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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H22-0466-26 **Date of Decision:** 6th November 2026

Applicant: National Grid Electricity Transmission PLC
4th Floor
Crossgates House
Crossgates
Leeds
LS15 8DU

Location: Land In The Vicinity Of Spalding Tee-Point Surfleet Seas End And Moulton Seas End Spalding

Description: Construction of the new Air Insulated Substation (AIS) - 400kV Weston Marsh Substation A, associated landscaping and environmental mitigation works, drainage, highways and other associated works.

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been GRANTED (or equivalent) for the development referred to above, subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development herby permitted shall be carried out in accordance with the following approved plans:

- GWNC-WSP-ZZZZ-ZZZZZZ-PLN-PM-000001 A - Site Location Sheets 1-4
- GWNC-WSP-ZZZZ-ZZZZZZ-PLN-PM-000003 A -Topographical Survey Sheets 1 -32
- GWNC-WSP-ZZZZ-ZZZZZZ-PLN-PM-000004 A - Typical Fence Plan
- GWNC-WSP-ZZZZ-ZZZZZZ-PLN-EN-000001 A - Site Layout Plan 1-14

- GWNC-WSP-ZZZZ-ZZZZZZ-PLN-EN-000003 A - Substation Proposed Elevations
- GWNC-WSP-ZZZZ-ZZZZZZ-PLN-EN-000004 A - Substation Layout
- GWNC-WSP-ZZZZ-ZZZZZZ-DRW-EN-000001 A - Cesspool Details
- GWNC-LST-OH70-ZZZZZZ-DRW-EN-000029 A - Illustrative watercourse outfall basin
- GWNC-LST-OH70-ZZZZZZ-DRW-EN-000030 A - Illustrative Bridge Detail for Watercourse Crossing
- GWNC-LST-OH70-ZZZZZZ-DRW-EN-000031 A - Illustrative Culvert Detail for Watercourse Crossings
- GWNC-LST-OH70-ZZZZZZ-DRW-EN-000032 B - Illustrative Construction Compound
- PDD-100944-HWY-953 Rev P01- Indicative Road widening and drainage alterations

Reason: For the avoidance of doubt and in the interests of proper planning.

3 With the exception of the enabling works as defined in the informative, no development shall commence until details of:

(a) the layout, scale, elevations and external appearance of the substation;
(b) proposed finished ground levels;
(c) operational lighting;
(d) hard surfacing materials; and
(e) vehicular and pedestrian access, parking and circulation areas,

have been submitted to and approved by the Local Planning Authority. The details submitted must be in accordance with the Planning, Design and Access Statement. Thereafter, the development must be carried out in accordance with the approved details.

Reason: To ensure that the development meets a high standard of design and respects the character of the surrounding area.

4 With the exception of the enabling works as defined by the informative, no development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The submitted CEMP must also accord with the submitted Outline CEMP including table 1.2 Management Plans, 5.1 Overarching Environmental Commitments and 5.2 to 5.12 Control and Management Measures and the construction working hours specified in condition number 30 All Construction works shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard the residential amenities, and prevent pollution of the air, soil, and water environment during the construction phase.

5 With the exception of the enabling works as defined by the informative, no development shall commence until a Landscape Ecological Management Plan (LEMP) has been submitted to and approved by the Local Planning Authority. The submitted LEMP must also accord with the submitted Indicative Landscape and Ecological Mitigation Proposals and the specification at table 1.2 of the Outline CEMP.

The LEMP shall also include the following details:

·A detailed planting scheme demonstrating how tree density and canopy cover have been maximised with the landscape mitigation areas shown on the Indicative Landscape and

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Ecological Mitigation Plan to the east, south and north east of the Substation, including species, stock sizes, planting densities and spacing.

A long term maintenance and management plan that ensures that the landscape mitigation areas shown on the Indicative Landscape and Ecological Mitigation Plan are retained, managed and maintained in accordance with the approved LEMP for the operational lifetime of the development.

All works shall be carried out in accordance with the approved LEMP.

Reason: To ensure the protection, maintenance and enhancement of the sites natural assets and mitigate environmental effects.

