

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0909-25 **Applicant:** Midwest Polychem

Proposal: Outdoor storage of materials, additional building & structures & external generators - Retrospective

Location: Laurel Lodge Farm Hurn Road Holbeach Hurn

Terminal Date: 16th October 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
30	Pollution
33	Delivering a More Sustainable Transport Network
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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

South Holland District Council (SHDC) wishes to make the following comments on application Lincolnshire County Council (LCC) Reference PL/0062/25.

The LPA provided comments on a previous similar application on 08 November 2024 (H09-0887-24) and on 28 January 2025 (H09-0026-25).

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 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.

The main considerations of relevance in this case are summarised below.

Application PL/0084/24

It is noted that application PL/0084/24 was refused by LCC on 11 March 2025 for three reasons including an inadequate Flood Risk Assessment, insufficient drainage details and inconsistencies within the submitted plans.

Principle of Development

The site is outside any defined settlement limits as identified by the Local Plan. The site is therefore within the countryside in planning policy terms. Policy 1 (Part D) of the Local Plan sets out that development within the countryside will only be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. The proposed development is to be directly associated with the plastics processing facility already located on site.

Policy 7 of the Local Plan also indicates that the extension of an existing business outside an allocated employment site will be supported provided that the proposal involves the re-use of previously developed land or the conversion/re-use of redundant buildings. In this case, the proposal appears to re-utilise previously developed land.

In light of the above, it is considered that the construction of a proposed development is acceptable in principle.

Design and Visual Impact

The steam boiler extension appears to be proportionate to the existing building, however, the submitted plans lack detail as the proposed materials and doorway details are not shown. This remains unchanged from the previous submission.

The site plan shows an 'external finished product area - maximum 2 metre high'. It is unclear if this refers to an area which would be enclosed by fencing or if the finished products would be stored in the open. Notwithstanding this, it appears that there is existing fencing to provide some screening of this area. This should be clarified with the applicant.

It is noted that elevation plans have now been submitted for the proposed safety office, however, the plan does not confirm the external materials. The boundary treatments within and around the

site are also not indicated.

Impact on Amenity

The nearest dwellings to the site are located within Laurel Lodge. It is unclear if the proposed steam boiler room will include plant and if so what the noise level of this plant could be. This should be clarified with the applicant prior to determination to ensure the noise levels would not be unacceptable.

Highway Safety and Parking

It appears that the proposed development would not increase the need for parking within the site as the application form indicates no changes in the number of employees as a result of the proposals. No changes to the access or parking arrangements are proposed. It is therefore presumed that the impact on highway safety would be negligible.

Biodiversity

The application is not accompanied by a biodiversity net gain (BNG) assessment. The application form indicates that the development is exempt from needing to demonstrate a net gain in biodiversity as the application is retrospective. This is not a valid exemption reason in this case as the application is not a Section 73 application, however, it is noted that LCC concluded that the proposal was exempt for BNG for another exemption reason (presumably the de minimis exemption applies).

Flood Risk

The application is now accompanied by a Flood Risk Assessment and a drainage strategy. The proposal appears to offer a sustainable drainage system that should be able to sufficiently accommodate the requirements of the site.

Conclusion

SHDC does not object to the principle of development; however, there still appears to be some missing information within the submitted plans. This information could potentially be secured via conditions.