

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0469-25 **Applicant:** Anglia (UK) Limited

Proposal: Details relating to 30 Year Habitat Management & Maintenance Plan relating to BNG (Condition 10 of H14-0790-24)

Location: The Anglian Business Centre Mill Green Road Pinchbeck

Terminal Date: 11th July 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

Representations:

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

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge Condition 10 of H14-0790-24, relating to a 30 Year Habitat Management & Maintenance Plan for biodiversity net gain measures.

Site Description

Site Description

The site is 2.697 Ha in area, located outside of defined settlement limits, north west of Spalding and south east of Pinchbeck with a row of semi-detached dwellings to the north, a former nursery to the north and arable fields to the south and east, on the eastern side of Mill Green Road.

The site comprises a collection of former buildings which were historically used for agriculture and as an abattoir, which have expanded over time and changed to a self-store container business. The applicants are a well established local employer.

On the western part of the site is a staff car park with a landscaped earth bund to the east and southern boundaries and a native hedge with tree planting to the Mill Green Road frontage, with concrete parking and turning area and main office buildings.

The eastern section is a fenced, hard surfaced compound for the storage of vehicles and containers. The office buildings are in white render, with a variety of single and two storey elements, the workshops are in green plastic coated metal profile sheeting resembling agricultural stores. The shipping containers are green.

The site itself has an element of frontage towards the front of the site together with an elongated internal access roads which extends eastwards into the site. The site has incrementally expanded over the years, extending beyond the elongated gardens of residential properties fronting Mill Green Road, and is partially sat behind a further development site for residential to the north, which has not been fully developed at this time. A thick tree screen exists along this boundary which is almost continuous. Fields exist further to the south.

History

H14-1150-85 - Full - Change of use to builder's Yard and Offices - Approved 22 January 1986.

H14-1536-88 - Outline - To erect a dwelling with garage for a company employee - Approved 12 January 1989.

H14-0179-89 - Full - Erection of Building for Storage of Building Materials - Approved 15 March 1989.

H14-1064-90 - Full - Extension to Offices - Approved 31 October 1990.

H14-0034-91 - Full - Amalgamation of 2 no. existing stores to form one large store - Approved 7 February 1991.

H14-0328-99 - Full - Change of use to re-possession agents to HQ including vehicle compound - Approved 8 July 1999.

H14-0803-99 - Condition Compliance - Details of landscaping (Condition 2 of H14/0328/99) - Approved 17 September 1999.

H14-0777-00 - Full - Extension to form first floor office space - Approved 4 August 2000.

H14-1253-01 - Full - Erection of Offices - Approved 22 March 2002.

H14-1208-04 - Outline - Erection of single storey dwelling for Manager - Withdrawn 26 November 2024.

H14-1686-04 - Full - Extension of existing office premises - Withdrawn 21 February 2005.

H14-0877-07 - Full - Use of land for stationing of a portocabin for use as training facilities - Approved 19 September 2007.

H14-0042-08 - Condition Compliance - Details of landscaping (Condition 3 of H14/0877/07) - Approved 12 February 2008.

H14-0153-08 - Condition Compliance - Details of additional landscaping and tree planting (Condition 3 of H14/0877/07) - non determination 12 February 2008.

H14-0312-10 - Section 73 - Modification of Condition 1 of H14-0877-07 to allow siting of portacabin for a further 3 years - Approved 04 June 2010.

H14-0634-10 -Full - Change of use of beet pad to car parking area (retrospective) - Approved 22 September 2010.

H14-0210-13 - Full - Kitchen and toilet extension to office building - Approved 09 May 2013.

H14-0407-13 - Section 73 - Modification of Condition 1 of H14-0312-10 to extend the time limit for a further 3 years - Approved 17 June 2013.

H14-0472-15 - Full - Change of use of existing agricultural building to storage use, erection of office extension, new workshop and relocation of Portakabin - Approved 07 July 2015.

H14-0988-15 Non-material amendment - Change of use of existing agricultural building to storage use, erection of office extension, new workshop and relocation of portacabin - approved under H14-0472-15. Amendments to revise position of windows and doors on workshop side elevation B and rear elevation C - Approved 26 October 2015.

H14-0980-16 Full - Use of temporary building for occupation by site manager - retrospective - Refused 18 November 2016.

H14-0193-17 - Full - Use of temporary building for occupation by site manager (retrospective) - resubmission of H14-0980-16 - Approved 11 April 2017.

H14-0941-19 - Full - Proposed extension to existing workshop, relocation of existing store, erection of a communications mast, Manager's accommodation to replace existing mobile home and use of land for vehicle storage. Approved 14 November 2019.