6 With the exception of the enabling works as defined in the informative, no development shall commence until the final design details of the drain diversion in relation to the main substation works as defined by the informative, have been submitted to and agreed in writing with the Local Planning Authority in consultation with the Environment Agency and the South Holland Internal Drainage Board. Development must be carried out in accordance with the approved details.

Reason: To ensure that the diverted drain meets the appropriate design standards and to ensure that the drainage system operates effectively.

7 With the exception of the enabling works as defined in the informative, the development hereby permitted shall not be commenced until such time as a scheme to isolate and dispose of substation drainage (in the event of a fire or pollution incident) has been submitted to, and approved in writing by, the LPA. The scheme shall be implemented as approved.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

8 With the exception of the enabling works as defined in the informative, the development hereby permitted shall not be commenced until such time as a scheme to contain and dispose of construction wastewater (from concrete washout and wheel washing activities) have been submitted to, and approved in writing by, the LPA. The scheme shall be implemented as approved.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

9 The development hereby permitted shall be carried out accordance with the approved Flood Risk Assessment including the specified Flood Risk Mitigation Measures.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and Section 19 of the National Planning Policy Framework, 2026.

10 With the exception of the enabling works as defined in the informative, no development shall commence until a Soil Management Plan (SMP) has been submitted to and approved by the Local Planning Authority. The submitted SMP must be in accordance with the submitted Outline SMP at Annex A of the Outline CEMP and the specification at table 1.2 of the Outline CEMP. All Construction works shall be undertaken in accordance with the approved SMP.

Reason: To protect soil as valuable resource and ensure it is nor permanently damaged during the construction phase.

11 Any land within the Planning Application site which is used temporarily for construction and operation of the Temporary Haul Road and not ultimately incorporated in permanent works or approved landscaping must be reinstated, in accordance with such details to be submitted to and approved by the Local Planning Authority, within twelve months of completion of the development or such other period as the local planning authority may approve.

Reason: In the interest of proper planning and to ensure that the Temporary Haul Road is reinstated.

12 Prior to the installation of any operational external lighting associated with the development hereby permitted, a detailed External Lighting Scheme and Light Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the following information:

a) A layout plan showing the exact position, height, type, and orientation of all proposed external lighting units, luminaires, and support structures.
b) Full technical specifications of all luminaires, including manufacturer data sheets, lamp types, wattage, lumen output, colour , and spectral distribution profiles.
c) Details of optical control measures, including hoods, cowls, louvres, shields, or asymmetric lenses designed to eliminate upward light output and minimize lateral light spill.
d) A comprehensive Isolux diagram (contour plot) showing predicted horizontal and vertical illuminance levels (in Lux) mapped across the site and extending a minimum of 10 meters beyond the site boundaries.
e) An Operational Management Plan for the lighting, specifying standard operating hours, automated curfew protocols, dimming profiles for off-peak hours, and emergency/security lighting overrides.

The external lighting shall be installed, tested, maintained, and operated strictly in accordance with the approved details thereafter. Within 1 month of the installation being completed, a post-commissioning verification report by a qualified lighting engineer shall be submitted to the Local Planning Authority to confirm compliance with the approved parameters.

Reason: To minimize light pollution, safeguard the visual and residential amenities of the locality.

13 No development shall commence until the applicant, or their agents has secured the implementation of a programme of archaeological works in accordance with a Written

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Scheme of Investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. This WSI shall include:

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 works shall be undertaken in accordance with the approved WSI.

Reason: To ensure and secure the appropriate preparation and archaeological evaluation, prior to development, in compliance with Section 20 of the National Planning Policy Framework and Policy 29 of the South East Lincolnshire Local Plan.

14 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 13 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in compliance with Section 20 of the National Planning Policy Framework and Policy 29 of the South East Lincolnshire Local Plan, 2019.

15 The development hereby permitted shall not be first brought into operation, until a copy of the final report required in connection with the approved written scheme of investigation, as required by Conditions 13 and 16, is submitted to and approved in writing by the Local Planning Authority. This final report shall also be submitted to the Lincolnshire Historic Environment Record within three months of completion of the work.

