DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0187-26**	**Applicant:**	**Fairman Knight and Sons**
Proposal:	Change of Use at Holbeach Technology Park from an Existing Flower Packing Warehouse to a Commercial-Scale Waste Upcycling Facility using Black Solider Fly Larvae (BSFL) Bioconversion		
Location:	Intergreen Flower Distribution Office Flower Distribution Centre Washway Road		
Terminal Date:	18th March 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
07	Improving South East Lincolnshire's Employment Land Portfolio
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 6 - Building a strong, competitive economy
Section 9 - Promoting sustainable transport
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
Section 15 - Conserving and enhancing the natural environment

Representations:

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

CASE OFFICER ASSESSMENT

South Holland District Council (SHDC) wishes to make the following comments regarding application Lincolnshire County Council (LCC) Reference PL/0089/25.

Development Plan

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The applicant's Design and Access Statement refers to East Lindsey's Local Plan; however, the site is within South Holland.

The Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies (adopted June 2016) (CSDMP) is an adopted document and the policies contained therein should be given great weight in the determination of planning applications.

The policies and provisions set out in the National Planning Policy Framework, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

Principle of Development

The site is within established employment site (FL001) as identified by Policy 7 of the Local Plan. Policy 7 supports use Classes B1, B2 and B8 within such sites. The proposal is not a non-B Class use. Policy 7 sets out that "Any non-B development will only be supported where the applicant can show that it is ancillary to the effective functioning of the Established Employment Site".

The applicant has not referenced Policy 7 or even the relevant Local Plan within their submission and it is considered that the applicant needs to demonstrate compliance with Policy 7. The underlying aim of Policy 7 is to protect and support employment uses and according to the application form, the proposal would result in 12 full-time jobs, compared to 9 existing full-time jobs. However, the submitted Design and Access Statement sets out that there will be "100+ jobs". Therefore, the impact and benefits of the proposals is unclear and this should be clarified by the applicant.

Visual and Amenity Impact

It is noted that no external changes are proposed according to the submitted information; however, it is unclear if any external plant might be required to mitigate any noise or odour impacts of the development. According to the 'Your QUESTIONS' document, no odour assessment has been carried out yet; however, this is "planned to be done once we are up and running". SHDC's environmental protection team can provide further comments regarding whether an odour or noise assessment is required; however, it is not considered appropriate to wait until the proposals are operational before any necessary mitigation is secured. The applicant should clarify if any noise or odour mitigation is required, such as appropriate plant, and this should be secured before the site is operational if approval is granted to enable the proposals to accord with Policy 30 of the Local Plan.

Highway Safety and Parking

According to the submission, no changes are proposed to the parking arrangements for the site. According to the Design and Access Statement, the proposals would result in 10 HGV movements per day, reduced from 50 HGV movements per day. LCC's Highways team will be able to advise if any further information is required regarding the impact of the proposals on the highway network.

Flood Risk

The site is in Flood Zone 3; however, the proposal does not seek to expand the impermeable area

within the site and as such, the proposal should not increase the risk of surface water flooding within the site. In accordance with Paragraph 176 of the NPPF, as the proposal is for a change of use the proposal is not required to pass the sequential test. As the proposal is for a 'less vulnerable' use (as defined in Annex 3 of the NPPF), the proposal is also not required to pass the exception test.