

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0956-25 **Applicant:** Bakkavor

Proposal: Demolition of existing effluent treatment plant & installation of new replacement effluent treatment plant including associated tanks, control room / DAF building, biomass separators & concrete secondary containment bund

Location: Bakkavor Sluice Road Holbeach St Marks

Terminal Date: 24th 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
30	Pollution

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

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 regarding application Lincolnshire County Council (LCC) Reference PL/0068/25.

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.

Principle of Development

The site is within the countryside as defined by Policy 1 of the Local Plan, however, the site is within an established manufacturing site. The proposal seeks to replace plant and install various structures and landscaping associated with the existing site operations. SHDC does not raise any objections to the principle of development.

Design and Visual Impact

SHDC does not wish to raise any objections regarding the proposed siting and appearance of the proposed development.

Biodiversity

The proposals seek to provide a 13.35% net gain in habitat units. This accords with the minimum requirement of 10%.

Flood Risk

The site is within Flood Zone 3 as identified by the Environment Agency's flood risk maps. The proposed use falls under the 'less vulnerable' category of development under Annex 3 of the NPPF. As such, the development is not required to pass the exception tests, however, the development is still required to pass the sequential test.

Conclusion

SHDC does not wish to raise objections to the proposed development.