

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H16-0413-26	Applicant:	Spalding Private Practice
Proposal:	Details of cycle racks, biodiversity gain plan, written 30-year Habitat Management and Maintenance Plan (HMMP) (Conditions 4, 8 & 9 of H16-0881-25)		
Location:	65 Holbeach Road Spalding Lincolnshire		
Terminal Date:	24th June 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
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	1	0	1

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge conditions 4, 8 and 9 of H16-0881-25 relating to details of cycle racks, biodiversity gain plan, written 30-year Habitat Management and Maintenance Plan (HMMP)

Site Description

The site is within the settlement boundaries of Spalding, as outlined within the South East Lincolnshire Local Plan, 2019. The site is located towards the north-east of the settlement, within the Fulney area. Holbeach Road bridge, over the Coronation Chancel, is located approximately 100m east of the site. The recreation ground lies opposite. Three protected trees stand within the south eastern corner.

65 Holbeach Road is a Grade II* listed, former vicarage associated with the Grade I listed Church of St Paul to the immediate east. Both were designed by Sir George Gilbert Scott in 1877 and read as

a trio alongside the schoolroom associated with the church. It is a red brick dwelling, with brick and stone dressing. It features a plain tile roof with coped gables and stone finials and ornamental brick stacks with linked and moulded octagonal flues. The building retains many original features, such as the banisters.

Relevant History

H16-0402-11 - Full - Erection of boundary fence - Approved 19/08/11

H160919-12 - LB - Proposed boiler and flue within garage and new bathroom on second floor (retrospective) - Approved 11/01/13

H16-0881-25 - Full - Change of use from a single dwelling to dental surgery including alterations, additional gravel parking, improvements to existing access and plant shed - Approved 20/11/25

H16-0882-25 - LB - Change of use from a single dwelling to dental surgery including alterations, additional gravel parking, improvements to existing access and plant shed - Approved 20/11/25

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:

PEDALS

Support - PEDALS are pleased to note the provision of recommended-type cycle racks and their location near the entrance to the building. This is particularly appropriate, given that the facility is served by a designated cycle route. In an ideal world, we would be requesting a roof over the cycle racks; maybe this could be considered in the future

Conservation Officer

No objections

SELCP Ecologist

Initial comments, dated 22/05/26

Details of cycle racks, biodiversity gain plan, written 30-year Habitat Management and Maintenance Plan (HMMP) (Conditions 4, 8 & 9 of H16-0881-25).

Documents reviewed:

- BNG Metric
- Biodiversity Gain Plan
- Habitat Management and Monitoring Plan
- Baseline habitat map

Comments

- Biodiversity gain plan comments

oWe are happy with the gain plan provided for this application and we are confident that it appropriately reflects the outcomes of the biodiversity metric. We are confident that an 11.58% gain in habitat units can be achieved onsite for this application and a 93% net gain can be achieved for hedgerows onsite for this application.

oWe therefore support the discharge of condition 8 on H16-0881-25.

- HMMP comments

oWhile we are happy with most of the detail provided within the HMMP for this application, we do require some alterations to be made before we can fully support the discharge of condition 9 of H16-0881-25.

oWe request that the reporting years be altered to years 1, 2, 5, 10, 20 and 30.

oWe request that specific wording be inserted into the HMMP to define what shall be included within the monitoring reports - wording can/should be altered regarding the habitats proposed for this site.

"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:

- a) species composition and % cover quadrat data for grassland habitats following sampling methods of the National Vegetation Classification or similar (NVC; Rodwell 1992*);
 - b) species composition of hedgerow and woodland habitat; and
 - c) representative photographs of each habitat parcel.
- oRequest that specific wording be inserted into the HMMP to trigger the start of the 30 year BNG clock, e.g., "habitat creation and enhancement works in accordance with the Habitat Management and Monitoring Plan will be completed no later than 12 months.

Revised comments, dated 03/06/26

Thanks for sending this across. I am now happy with the detail provided in the HMMP and feel confident that we support the discharge of condition 9 of H16-0881-25.

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 4

Wording

Prior to the commencement of the first use of the development hereby permitted, cycle racks shall be provided in the vicinity of the building, of which the design and positions shall first be submitted to and approved in writing by the Local Planning Authority.

The cycle racks shall be carried out in accordance with the details so approved, prior to the first use of the development hereby permitted.

Assessment

A standard four rack cycle stand is proposed. It would be located to the front of the building, and would not be affixed to the building itself. The details provided are considered suitable and meet the requirements of Condition 4.

Condition 8

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 Gain Plan provided is considered acceptable, meeting the aims of Condition 8, and by extension Schedule 7A of the Town and Country Planning Act (1990, as amended).

Condition 9

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 revised HMMP is considered acceptable. The SELCP ecologist has stated that the requirements of the condition have been met in full. On that basis, condition 9 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 4, 8 and 9 can be discharged.

Recommendation

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