The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording and archiving of possible archaeological remains in compliance with Section 20 of the National Planning Policy Framework and Policy 29 of the South East Lincolnshire Local Plan.

16 No development hereby permitted shall be carried out, other than those works detailed in accordance with the written scheme of investigation approved under Condition 18, until a separate Archaeological Mitigation Strategy for the mitigation phase, has been submitted to and approved in writing by the Local Planning Authority; unless the evaluation undertaken under Condition 18 explicitly demonstrates that archaeological mitigation is not required.

The Archaeological Mitigation Strategy shall set out:
1. The scope and methodology of the mitigation (e.g. strip, map and record, excavation, monitoring)

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2. Provision for analysis, reporting, publication and dissemination
3. Provision for archive deposition
4. Nomination of a competent organisation to undertake the work
5. Compliance with the Lincolnshire Archaeological Handbook.

The archaeological mitigation shall be undertaken in accordance with the approved Archaeological Mitigation Strategy and shall be completed in its entirety prior to the first occupation or use of the development hereby permitted.

Reason: To ensure that any archaeological remains are appropriately mitigated in compliance with Section 20 of the National Planning Policy Framework and Policy 29 of the South East Lincolnshire Local Plan, 2019.

17 With the exception of the enabling works as defined in the informative, no development shall commence until a skills, supply chain and employment plan has been submitted to and approved by the Local Planning Authority. The skills, supply chain and employment plan must identify opportunities for individuals and businesses to access employment and supply chain opportunities associated with the development and the means for publicising such opportunities. The skills, supply chain and employment plan must be implemented as approved.

Reason: To ensure that the scheme provides local economic and social benefits.

18 With the exception of the enabling works as defined in the informative, no part of the development hereby permitted shall be commenced before the works to improve the public highway by means of widening Stone Gate (as shown indicatively on drawing number PDD-100944-HWY-953 Rev P01) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

19 With the exception of the enabling works as defined in the informative, the development hereby permitted shall be undertaken in accordance with a Detailed Construction Traffic Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Detailed Plan and Statement shall be based on the submitted Outline CTMP and indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:

· the phasing of the development to include access construction;
· the on-site parking of all vehicles of site operatives and visitors;
· the on-site loading and unloading of all plant and materials;
· the on-site storage of all plant and materials used in constructing the development;
· wheel washing facilities;
· the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
· strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent)

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connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

20 With the exception of the enabling works as defined in the informative, the permitted development shall be undertaken in accordance with a detailed surface water drainage strategy (SWDS) which shall first have been approved in writing by the Local Planning Authority prior to the commencement of development. The detailed scheme shall be in accordance with the submitted Outline SWDS. The scheme shall:

· be based on verified groundwater levels and seasonal variations, as evidenced through on-site monitoring conducted over a six-month winter period;
· be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
· provide flood exceedance routing for storm event greater than 1 in 100 year;
· provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
· provide attenuation details and discharge rates which shall be restricted to 2/L/HA or greenfield Qbar rate whichever is the greater;
· provide details of the timetable for and any phasing of implementation for the drainage scheme; and
· provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall not be brought into use until the approved scheme has been completed or provided on the site, in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

21 With the exception of the enabling works as defined in the informative, no development hereby permitted shall commence until an assessment of construction noise and vibration has been submitted and approved in writing by the LPA. The assessment shall be undertaken in accordance with BS 5228-1 &2:2009+A1:2014. Where recommendations are made, these shall be used to inform the CEMP and throughout all site works, Best Practicable Means (BPM) as defined by Section 72 of the Control of Pollution Act 1974 shall be employed to control emissions and ensure no significant adverse impact is caused at any noise-sensitive receptor.

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Reason: To safeguard the residential amenities, to control noise and vibration emissions and to ensure no significant adverse impacts at sensitive receptors during the construction phase.

22 No development shall commence until a biodiversity gain plan including a habitats management & monitoring plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as approved.

Reason: To comply with Schedule 7a of the Town and Country Planning Act (1990, as amended) and Policy 28 of the Local Plan.

