SOUTH HOLLAND DISTRICT COUNCIL

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

522391

Northing (y)

333423

Description

Land Adj. To Crossroads Nurseries Main Road Quadring, Spalding

Applicant Details

Name/Company

Title

MR

First name

Chris

Surname

Bent

Company Name

Salboy Construction Management Ltd.

Address

Address line 1

3 Crescent

Address line 2

Salford

Address line 3

Greater Manchester

Town/City

Manchester

County

Country

United Kingdom

Postcode

M5 4PF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Land Adj. To Crossroads Nurseries Main Road Quadring Spalding.
Erection of 59 dwellings & associated works

Reference number

H15-0014-22

Date of decision (date must be pre-application submission)

01/09/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 18 - Biodiversity Net Gain Plan to demonstrate a minimum of 10% net gain in biodiversity on site shall be submitted to, and approved in writing, by, the Local Planning Authority.

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/11/2022

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

01/10/2025

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 18 of planning permission H15-0014-22 required a Biodiversity Net Gain Plan to be submitted prior to the commencement of development to demonstrate a minimum of 10% net gain in biodiversity on site. It was informally agreed that the details for this condition could be submitted after the development commenced, and eventually an application was submitted, H15-0147-24, to try and discharge this condition. The application was eventually withdrawn and the planning officer advised that the BNG report submitted shows that it's not possible to achieve a 10% on-site gain on this site and that it will need to be captured off-site.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

As it's not possible to achieve on-site, it isn't possible to discharge condition 18 which specifically requires 10% on-site gain. Instead, we were recommended to submit a s73 application to amend the wording of condition 18 of planning permission H15-0014-22 so we can capture the gain off-site instead. The off-site provision details would be submitted at the same time as part of this application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☑ Yes
- ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ☑ The applicant
- ○ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☑ Yes
- ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

E-mail received from Kate Bellamy

Date (must be pre-application submission)

08/05/2025

Details of the pre-application advice received

recommended that a s73 application is submitted to amend the wording of condition 18 of planning permission H15-0014-22 so we can capture the gain off-site instead.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

MR

First Name

Chris

Surname

Bent

Declaration Date

10/02/2026

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Chris Bent

Date

11/02/2026