H14-0869-20 - Condition Compliance - Proposed managers accommodation, construction of new access track and use of land for vehicle storage. Approved 3 December 2020

H14-0812-21 - Full - Proposed Manager's accommodation and access track (to replace that approved under planning permission H14-0869-20), two storey office building, new storage building and stationing of 30 self-store containers. Approved 15 October 2021

H14-0295-22 - Section 73 Modification. Proposed Manager's accommodation and access track (to replace that approved under planning permission (H14-0869-20), two storey office building and stationing of 30 self store containers - approved under H14-0812-21. Modification of wording relating to Condition 16 (to clarify implementation of manger's accommodation). Approved 12 May 2022.

H14-0893-22 - Condition Compliance - Details of scheme to deal with external materials, design & position of external meter boxes, gas flues & soil vent pipes, existing & proposed site levels & proposed floor levels and means of foul & surface water disposal (Conditions 4, 5, 7 & 9 of H14-0295-22) -approved 18 December 2023

H14-0836-23 - Full - Use of land for siting of additional self storage containers. Approved 20 December 2023

H14-0065-24 - Proposed Manager's accommodation and access track (to replace that approved under planning permission (H14-0869-20), two storey office building, new storage building and stationing of 30 self-store containers - approved under H14-0295-22 Modification of wording of Condition 3 relating to scheme to deal with contamination of land or pollution of controlled waters. Approved 22 January 2024.

H14-1073-23 - Full - Erection of vehicle storage building (Use Class B8). Approved 30 January 2024.

H14-0303-24 - Condition compliance - Details of external lighting & external CCTV cameras (Conditions 5 & 6 of H14-0836-23). Approved 29 May 2024

H14-0790-24 - Full - Proposed Additional Self-Store Containers, Vehicle Storage, Enhanced Landscaped Earth Bund, Grounds Maintenance Building, Biodiversity Net Gain Planting and Relocation of Approved (Not Yet Erected) Radio Antenna. Approved 19 December 2024.

H14-0229-25 - Condition Compliance - Details of external lighting and external CCTV cameras (Conditions 3 & 4 of H14-1073-23). Approved 25 April 2025

H14-0451-25 - NMA - Erection of vehicle storage building (Use Class B8) - Approved under H14-1073-23. Amendment to include four additional doors, two additional roller shutter doors, 12 rooflights, reduce the height of the building and move the building to the south. Approved 29 May

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Ecologist

Initial comments received 29th May

"We have reviewed the HMMP and BNG plan for this application and are happy to support this condition discharge as long as the following amendments are made to the HMMP. We would require the applicant to include the following text in the monitoring strategy section on page 27 of the HMMP:

"The monitoring reports as referenced below shall contain as a minimum:

- 1) a summary of management actions taken over the previous monitoring period and their timing;
- 2) a summary of problems encountered in meeting management objectives and any mediation actions taken or planned to address problems;
- 3) A current UK habitat condition assessment for each post-development habitat accompanied by the following supporting evidence: i) species composition and % cover quadrat data for grassland habitats following sampling methods of the National Vegetation Classification or similar (NVC; Rodwell 1992*); 2 ii) species composition and whole feature assessment of hedgerow habitat; and iii) representative photographs of each habitat parcel.

*Rodwell, J.S (ed) (1992) British Plant Communities. Volume 3 - Grasslands and montane communities. Cambridge University Press, Cambridge."

Similarly, throughout the "Creation, Enhancement, and Management Detailed Methods" sections on page 19-24, The wording listing in the "Timing" column for each created habitat needs to unambiguously state when the initial capital works will be completed. For example, a year (e.g., 2025) should be inserted behind each range of dates listed. If the applicants believe there may be some reasons for delay, then additional wording could be inserted, e.g., "x activities will be completed by -day, -month -year, unless unanticipated circumstances result in delay, in which case the landowner will inform the authority of the change prior to this date"."

Further comments, received 23rd June

"Having looked at this HHMP, we are confident that the requested amendments have been made and are happy to support this condition discharge."

Pinchbeck Parish Council

No observations - no comments

Public Representations

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

Key Planning Considerations

Condition 10 - Habitat Management and Maintenance Plan

Condition 10 reads as follows:

"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) Descriptions of the management operations necessary to achieving aims and objectives.
- C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.
- D) Details of monitoring needed to measure the effectiveness of management.
- E) Details of the persons responsible for the implementation and monitoring.
- F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

Reason: To meet the requirements of 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 HMMP provided is considered acceptable, as evidenced by the consultation response received from the SELCP Ecologist. The monitoring and maintenance proposed is proportionate given the nature and scale of the gains proposed. All requirements for the HMMP listed in the condition have been met.

The submitted details are considered to be acceptable and 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 submitted details are considered to be acceptable and condition 10 of H14-0790-24 can be discharged.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.