23 With the exception of the enabling works as defined in the informative, no development hereby permitted (except demolition and site clearance) within any approved phase shall commence until the following land contamination documents have been submitted to and approved in writing by the Local Planning Authority:

I. Generic Quantitative Risk Assessment (GQRA)
Submission of this document is the minimum requirement.
II. Detailed Quantitative Risk Assessment (DQRA).
Submission of this document if GQRA requires it.

The documents referred to above shall characterise potential risk to sensitive receptors, giving consideration to human health, controlled waters and the wider environment and be prepared in accordance with the following guidance: Land Contamination Risk Management (LCRM).

Reason: To prevent unacceptable risk to human health and controlled waters, and to prevent pollution of the environment in accordance with the aims and Policy P2 Ground Conditions of the National Planning Policy Framework (August 2026).

24 If required by condition 23 above, no development hereby permitted (except demolition and site clearance) within any approved phase shall commence until the following land contamination documents have been submitted to and approved in writing by the Local Planning Authority:

I. Remedial options appraisal.
Submission of this document if approved 'GQRA or DQRA' requires it.

II. Remediation strategy.
Submission of this document if approved 'GQRA or DQRA" requires it.

III. Verification plan.
Submission of this document if approved 'GQRA or DQRA" requires it

The documents referred to above shall be informed by the findings of the approved' GQRA/DQRA' and prepared in accordance with the following guidance: Land Contamination Risk Management (LCRM).

Reason: To prevent unacceptable risk to human health and controlled waters and to

prevent pollution of the environment in accordance with the aims and Policy P2 Ground Conditions of the National Planning Policy Framework (August 2026).

25 If required by condition 24 above, the development hereby permitted within any approved phase shall not be occupied or brought into use until the following land contamination works are completed:

I. Any required remediation works have been completed in accordance with the approved remediation strategy and;
II. A verification report has been submitted to and approved in writing by the Local Planning Authority.

The verification report must include information validating all remediation works carried out within any approved phase; details of imported material source/quantity/suitability); details of exported materials; and details of any unexpected contamination. The actions required above shall be completed in accordance with the following guidance: Land Contamination Risk Management(LCRM).

Reason: To prevent unacceptable risk to human health and controlled waters and to prevent pollution of the environment in accordance with the aims and Policy P2 Ground Conditions of the National Planning Policy Framework (August 2026).

26 The development hereby permitted within any approved phase shall not be occupied or brought into use until written confirmation is provided to the Local Planning Authority in relation to the following land contamination considerations:

· Unexpected or previously-unidentified contamination was not encountered during the course of development works or;
· Any such contamination that was encountered has been appropriately addressed.

Reason: To prevent unacceptable risk to human health and controlled waters and to prevent pollution of the environment in accordance with the aims and Policy P2 Ground Conditions of the National Planning Policy Framework (August 2026).

27 If, during development, unexpected or previously-unidentified contamination is found to be present, no further works shall be carried out at the affected location until the following documents have been submitted to and approved in writing by the Local Planning Authority:

I. Risk assessment (GQRA or DQRA);
II. Remediation strategy and verification plan;

Where remediation is required, it shall be carried out in accordance with an approved remediation strategy and verification plan. Upon completion of remediation works, a verification report shall be submitted to the Local Planning Authority for approval. The actions required above shall be completed in accordance with the following guidance: Land Contamination Risk Management (LCRM).

Reason: To prevent unacceptable risk to human health and controlled waters and to prevent pollution of the environment in accordance with the aims and Policy P2 Ground

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Conditions of the National Planning Policy Framework (August 2026).

28 No development shall hereby commence until the details of the enabling works have been submitted and approved by the Local Planning Authority. This will include details of the bell mouth access from Stone Gate, trackway material, road widening details for Stone Gate, details for the temporary construction compound north of Stone Gate and details of associated temporary ancillary infrastructure. Thereafter, the development shall be undertaken in accordance with the approved details.

Reason: For the avoidance of doubt and in the interests of proper planning and phasing of the Development.

