8174S/DAS/Nov 2022

DESIGN AND ACCESS STATEMENT

ERECTION of 12 No. COMMERCIAL UNITS

At

PLOTS 3-5
SOUTH LINCOLNSHIRE FOOD ENTERPRISE ZONE (FEZ)

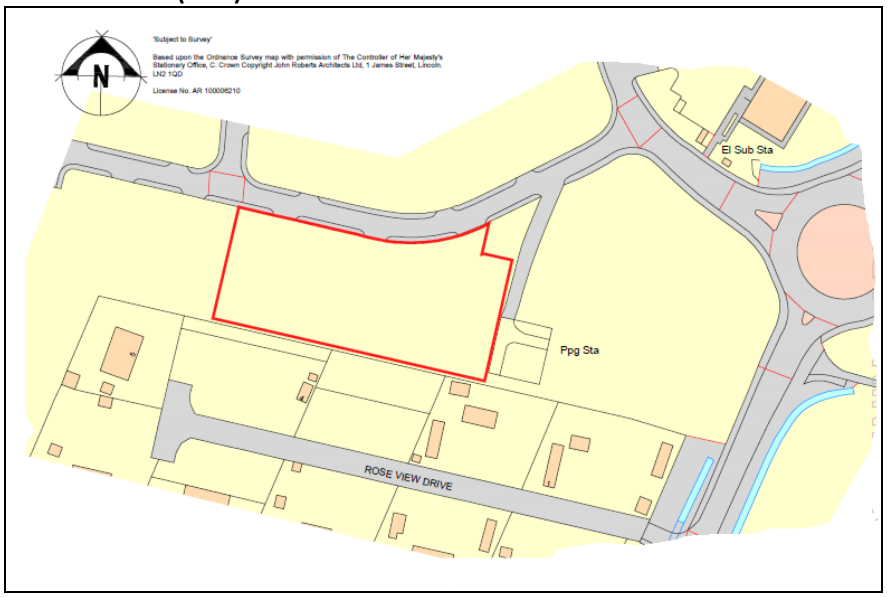
For

STIRLIN DEVELOPMENTS LIMITED

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01. Aerial View (n.t.s)



02. Location Plan (nts)

1.0 Introduction

1.1 This statement has been prepared to accompany a submission of details pursuant to the Conditions of the Local Development Order 2018 for the Holbeach Food Enterprise Zone.

2.0 Background and Context

2.1 The proposed development is situated at Plots 3,4 and 5 of the South Lincolnshire Food Enterprise Zone (FEZ), which is situated in Holbeach at the heart of the 'UK Food Valley'.

2.2 The stated aim of the FEZ is to create 'a bespoke high quality business space for new businesses and SMEs; specifically in the agri-tech sector.

3.0 LDO – Condition Statements

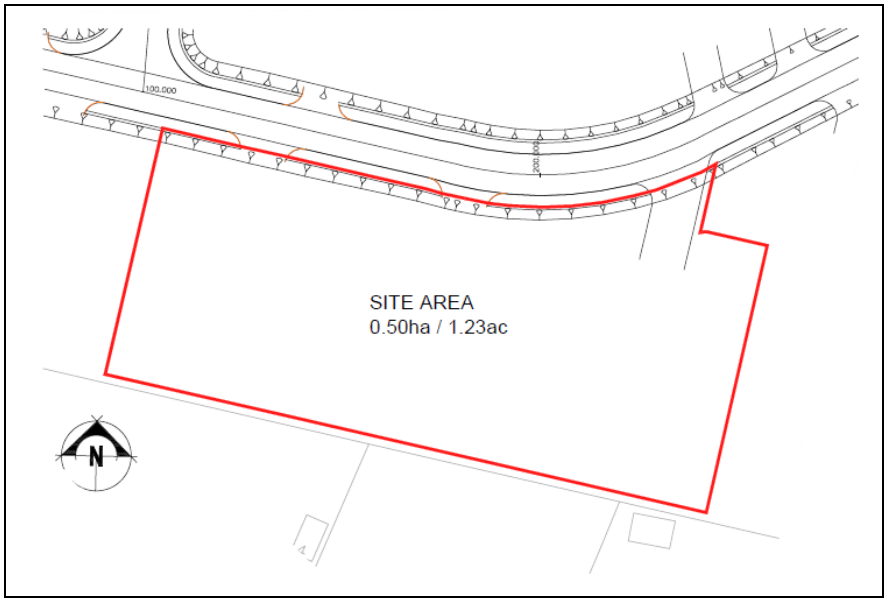
3.1 The LDO sets out a number of conditions for development on the site.

