottage) is situated some 30 metres to the south- west and an associated dwelling (Rosedale) to the north-east beyond the farmyard. A nursery and associated dwelling (Pentland House) are situated opposite to the east/north-east.

History

H09-0548-22 - PAA - Conversion of agricultural building into 4 dwellings - Approved 25 July 2022.

H09-0021-23 - Full - Demolition of agricultural barn and erection of two dwellings - Approved 17 April 2023.

H09-0739-23 - Cond Comp - Details of landscaping, foul and surface water disposal, contamination of land or pollution of controlled waters & ecological biodiversity measures (Conditions 3, 6, 8 and 11 of H09-0021-23) - Under consideration.

H09-0740-23 - S73 - Demolition of agricultural barn and erection of two dwellings - approved under H09-0021-23. Modification of Condition 2 to allow amendments to previously approved plans (Plot 1) - Approved 20 December 2023.

H09-0059-24 - Full - Erection of house & garage and change of use of agricultural land to paddock - Approved 27 March 2024.

Planning Considerations

The application is accompanied by an ecological management scheme which includes new native hedging, plus the installation of bird nesting boxes and two bat bricks. The proposal constitutes a bio-diversity net gain and is therefore in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

It should be noted that the application was approved prior to mandatory requirements for Biodiversity Net gain as introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) which requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics.

Conclusion

That condition 10 of H09-0059-24 be discharged.