

Town and Country Planning Act 1990

APPROVAL OF DETAILS RESERVED BY CONDITION(S)

Name and address of applicant

Bakkavor
Bakkavor Sluice Road
Holbeach St Marks
Spalding
Lincolnshire
PE12 8HF

Name and address of agent (if any)

Arctica Ltd
Unit 1
West Street Business Park
Stamford
Lincolnshire
PE9 2PR

Part I – Particulars of application

Date of Application

28 January 2026

Application No.

H09-0956-25

LCC Ref. No.

PL/0010/26

Particulars and location of development

For demolition of existing Effluent Treatment Plant, and installation of new replacement Effluent Treatment Plant including associated tanks, control room / DAF building, biomass separators, and concrete secondary containment bund at Bakkavor, Sluice Road, Holbeach St Marks

Part II – Articles of Condition(s)

Conditions 3 and 5

Part III – Particulars of decision

The Lincolnshire County Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that **approval has been given** as set out overleaf.

Date: 18 March 2026

Neil McBride

County Offices, Newland,
Lincoln LN1 1YL

Head of Planning
Lincolnshire County Council

1. It should be noted that this approval only relates to the details submitted and not to the compliance with the provision of the condition.

APPROVED DETAILS

Statutory Biodiversity Gain Condition

This condition requires that:

- A. *Development may not begin unless:*
- (a) a Biodiversity Gain Plan has been submitted to the planning authority;
and*
 - (b) the planning authority has approved the plan.*

Details have been submitted pursuant to the Statutory Biodiversity Gain Condition which comprise:

- Biodiversity Gain Plan (received 09 February 2026)

The above document is considered to meet the requirements of the Statutory Biodiversity Gain Condition. The document is hereby approved, subject to the Biodiversity Gain being implemented in accordance with the approved details.

Condition 3 (Biodiversity Net Gain Delivery)

Condition 3 requires that:

3. *Prior to the commencement of development, the means of delivering at least 10% Biodiversity Net Gain (BNG) shall be submitted to, and agreed in writing by, the Waste Planning Authority in one of the following ways:*
- *onsite; or*
 - *offsite and therefore prior to the commencement of development a s.106 legal agreement or conservation covenant shall be entered into to secure the delivery, management, monitoring and reporting of the BNG, including any fees associated with the monitoring arrangements; or*
 - *through the provision of proof of the purchase of Habitat Bank Biodiversity Units (evidence to be submitted for approval); or*
 - *through the provision of proof of the purchase of Statutory Biodiversity Credits (evidence to be submitted for approval); or*
 - *a combination of the above, secured by the appropriate mechanism.*

The delivery of BNG shall thereafter be carried out in accordance with the approved details.

Reason: To meet the requirements of the Biodiversity Gain Objective set out in paragraph 2 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) and to meet the requirements of the deemed Biodiversity Gain

condition imposed by paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Details have been submitted pursuant to Condition 3 which comprise:

- Statutory Biodiversity Metric Calculation Tool (received 29 January 2026)
- Biodiversity Gain Plan (received 09 February 2026)

The above documents are considered to meet the requirements of Condition 3. The documents are hereby approved subject to the Biodiversity Gain being implemented in accordance with the approved details.

Condition 5 (Habitat Management and Monitoring Plan)

Condition 5 requires that:

5. *Where the required Biodiversity Net Gain (BNG) of at least 10% is to be delivered onsite (whether in full or in part), prior to the commencement of development, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and approved in writing by, the Waste Planning Authority. The HMMP shall include:*
 - (a) *details of how the required BNG will be:*
 - (i) *enhanced,*
 - (ii) *created,*
 - (iii) *retained (including making good any losses and replacement due to damage and / or failure),*
 - (iv) *managed and maintained for a period of 30 years after the completion of development, and*
 - (v) *monitored and reported to the Waste Planning Authority;*
 - (b) *a timetable for the delivery of the required BNG and a definition of the completion of development that shall be the trigger point for the commencement of the management and monitoring arrangements;*
 - (c) *details of when the BNG will be monitored and the arrangements for such monitoring to be reported to the Waste Planning Authority, including the mechanism for agreeing any fees related to the monitoring arrangements, as appropriate; and*
 - (d) *provision for the review of the management and maintenance should the findings indicate that the approved approach requires amendment.*

The management and monitoring of the BNG shall be implemented in full in accordance with the approved HMMP.

Reason: To meet the requirements of the Biodiversity Gain Objective set out in paragraph 2 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) and to meet the requirements of the deemed Biodiversity Gain condition imposed by paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Details have been submitted pursuant to Condition 5 which comprise:

- Habitat Management and Monitoring Plan (received 27 February 2026)

The above document is considered to meet the requirements of Condition 5. The document is hereby approved subject to the Biodiversity Gain being implemented in accordance with the approved details.