

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0051-26 **Applicant:** G Scrupps

Proposal: Details of written scheme of archaeological investigation & written 30-year habitat management & maintenance plan (HMMP) (Conditions 3 & 8 of H14-0901-25)

Location: 67 Wardentree Lane Pinchbeck Spalding

Terminal Date: 20th March 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

28 The Natural Environment
29 The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks the discharge of conditions 3 and 8 of planning approval H14-0901-25 which was for the 'Erection of Warehouse for Repair and Maintenance of trucks in association with the existing use of the site for HGV use.'

Condition 3 stated.

No development shall take place until a written scheme of archaeological investigation (WSI), for the archaeological evaluation phase, has been submitted to and approved in writing by the Local

Planning Authority.

This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

- 1. An assessment of significance and proposed strategy for evaluation*
- 2. A methodology and timetable of site investigation and recording*
- 3. Provision for site analysis*
- 4. Provision for publication and dissemination of analysis and records*
- 5. Provision for archive deposition*
- 6. Nomination of a competent person/organisation to undertake the work*
- 7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.*

The archaeological site work shall only be undertaken in accordance with the approved written scheme of archaeological investigation (WSI).

Reason: To ensure and secure the appropriate preparation and archaeological evaluation, prior to development, in compliance with Section 16 of the National Planning Policy Framework, December 2024. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019 and Section 16 of the National Planning Policy Framework, December 2024.

Condition 8 stated:

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.

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.

The application was accompanied by a Written Scheme of Investigation for Archaeological Evaluation; and a Habitat Management & Monitoring Plan which has been amended following request.

Site Description

The application site lies within an industrial estate to the south of Wardentree Lane. At the time of the full application ground cover is predominately tarmac/asphalt with deposits of hardcore (broken bricks) and piles of inorganic material.

Relevant History

H14-0901-25 which was for the 'Erection of Warehouse for Repair and Maintenance of trucks in association with the existing use of the site for HGV use.'

Consultation Responses

Lincolnshire County Archaeology

The submitted archaeological WSI meets the required standards, and we can recommend discharge in full of Condition 3 of H14-0901-25 (Details of written scheme of archaeological investigation). Once Condition 3 has been formally discharged, the applicants should provide a minimum of 14 calendar days (10 working days)' notice prior to the commencement of the archaeological works, in order to comply with Condition 4 of planning permission H14-0901-25.

BNG Ecologist

Following initial comments an updated HMMP was provided and the BNG Ecologist is now confident that comments have been taken on board and fully support the condition discharge of condition 8 of H14-0901-25.

Key Planning Considerations

The main planning considerations relate to whether the details provided as part of the archaeological written scheme of investigation are acceptable, and whether the details provided in the Habitat Management & Monitoring Plan are acceptable.

Assessment

The Written Scheme of Investigation for Archaeological Evaluation

This includes trial trenching as a result of the high potential for archaeological remains and also metal detecting, hand excavation and Palaeoenvironmental Sampling. Findings are to be recorded and following this consideration would be given to in-situ preservation.

A report detailing the findings of the archaeological programme of works will be completed within two months after the finalisation of the fieldwork. Any delays will be communicated to the relevant authorities.

The submitted information is deemed to be acceptable and in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019 and Section 16 of the National Planning Policy Framework, December 2024.

HMMP

The HMMP sets out that primary aim is to ensure the long-term preservation, enhancement, and creation of habitats within the project area to achieve a measurable Biodiversity Net Gain (BNG) over a minimum period of 30 years.

Monitoring reports shall be submitted to the Local Planning Authority by 1 November of each year in which monitoring is undertaken. The HMMP sets out what the monitoring reports shall include. Monitoring reports shall be completed in years 1, 2, 5, 10, 15, 20, 25 and 30 following first occupation of the development. There will be an option to increase in frequency if requested by the LPA. Reports will be produced by the landowner but may be commissioned to a third party including (but not limited to) ecological consultants.

The submitted information is deemed to be acceptable and 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.

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 provided are considered to be acceptable.

Recommendation

Based on the assessment detailed above, it is recommended that conditions 3 and 8 can be discharged.