

**ACCOMPANYING PLANNING STATEMENT RELATING
TO HOLBEACH FOOD ENTERPRISE ZONE LOCAL
DEVELOPMENT CONDITION DISCHARGE APPLICATION**

FOR

PLOT 9 OFFICE AND WORKSHOP WITH ASSOCIATED EXTERNAL WORKS

AT

**SOUTH LINCOLNSHIRE FOOD ENTERPRISE ZONE
PHASE 1**

TDS Ref: 21-L74

Date: March 2022

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Trundley Design Services

Introduction

This Planning Statement document has been produced to accompany the Discharge of condition application for Plot 9 Office and Workshop with Associated External works within the South Lincolnshire Food Enterprise Zone.

The respective conditions outstanding for formal discharge are the following:

- Condition 6 – Surface water drainage
- Condition 8 - Contamination of land or pollution of controlled waters
- Condition 12 - Foul water strategy

The purpose of this document is to highlight and address the outstanding conditions imposed within the Approved planning application H09-1323-21.

Condition Statements

Condition 6 - “No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority”.

We enclose design drawings SW 21-257-10 and SW 21-257-11 completed by Shields Wilson Civil Engineers which demonstrates the proposed surface water drainage design including integration into the overall site development infrastructure.

The development includes design for a 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.

Condition 8 - “*The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented.*”

Subsequent to the above condition, the client appointed EnviroSolution to complete an environmental site assessment report to review any potential site risks.

The extents of this report highlighted further requirement for a Remediation strategy & verification plan which we enclose as part of this application.

The principal findings of this report are relatively low risk however in accordance with the recommendations the scheme building will include the appropriate gas protection measures in accordance with BS8485, ‘Type D’ (Table 3 of BS8485).

Measures to include a Radon barrier below the ground floor concrete slab will ensure the proposal achieves a score of 1.5 as recommended by the report enclosed within this discharge submission.

Condition 12 - “No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No part of the premises shall be brought into use until the works have been carried out in accordance with foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority”.

We enclose design drawings SW 21-257-10 and SW 21-257-11 completed by Shields Wilson Civil Engineers which demonstrates the proposed foul water drainage design including integration into the overall site development infrastructure.

Due to the nature of the site operations no fat traps will be required, however a bypass separator has been proposed within the commercial yard areas.

Conclusion

We endeavour to work with South Holland District Council during the discharge process and welcome any comments during the determination period to resolve any matters in good time.

We trust the above responses read in conjunction with the drawings and documents provided will be sufficient to discharge the outstanding local development order planning conditions.