DESIGN, ACCESS AND PLANNING STATEMENT

FULL PLANNING APPLICATION

FOR THE ERECTION OF A POLYCONDENSATION PLANT

AT

WASHWAY ROAD
HOLBEACH
SPALDING

Prepared by

December 2021

1. INTRODUCTION

This application proposes to erect a Polycondensation Plant at Washway Road, Holbeach. The applicants have over ten years of processing experience and manage one of the most advanced UPVC processing operations in the UK and are at the forefront of both the collection of redundant material and pioneering new technology, offering one of the most advanced and innovative recycling processes in the UK.

2. THE PROPOSAL

The planning application seeks to obtain permission for the following:

- Erection of a Polycondensation Plant

3. THE SITE AND LOCATION

The site is located to the northern side of the A17 and to the east of Hurn Road, midway between the nearby settlements of Holbeach and Fleet Hargate.



Aerial image of location (Google maps 2021)

4. SITE HISTORY AND PRINCIPLE OF DEVELOPMENT

- Planning Ref: PL/0091/21

Planning permission was approved on the 3rd November 2021 for the change of use of existing buildings to a plastics processing facility and to construct three additional buildings at Laurel Lodge Farm, Hurn Road, Holbeach Hurn.

5. PLANNING POLICY

National Planning Policy

National planning guidance and Local planning policy dictates the principle of development and the features of the dwelling houses proposed and associated works on the site.

The National Planning Policy Framework (NPPF 2021)

It sets out Central Government's planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

"An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

''A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

''An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

This is followed by a commitment to a presumption in favour of sustainable development. Paragraph 11 states that "for decision-taking this means:

c) Approving development proposals that accord with the development plan without delay, or;
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 11 states that for 'plan making' this means:

Plans and decisions should apply a presumption in favour of sustainable development.

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
b) strategic policies should, as a minimum, provide for objectively assessed needs for housing

and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 81 states 'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'

Paragraph 84 says that Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 85 states:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public

transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The Development Plan – Relevant policies to be considered:

Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies 2016 (CSDMP)

Policy W1 – Future Requirements for new waste facilities
Policy DM1 – Presumption in favour of sustainable development
Policy DM2 – Climate Change
Policy DM3 – Quality of life and amenity
Policy DM17 – Cumulative Impacts

South East Lincolnshire Local Plan 2011 – 2036 (SELLP)

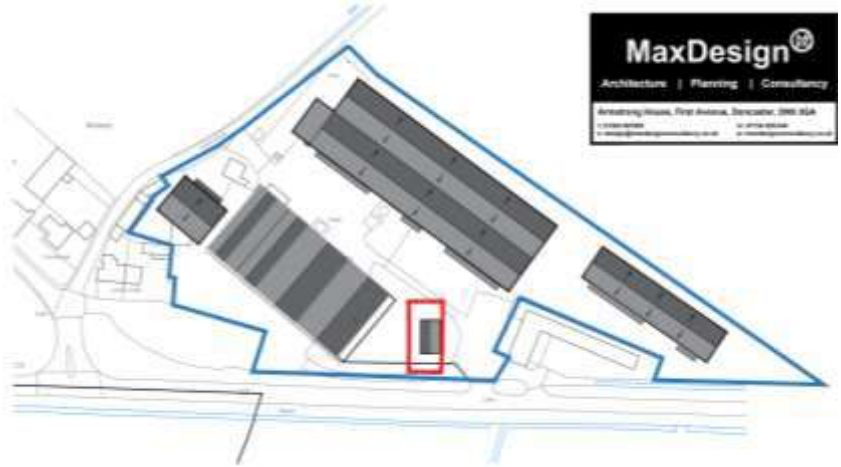
Policy 1 – Spatial Strategy
Policy 2 – Development Management
Policy 3 – Design of Development
Policy 7 – Improving South East Lincolnshire's Employment Land Portfolio (Other employment sites)
Policy 30- Pollution

6. PRINCIPLE OF DEVELOPMENT

The principle of development has been accepted for the sites use as a plastics processing facility following the recent planning permission - LCC Ref. No. PL/0091/21.



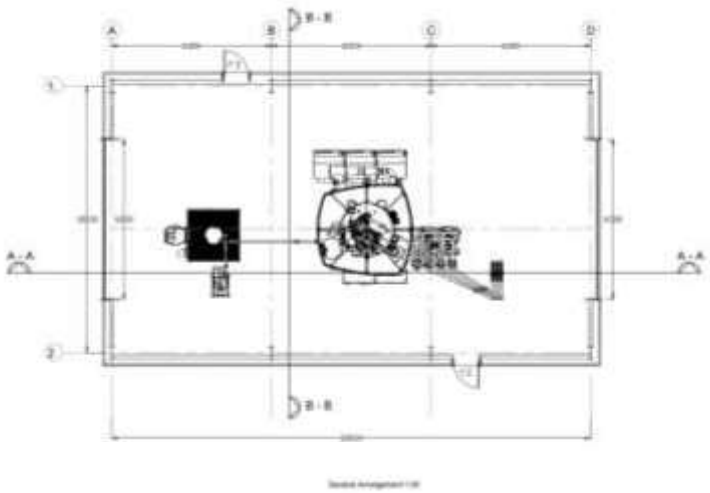
Approved site plan (PL/0091/21) Not to scale.



Proposed site plan for this current application (Not to scale)

7. THE DESIGN

The proposed site plan above demonstrates the proposed location for the new structure to house the Polycondensation Plant. The building for the plant measures 18m x 10m x 15.79m height.



Proposed floor plan (not to scale).

The proposed structure to house the plant is not of a large scale when viewed within the existing site and would not have any detrimental impact upon the existing site and surroundings of this existing commercial site. There are no nearby residential properties which would be negativey impacted by this additional structure to house the plant.

8. CONCLUSION

This is a growing business, which produces a usable product out of waste plastic whilst providing local employment opportunities. This new Polycondensation Plant is essential for the further growth of this business.

It is considered that the proposal for this additional structure to house the Polycondensation Plant is compliant with planning policies with no adverse impacts on amenity or the environment.