29 No development shall commence until an Enabling Works Construction Management Plan (EWCMP) has been submitted to and approved by the Local Planning Authority. The EWCMP must be in accordance with the Outline CEMP and the construction working hours specified in condition number 30.

Thereafter, the development shall be undertaken in accordance with the Approved details.

Reason: To safeguard the residential amenities, and prevent pollution of the air, soil and water environment during the enabling works.

30 Notwithstanding the core construction hours specified within the Outline CEMP, hours of construction shall be restricted to Monday to Friday 07.00 to 19.00 and 08.00 to 17.00 Saturday and at no times on a Sunday, Bank Holiday or Public Holiday.

The construction hours are inclusive of all start up and close down activities.

The construction of the development shall be carried out strictly in accordance with these specified construction hours and no construction work shall take place outside these specified construction hours.

Reason: To safeguard the residential amenities and prevent pollution of the environment during the construction phase.

Notes:

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be

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viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Public Right of Way

The granting of planning permission does not authorise any definitive closure, diversion or obstruction of PROW Wstn/7/1 which crosses the application site. The right of way must remain unobstructed and open for safe public use at all times unless a statutory legal order is in place.

If the PROW cannot be safely maintained on its current alignment during construction works, the developer must apply to the Highway Authority to temporarily close or divert the path. This application must be approved, confirmed and implemented prior to the commencement of any works that would impact the path.

Land Drainage Consent

Under Section 23 of the Land Drainage Act 1991 you must obtain formal Land Drainage Consent before starting any works that alter, obstruct or affect the flow of an ordinary watercourse, independently of whether you have planning permission.

Enabling and Main Substation Works Informative

For the avoidance of doubt, where conditions attached to this permission refer to "Enabling Works", those works comprise the construction of a bell mouth from Stone Gate and the trackway from Stone Gate to the platform of the substation, highway improvement and road widening works along Stone Gate, and the establishment of the temporary construction compound north of Stone Gate, together with any associated site clearance, temporary works, and ancillary infrastructure (including temporary task lighting, temporary traffic management alongside street works signing, lighting, and guarding in accordance with the New Roads and Street Works Act (NRSWA), fencing, and welfare facilities) necessary to facilitate those works. This informative is provided to clearly identify the scope of the Enabling Works and to avoid repetition within the wording of the planning conditions.

The main substation works are defined as the construction of the permanent substation development, including earthworks for the operational platform, foundations, installation of electrical plant and equipment, construction of control buildings, internal access roads, drainage infrastructure, security fencing, lighting, landscaping, utility connections and all other operational infrastructure associated with the approved substation.

Biodiversity Net Gain

The applicant's attention is drawn to the following Biodiversity Net Gain requirement.

The effect of Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan, or

(c) the development is exempt from the biodiversity gain condition.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be South Holland District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP before development is begun). This is over and above the information submitted and considered as part of this application, and will be required before development is begun, because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

For guidance on the contents, in respect of the details that must be submitted and agreed by the Local Planning Authority, prior to the commencement of the consented development, please see the GOV.uk website and Planning Practice Guidance.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at
https://www.gov.uk/guidance/biodiversity-net-gain.

For clarity, the Local Planning Authority do not consider that any of the exemptions apply in this case. As such, the development hereby permitted will be subject to the biodiversity gain condition.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

For clarity the LPA do not consider that irreplaceable habitats are present at this site.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Effect of Section 73(2D) of the 1990 Act

Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where

(a) a biodiversity gain plan was approved in relation to the previous planning permission ("the earlier biodiversity gain plan"), and

(b) the conditions subject to which the planning permission is granted:

(i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and

(ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

- the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

BUILDING REGULATIONS 2010:
The plans given approval as part of this application, may require the provision of additional information or amendment to show compliance the relevant requirements of the Building Regulations 2010. Typical circumstances include, highly glazed extensions achieving compliance with requirement L1 (Conservation of fuel and power) which may influence the areas of glazed elements/ building elevations, or requirement B1 (Means of warning and escape) which may influence an internal layout for fire safety purposes. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: **https://appeal-planning-decision.service.gov.uk/before-you-start**. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.