DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-0127-26**	**Applicant:**	**Mr T Twigger**
Proposal:	Details of external materials, biodiversity gain plan and 30-year Habitat Management and Maintenance Plan (HMMP) (Conditions 3, 4, and 5 of H23-1090-25)		
Location:	Acorn Lodge Cranesgate North Whaplode St Catherines		
Terminal Date:	6th April 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
02	Development Management
03	Design of New Development
28	The Natural Environment

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge conditions 3, 4 and 5 of permission H23-1090-25. Under permission H23-1090-25, full planning permission was granted for the change of use of land to domestic use and for the erection of a workshop and a storage building. Condition 3 required details of the external materials to be provided and conditions 4 and 5 required details of how biodiversity net gain will be delivered within the site.

Site Description

The site comprises approximately 0.51ha of land at Acorn Lodge, Cranesgate North, Whaplode St Catherine. Acorn Lodge comprises a detached two storey dwelling. The site is within a rural location, surrounded by agricultural land.

The site is located outside any defined settlement limits, as identified by the South East Lincolnshire Local Plan 2011-2036, and the accompanying policies map.

The western side of the site is within Flood Zones 2 and 3, whereas the rest of the site is within Flood Zone 1, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H23-0321-07: (Full Application) Proposed two-storey extension - approved 08 May 2007

H23-0725-25: (Full Application) Change of use of land to domestic & erection of workshop & stores - refused 06 October 2025

H23-1090-25: (Full Application) Change of use of land to domestic & erection of workshop & stores - approved 05 January 2026

Consultation

Ecology Officer: Having reviewed the other documentation provided for this discharge, we are confident that the proposed site will achieve a 10% BNG for both habitat area and hedgerow units. The gain plan is cohesive with the metric calculations, demonstrating a 10.7% gain in habitat area units and a 35.6% gain in hedgerow units. We are also confident that the HMMP is appropriately detailed and demonstrates the applicant's plan to achieve the proposed BNG.

Key Planning Considerations

Condition 3 reads as follows:

"Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings 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.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 of the National Planning Policy Framework, December 2024."

According to the submitted 'External Materials' document the following materials are proposed:

-Reclaimed Bricks "Old Retford"
-Cladding: Horizontal Larch Feather Edge (natural finish)
-Roofs: Cladco 13/3 profile corrugated metal roofing sheets in Anthracite Grey (eaves and ridge trims to match)
-Windows: UPVC Anthracite Grey
-Doors: Latham steel type security door - Anthracite Grey
-Roller Shutter Door: High Security Steel or Aluminium in Anthracite Grey

Overall, it is considered that the external materials would be suitable. For example, the larch cladding would feature a rural character which is appropriate for the location given the site's location within the countryside. As such, condition 3 can be discharged.

Condition 4 reads as follows:

"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.

Reason: To comply with Schedule 7A of the Town and Country Planning Act (1990, as amended).

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."

Condition 5 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) 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.

Reason: To meet the requirements in delivering the 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 application is accompanied by various documents setting out how a net gain in biodiversity will be delivered. This information has been reviewed by the local planning authority's ecology officer, and they consider that the gain plan is cohesive with the metric calculations, demonstrating a 10.7% gain in habitat area units and a 35.6% gain in hedgerow units. The HMMP is also appropriately detailed and demonstrates the applicant's plan to achieve the proposed net gain in biodiversity. As such, conditions 4 and 5 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 details address the requirements of conditions 3, 4 and 5 of permission H23-1090-25.

Recommendation

Discharge conditions 3, 4 and 5.