

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-1199-25 **Applicant:** Mrs K Wilson

Proposal: Details of external materials, hard surfaced areas, biodiversity gain plan, 30-year Habitat Management and Maintenance Plan (HMMP) (Conditions 3, 6 and 7 of H14-0904-25)

Location: Middledene Surfleet Road Surfleet

Terminal Date: 2nd February 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

Representations:

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

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge conditions 3, 6 and 7 of H14-0904-25 relating to external materials, a biodiversity gain plan, and a 30-year Habitat Management and Maintenance Plan (HMMP). The requirements of conditions 6 and 7 extend into those of the statutory biodiversity net gain condition, required under Schedule 7A of the Town and Country Planning Act, 1990.

Site Description

The site is outside of any of the settlement boundaries, as outlined within the South East Lincolnshire Local Plan, 2019. The site therefore can be considered to be in the countryside from a planning perspective. The site is located along Surfleet Road, between the settlements of Pinchbeck and Surfleet. The site is currently used as an equestrian yard, and so is characterised by large open paddocks, and a clear rural character.

Relevant History

H17-0743-84 - Full. Site portakabin to use as store building for horse and rider equipment in connection with adjoining retail sales portacabin. Approved 24/07/84.

H14-0371-86 - Full. Provide additional portacabin (retail riders clothing sales) attach to existing sales building and resite existing equipment store. Approved 23/04/86.

H14-0232-90 - Full. Retention of two portacabins (one for storage, one for retail sales (Renewal:H17/0283/83 &H17/0743/84). Approved 02/05/90.

H14-0630-25 - Full. Proposed Detached Building to be used as a Reformer Pilates & Wellness Studio. Refused 01/09/25

H14-0671-25 - Full. Proposed Replacement Horse Stables. Approved 03/09/25.

H14-0904-25 - Full. Proposed Detached Building to be used as a Reformer Pilates & Wellness Studio. Approved 21/11/25.

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:

SELCP Ecologist

Initial comments, dated 22nd December 2025

"We are happy with the Biodiversity Gain Plan provided and therefore support the discharge of Condition 6 of application H14-0904-25. We do however require a couple of additions to the HMMP before we can support the condition discharge.

1. The HMMP needs specific wording inserted into the HMMP to trigger the start of the 30 year clock to the effect of "habitat creation and enhancement works in accordance with the Habitat Management and Monitoring Plan will be completed no later than 12 months after the completion of development work".

2. The HMMP needs specific wording inserted into the monitoring section of the HMMP to clarify what reporting shall be undertaken for this development:

-The monitoring reports as referenced above shall be sent to the local authority by November 1st of each year in which monitoring is undertaken. As a minimum these reports shall contain:

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*) - specifically for the proposed Other Neutral Grassland enhanced area; ii) species composition and whole feature assessment of hedgerow habitat; and iii) representative photographs of each habitat parcel.

Other than these two additions, we are happy with the HMMP and once they have been included will support the condition discharge of Condition 7 of H14-0904-25."

Further comments, dated 9th January 2026

"I have now reviewed the updated HMMP for this application and am now happy with it and therefore support the discharge of Condition 7 of H14-0904-25."

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 3

Wording

"Before the commencement of the development hereby permitted beyond oversite (above ground level), a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved."

Assessment

The submitted materials schedule shows the following:

- External walls - timber cladding
- Bottom course - Escorial Traditional Brick & Stone
- Red engineering bricks
- Windows and doors - light brown timber
- Roof - grey sheet metal - Aquapan
- Fascias and soffits - grey Aquapan
- Guttering - black

The brickwork, cladding, doors and windows are all typical of rural developments of this nature. They would complement the wider materials throughout the site, ensuring visual continuity throughout the wider area.

The proposed roof covering is less typical and more utilitarian in nature. Whilst it is not of the highest quality, it is considered that it would function well and not detract from the overall appearance of the site.

On balance, the materials proposed are considered acceptable and condition 3 may be discharged.

Condition 6

Wording

"The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing, by the Local Planning Authority. The development shall then be carried out in accordance with the details as approved."

Assessment

The submitted gain plan is considered acceptable. When combined with the HMMP submitted under Condition 7, the required level of gains would be provided and maintained for the relevant period. Adequate detail has been provided in the gain plan to meet the requirements of Schedule 7A of the Town and County Planning Act, 1990, also.

The details provided are acceptable and Condition 6 may be discharged.

Condition 7

Wording

"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."

Assessment

The submitted HMMP is considered to be acceptable. Adequate details have been provided to demonstrate the proposed measures would be suitably monitored and maintained for the required 30 year period. The amendments requested by the Ecologist have been received and the HMMP is considered acceptable on this basis.

The requirements of Condition 7 have been met and the condition 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 achieve the aims of the conditions and are considered acceptable. Conditions 3, 6 and 7 of H14-0904-25 can be discharged.

Recommendation

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