DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H06-0608-25**	**Applicant:**	**JEPCO**
Proposal:	Details of construction management plan & method statement, landscaping & tree planting, existing & proposed site & floor levels, hard surfaced areas & garden/amenity areas & external materials of construction of buildings & hard surfaced areas (Conditions 3, 6, 9 & 10 of H06-0960-21)		
Location:	Hovenden House, Fleet State Office Fleet Bank Fleet		
Terminal Date:	25th August 2025		

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
28	The Natural Environment
29	The Historic Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
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
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1

SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a condition compliance application seeking permission to discharge conditions 3, 6, 9 and 10 of H06-0960-21.

Site Description

The site is agricultural land amounting to some 30ha. Further agricultural land lies to the east and north of the site. Main Road is immediately to the south, beyond which are a small number of residential dwellings and an agricultural yard. To the west of the site is one of JEPCO's existing facilities. The built up area of Gedney Drove End is approx. 1km to the east and Gedney Dyke is approx. 3.5km south-west.

History

H06-1160-15 - Full - Erection of 37ha of co-joined polyhouses, including workshop, welfare and packing building and new lagoon (approved March 2016)

H06-0590-21 - PAA - Lined Earth Bank Reservoir (approved June 2021)

H06-0426-22 - Full - Proposed roadway linking B1359 and existing private road giving access to Roman Bank at Hovenden Golf Club (undecided)

H06-960-21 - Proposed glasshouse containing hydroponic growing system, glasshouse annex containing seeding & germination processes, main pack building, admin & welfare building, main plant room, external roads & hardstanding's and landscaping - Approved

Consultation Responses

Lincolnshire County Council Highways Authority

Recommendation: No objection

The Details of construction management plan & method statement, landscaping & tree planting, existing & proposed site & floor levels, hard surfaced areas & garden/amenity areas & external materials of construction of buildings & hard surfaced areas to discharge (Conditions 3, 6, 9 & 10 of H06-0960-21) are acceptable in accordance with approved drawings and details submitted with this application.

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon

the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

South Holland District Council Environmental Protection

The construction management plan makes reference to out of hours traffic movement. Advise publicprotection@sholland.gov.uk of arrangements relating to management of out of hours working and notification of this to nearby residents, to pre agree these prior to commencement.

South Holland Internal Drainage Board

The Board has been made aware of the above application and wishes to make the following comments.

The site is within the Internal Drainage District (IDD) of the South Holland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.

The Board's Officers have reviewed the documents submitted in support of the above planning application. Officers have noted works which require Land Drainage Consent from the Board as outlined in the table below and detailed overleaf.

The proposed works are unlikely to be acceptable to the Board (in accordance with the policies outlined within the Board's Planning and Byelaw Strategy). Resultantly, the Board currently objects to this planning application. The reason for the Board's objection is to avoid likely conflict between the planning process and the Board's regulatory regime (as outlined below) and to prevent increased flood risk in accordance with National Planning Policy Framework.

The Board will consider the proposals in detail on receipt of an application for Land Drainage Consent. The annexe at the end of this letter outlines the Board's regulatory function and how to apply for Land Drainage Consent.

Consent is required under Byelaw 3 and Section 23 and is required and objected against under Byelaw 10.

Planning Considerations

Construction Management Plan and Method Statement

Condition 3 of H06-0960-21 states that:

No development shall take place until a Construction Management Plan and Method Statement covering both applications (ref. H06-0960-21 and H06-0426-22) has been submitted to and approved in writing by the Local Planning Authority. This shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;
- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of 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 (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

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, the permitted development during construction and to ensure that suitable traffic routes are agreed.
This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019.

The plan is considered to be suitable and proportionate for the development proposed. Lincolnshire County Council Highways have raised no objection to the proposal and as such the details are considered to be appropriate.

Landscaping Detail

Condition 6 of H06-0960-21 states that:

Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Please note the comments of Lincolnshire Wildlife Trust that native species hedging should be planted in preference to non-native cherry laurel and any trees planted should complement the native species woodland to the north and around the development site. Ash trees are not considered to be a sustainable choice given the prevalence of Ash Die Back.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set, and that Biodiversity Net Gain will be achieved.
This Condition is imposed in accordance with Policies 2, 3 and 28 of the South East Lincolnshire Local Plan, 2019 and the Environment Act 2021.

The landscaping details include a proposed grassed area, retention of existing trees and bush as well as proposed planting. In total, seven different trees would be featured, these include:

- Oak (Quercus Robur) - 0.6m - 1m
- Hazel (Corylus Avellana) - 0.6m - 1m
- Hornbeam (Carpinus Betulus) - 1m - 1.2m
- Bird Cherry (Prunus Padus) - 0.6m - 1m
- Alder (Alnus Glutinosa) - 0.6m - 1m
- Broom (Cytisus Scoparius) - 20cm - 30cm
- Spindle (Euonymus Europaeus) - 1.6m - 1.7m

The trees will be scattered around the entire site with the majority being in the north east corner and along the western and southern boundary whilst the hedge will be sited on the southern and eastern boundary. Further details regarding the maintenance and upkeep can be found within 'Post Planting Maintenance Plan' (20008 A).

These details are considered to be appropriate and are therefore considered acceptable.

Details of Existing and Proposed Site Levels

Condition 9 of H06-0960-21 states that:

Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved.

Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: To reduce the risk of flooding of the development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2021.

The existing site levels sit at around 3.3m - 3.4m with the 'Proposed Topography Layout' outlining where the building would be located with the levels in this area being raised to 3.460m. It was previously identified that the most vulnerable areas within the development would be the administration areas and some production space, these were considered to be made safe through the raising of the floor levels whilst all critical infrastructure would be stored on the first floor. Whilst the floor levels have not necessarily been significantly raised, due to the nature of the premises as a business, they are considered to be acceptable in this instance.

Materials Schedule

Condition 10 of H06-0960-21 states that:

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas 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.

The following materials have been taken from '2008-20-DR-0022_A', '2008-20-DR-0023_A', '2008-20-DR-0024_A' and '2008-20-DR-0025_A'. Rustin brown bricks and natural roofing slates for the main building. Kingspan Microrib WX Forte Finished mircorib wall panel RAL 6019 coloured and 80 70 10 mushroom coloured, THK kingspan KS 1000 RW hexagonal roof cladding coloured BS10A05 goosewing grey and RAL 6019. Finally, exposed steel COLS with 100mm THK palstisol coated insulated metal coloured panels RAL 6019.

These materials are considered to be acceptable and typical for buildings and development such as this, furthermore, the site is located well within the the countryside and therefore should not appear harmful in any capacity to the surrounding street scene or locality. As such, the use of such materials would not cause any harm and are considered suitable and appropriate.

Other Matters

It is noted that whilst South Holland Internal Drainage Board have objected to this application, their comments are not entirely relevant for this application. The original permission, H06-0960-21, had conditions related to drainage, however these do not need discharging until the building is first occupied. As this application is seeking to discharge pre-commencement conditions only, they have not submitted any details relating to drainage, hence the objection. When a follow up condition discharge application is submitted in relation to drainage, the LPA will consult South Holland IDB where appropriate to ensure the drainage details are acceptable and suitable in this instance.

The applicant is advised to read into the comment submitted by the IDB nonetheless so they meet all the requirements when it is necessary to discharge this condition.

Conclusion

Conditions 3, 6, 9 and 10 of H06-0960-21 can therefore 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.