DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-1065-25**	**Applicant:**	**FloGro Systems Ltd**
Proposal:	Details of construction management plan & method statement & surface water drainage scheme (Conditions 5 & 6 of H02-1114-23)		
Location:	Decoy Farm Spalding Road Crowland		
Terminal Date:	13th January 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution

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 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks the discharge of conditions 5 and 6 of planning approval H02-1114-23; *'Proposed King Prawn Hatchery, Grow Out and Processing Facility - approved under H02-0875-22. Modification of Condition 2 to allow amendments to previously approved plans.'*

Site Description

The site is outside of defined settlement limits and the surrounding area is predominately rural, characterised by non-nucleated linear development along Barrier Bank. Decoy Farm is sited to the south of the site with Barrier Bank and arable fields to the east. Arable fields are also sited to the west and north of the proposal site.

The site is in Environment Agency Flood Zone 3 and predominately in a "Danger for Most" hazard area, with part of the site within a "Danger for All" hazard area on the 2115 South Holland Strategic Flood Risk Mapping. This mapping shows the site subject to a maximum predicted flood depth of 2 metres.

Relevant History

The originally approved proposal under H02-0875-22 sought to provide a new King Prawn Hatchery, Grow Out and Processing Facility with a staff car park of 55 spaces, a brine / sludge tank, water treatment plant and an attenuation pond, sited toward the north-western boundary of the site. The two proposed grow out units were to be 170.64 metres in length, 50.8 metres in width, have an eaves height of 5.61 metres and a ridge height of 8.28 metres. Solar panels were to be sited on an east / west axis along the length of the buildings. Surface water was to be addressed by SUDS with foul water addressed by a package treatment plant.

The amended plans in H02-1114-23 sought to provide car parks of 121 parking spaces, a brine / sludge tank and a water treatment plant to adjacent to the southern boundary, and an attenuation pond, which would be sited toward the north-western boundary of the site.

A storage building will be located toward the western boundary adjacent to grow out unit 9, with another storage building to the east of grow out unit 3 toward the eastern boundary.

The 9 grow out units will contain a plant room, production corridor, lobby, staff corridor, an office, lab, toilets and a mess room. The grow out buildings will be 170.976 metres in length, 55.19 metres in length, have an eaves height of 7.84 metres and a ridge height of 10.341 metres. The new layout formed from 3 combined units of 2 and 1 combined unit of 3.

The hatchery and process building will contain a number of rooms including a plant room, harvest / intake room, lab, processing room, freezer, staff room and a packaging room. A mezzanine floor will provide a hatchery office, mess room, wcs and a meeting room. The L-shaped building will be 40.965 metres in maximum width, 91.113 metres in length, have an eaves height of 6.644 metres and a ridge height of 8.008 metres.

Solar panels are to be sited on an east / west axis along the length of all the buildings. The site will be bordered by a 2.4 metre high green RAL 6005 twin mesh security fence and posts. Landscape screening will be located along the eastern boundary with two new vehicular access points secured by a manual arm vehicle barrier outside of normal working hours.

Phase 1 of the development will provide two grow out units, and the process / hatchery building in the south-east corner of the site with 27 staff car park spaces. Phase 2 will complete the development with the additional buildings including the seven other grow out units.

The previously approved flood risk assessment shows that the ground floor area of the buildings will have flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level, with a refuge for workers provided at first floor level.

In that application comments from the North Level Internal Drainage Board were that they had no objection but that:

'The Board's Brotherhouse Bar Drain forms the eastern boundary of the site and the Board's Byelaws apply. In particular, Byelaw No.10 states "No person without the previous consent of the Board shall erect any building or structure, whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within 9 metres of the landward toe of the bank where there is an embankment or wall or within 9 metres of the top of the batter where there is no embankment or wall, or where the watercourse is enclosed within 9 metres of the enclosing structure". A 9 metre easement has now been established in the proposed layout plans.'

'It is noted that surface water is to discharge to an attenuation lagoon which, in turn, will then outfall into a riparian drain to the north of the site. Consent will be required from the Board for any proposed discharge to a drain and, if approved, a development levy will be payable in accordance with the enclosed.'

'The submitted documents provide only outline details of how surface water might be managed and a potential discharge rate. They lack much of the detail that should have been provided and which will need to be in order to consider if the proposed drainage systems will be appropriate. Such information must, among other factors, take into account all potential development phases here and how the systems might be affected when there are elevated water levels in the local watercourse network (for a prolonged period).'

'Finally, it is noted that the plans show two new accesses across Brotherhouse Bar Drain. An application seeking Land Drainage consent will be required for any new access.'

No objections were received to the latter application from Lincolnshire County Council - County Highways & SUDS Officer but on the original, in relation to drainage, they had said that *"The proposal will involve increasing the impervious area of the site and there will therefore need to be in place, a surface water drainage strategy, to ensure that the consequent increase in the rate of discharge from the proposed development does not overwhelm the existing watercourse into which this surface water is to be discharged.*

In relation to highway matters LCC stated that *'The formation of the two new access points will require the construction of two structures to cross the existing roadside IDB watercourse. These structures will not be adopted by the highway authority but the construction activity will be taking place immediately adjacent to live traffic and, in the interests of safety and proper management, the developers/contractors will be required to agree the necessary Permits, Temporary Traffic Management and Road Space Booking with the highway authority prior to commencement. It is also requested that a Construction Traffic Management Plan be prepared, submitted and approved so that any adverse impacts of the construction of the proposed development as a whole, upon the safe operation of the highway, are mitigated as much as is possible."*

Application H02-1114-23 (the amended one) was approved subject to a number of conditions of which two are sought to be discharged as part of this application. Please see Assessment.

