DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0577-18**	**Applicant:**	**Acorn Engineering (Holbeach) Ltd**
Proposal:	Proposed vehicular access and creation of additional hardstanding areas for loading and unloading vehicles		
Location:	Sluice Farm Abingdon Works Sluice Road		
Terminal Date:	7th December 2018		

Planning Policies

Local Plan July 2016:	
SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	0	0	1	0

CASE OFFICER ASSESSMENT

This is an application for a proposed vehicular access and the creation of additional hardstanding areas for loading and unloading vehicles at Sluice Farm, Abingdon Works. The proposal is opposite Bakkvor outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and design.

The proposal seeks to provide a 4 metre wide concrete apron vehicular access onto a concrete hardstanding measuring 312 square metres. This will extend the exist hardstanding to the front of the building. The hardstanding will serve Acorn Engineering who are "a small fabrication company who specialise in the manufacture and sale of specific components and machinery used within the food production industry." The operational hours of the business are Monday to Friday 08:00 to 18:00 and Saturday 08:00 to 13:00. These hours will not alter as a result of the proposed works and the business does not currently look to increase the number of full time employees on site.

The submitted Flood Risk Assessment states whilst the site is in Flood Zone 3, "The site is currently located in an area where the risk of flooding from surface water is regarded as VERY LOW (information courtesy of the Environment Agency - Long Term Flood Risk Information)"

South Holland Internal Drainage Board has stated: "We note under section 5 of the document supplied the summary of infiltration rates provided by the applicant. The stated rates are acceptable however the assessment is not in line with BRE 365 as the summary should use the worst rate out of the 3 fills from each test location . According to the document supplied these would be 1.3E-05 for SA101and 1.lE-0.5 for SA102. Having reviewed these correct figures we would also view them as acceptable infiltration rates for the site."

The Environmental Health Technician has no objections to the proposed works. No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity or highway safety. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.