

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-0934-19 **Applicant:** Lincolnshire County Council
Proposal: Reserved Matters to Local Development Order in relation to construction of additional road to facilitate future development of Phase 1.
Location: Holbeach Food Enterprise Zone Off A151 Holbeach
Terminal Date: 23rd December 2019

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
05	Meeting Physical Infrastructure and Service Needs
07	Improving South East Lincolnshire's Employment Land Portfolio
08	Prestige Employment Sites
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
33	Delivering a More Sustainable Transport Network
35	Delivering the Spalding Transport Strategy

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	1
ENVIRONMENT AGENCY	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Reserved Matters to Local Development Order in relation to construction of additional road to facilitate future development of Phase 1.

Site Description

The application site is part of the wider land holding identified in the SELLP as the Holbeach Food Enterprise Zone and is allocated as a site within Policy 7 - Improving South East Lincolnshire's Employment Land Portfolio as site ref HO002.

History

Local Development Order was adopted on 20 November 2018 on the wider site and is extant.

Consultation Responses

Holbeach Parish Council

Would like to raise a concern about possible pollution.

SHDC Cllr Biggadike

Whilst I acknowledge that sewage treatment works will be built by Anglia Water I seek assurance that it will be maintained as per the Environmental Agency regulation regarding the future of the plant by them or someone in perpetuity as I have concern for the large amount of effluent (albeit being treated water) that will flow into open dykes and subsequently into the S.H.I.D.B. Main Drain which surround the area where high quality vegetables are grown for the Supermarkets.

LCC Highways and SuDS

No objections. Recommend conditions.

Environment Agency

No objection.

Third Parties

None received.

Planning Considerations

Principle of the road in the light of the Local Development Order (LDO) on the wider site

The Local Development Order, which was adopted on 20 November 2018, is designed to streamline the planning process by removing the need for developers to make separate planning applications for development within the Holbeach Food Enterprise Zone (FEZ). The FEZ covers an area of 17 hectares and is located at the intersection of the A17/A151.

The purpose of the Holbeach FEZ is to support and promote the Agri-Food industry in South East Lincolnshire and the surrounding area. Its aim is to offer a spectrum of accommodation, business support, technology, training and networking for Agri-Food in order to maximise the positive impact of this key sector on the local economy and act as a focus for future development.

The Holbeach FEZ LDO grants outline planning permission, with all matters reserved, for

employment and education-led schemes on the whole of the FEZ site for the following range of uses:

- 20,000 square metres B1 Business Use (offices/research and development);
- 20,000 square metres B2 General Industrial Use;
- 9,500 square metres D1 Non-Residential Institutional Use (education and training);
- 1,500 square metres D2 Conference Facilities;
- 1,500 square metres A2 Financial and Professional Services Use;
- 3,000 square metres C1 Hotel or Motel Use; and
- Ancillary B8 Storage & Distribution and A3 Restaurant/Cafe Uses.

The LDO also grants permission in principle for associated infrastructure and site preparation works.

The LDO is accompanied by a set of planning conditions which require details of reserved matters (access, appearance, landscaping, layout and scale) and that the development is carried out in accordance with the site-wide Flood Risk Assessment. They also require the prior installation of circulation routes, the provision of car parking, details of surface water drainage and foul water discharge, pollution control, site and floor levels, construction management and demolition control.

The formation of this section of roadway accords with the form and intentions of the Order, and is therefore considered acceptable in principle.

Highway safety

The access and form of this road is considered to be acceptable and LCC Highways raise no objection, subject to conditions.

Drainage and flooding matters

The application is accompanied by detailed drainage details and LCC SUDS raise no objections. In addition, any connection to any infrastructure or facilities controlled by Anglian Water would require formal connection agreement by Anglian Water.

Pollution of adjoining land

It is not considered that the treatment of surface water from this road surface would lead to pollution of adjoining land, as the drainage details are considered to be acceptable and water treatment would not leach in to adjoining soil.

Visual appearance

The road will be read within the context of the wider Food Enterprise Zone and the surrounding road network. It is considered that the road would not have a detrimental impact on the surrounding area.

Impact on adjoining occupiers

It is not considered that the road would have any impact on adjoining domestic or business occupiers by reason of noise or disturbance.

Conclusion

Approve, subject to conditions.