Consultation Responses

SHDC Environmental Protection

Satisfied that the October 25 Construction management plan supplied meets our requirements.

North Level District Internal Drainage Board

Prior written consent will be needed from the drainage Board for any discharge to the local watercourse network. The Board has been corresponding with Stafford IE regarding surface water drainage but no application has been made. The Board cannot confirm whether the proposals would be acceptable and would not support discharge of the condition until such time as an application has been considered and approved.

Lincolnshire County Highway and SUDS

The IDB are objecting to discharging the surface water drainage as they have not applied for permission to discharge into the watercourse. Until the IDB have approved the details we will not give consent to discharge this condition. Discharge rates are to be detailed as l/s/ha. Raising ffl to 1.45m AOD - how will this affect surrounding land/properties?

Crowland Parish Council

Leave to Planning Department to determine.

Key Planning Considerations

Condition 5 - Construction Management Plan and Method Statement

Condition 5 states:
The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be submitted to, and approved in writing by, the Local Planning Authority.
The Construction Management Plan and Method Statement shall indicate measures to mitigate against the adverse impacts of vehicle movements and vehicle parking and shall include;
- the phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- the loading and unloading of plant and materials;
- the storage of plant and materials used in constructing the development;
- wheel washing facilities;
- a strategy stating how surface water run off on and from the development will be managed 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.

Assessment

Within this application to discharge the conditions is The Construction Management Plan and General Information document dated October 2026. This document details information that addresses the condition amongst numerous other 'good practice' approaches to construction.

In response to the 6 requirements in the condition the report states:

Phases
The information provided indicates that the first phase of construction will involve the construction of the site entrance, drainage, attenuation pond, water treatment, the hatchery and processing building. The build will also include grow out units adjacent to the hatchery, staff parking and connecting roads and the service yard. Further phases to be implemented as planning permission is granted.
Parking: Welfare and car parking to be located on site as shown on the 'site layout during construction works drawing'

Loading and unloading of plant and materials

Where possible all vehicles are to be flat bed and the use of articulated lorries is to be kept to a minimum. Material deliveries will be organised, where possible, to avoid the peak times when local roadways are more congested.

Storage of plant and materials

A secure storage facility is to be provided within the compound (container). Materials are to be delivered as and when needed and place in the location where the construction is being carried out.

Wheel washing

Site vehicles will have wheels washed down when required prior to leaving site to reduce unwanted debris being spread to the highway. Wheel washing is to be located close to the vehicular site entrance. There will be mobile wheel washing equipment on site throughout the construction period and every vehicle requiring wheels cleaning prior to leaving site will be cleaned. Damping down will be carried out as required by site conditions if excessive dust. Any lorries leaving site will be sheeted and if necessary, damped down prior to being loaded. In order that the egress of mud from the site on to the highway is controlled measures will be put in place. Daily inspections will be made of the roads immediately outside of the site and when required these will be cleaned employing a

specialist highways cleaning sweeper unit.

Surface water run off during construction.

Surface Water Run Off Areas of site to be stripped as the build sequencing requires. Entrance to site and car parking to have stone placed to aid the drainage of the area. Attenuation to be installed during the early stages of construction.

Consultation with North Level Internal Drainage Board is to be carried out prior to any detailed design. The consultation process will be ongoing during the proposed design development stages and phases of the development being constructed. North Level Internal Drainage Board Assets to be protected and a 9m buffer to be maintained between the site and the IDB watercourse adjacent to the site called Brotherhouse Bar. Consent from the IDB is to be sought prior to any works starting in relation to altering (during construction of entrance and exit points) the watercourse called Brotherhouse Bar adjacent to the site. The Contractor shall liaise and meet with the IDB prior to works commencing on site if required.

The details provided would ensure the aims of the condition and are considered acceptable. Therefore, Condition 5 can be discharged.

Condition 6 surface water drainage scheme

Condition 6 states:
The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority. The scheme shall:
· 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 either the greenfield run-off rate of the undeveloped field or any higher rate that may be agreed with the surface water receiving body as being capable of being accommodated by their downstream infrastructure; · 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.
No part of the permitted development shall be occupied 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.

Assessment

The Information provided in the document entitled Surface Water Drainage Design Phase 1 & 2 details how the surface water drainage is to be dealt with in accordance with the condition.

The information provided does show that the design is based on sustainable drainage principles and provides a detailed assessment of the hydrological and hydrogeological context of the development.

The proposals show flood exceedance routing for storm event greater than 1 in 100 year.

It provides 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.

The pumps will be set at the greenfield runoff rate for the FSR storm i.e. 18.8l/s for the whole site. The calculations for Phase 1 & 2 show that the maximum discharge rate will be 5.9l/s for the FSR storm, and 6.9l/s for the FEH storm.

A Maintenance Strategy is provided and sets out that all areas of private access roads, lighting, drainage, SW pumping station and planting will be maintained by the Management Company. The existing watercourse to the East of the site will continue to be maintained by the IDB. All other open watercourses surrounding the site are to be maintained by the Management Company or riparian owner in accordance with notes on Receiving Ordinary Watercourse.

It would be preferable for the IDB to have confirmed the technical details but it is understood that approval will be required from them in order to discharge in any event.

As such it is considered that the information provided satisfies condition 6, in respect of the Local Planning Authority.

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 provided are considered to be acceptable, and Conditions 5 and 6 can be discharged.

Recommendation

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