1. Application for approval of reserved matters (access, appearance, landscaping, layout and scale) must be made not later than five years beginning with the date of the adoption of the LDO, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Application drawings submitted provide details of the building plot and site layout. This includes detailed elevations showing details of materials, scale and general layout.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: submitted alongside the application.

All works will be carried out in accordance with the submitted plans.



03. Existing Site Plan (n.t.s).

3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (dated July 2018) and in particular the following mitigation measures:

   - Finished floor levels shall be set no lower than 3.2m AOD for 'less vulnerable' uses and 3.3m AOD for 'more vulnerable' uses;
   - Flood resilient and resistant construction measures shall be incorporated throughout the development as stated within the FRA;
   - A Flood Warning and Evacuation Plan (and for Safe Refuge) will be submitted to and agreed by the Local Planning Authority.

   The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

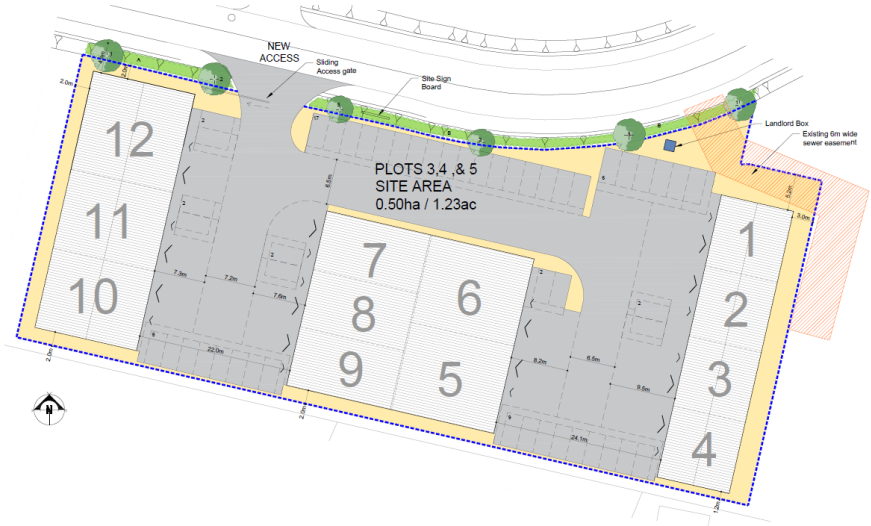
A Flood Risk Assesment and drainage strategy have been prepared and are included in this submission.

4. No development shall take place until the internal circulation road for the site, based on the principles set out in the Transport Assessment for the LDO, has been submitted to and approved in writing by the Local Planning Authority.

The proposal includes for ample parking provision and a layout which facilitates the turning of service vehicles to ensure there is no disruption to the access road and that all vehicles can access and leave the site in a forward gear.

5. When the application is made for approval of the 'Reserved Matters' for any part of the Local Development Order, that application shall show details of the arrangements for the parking/turning/manoeuvring/loading/unloading of vehicles within the site. These arrangements shall be provided before the development is occupied and shall be kept permanently free for such use at all times thereafter.

The proposal includes for ample parking provision and a layout which facilitates the turning of service vehicles to ensure there is no disruption to the access road and that all vehicles can access and leave the site in a forward gear.



04. Proposed Site Plan (n.t.s).

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.

The scheme shall:

a) Provide details of how individual sites will drain into the overall development drainage scheme for the site set out in the Drainage Strategy for the whole LDO site.

b) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 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 for the undeveloped site;

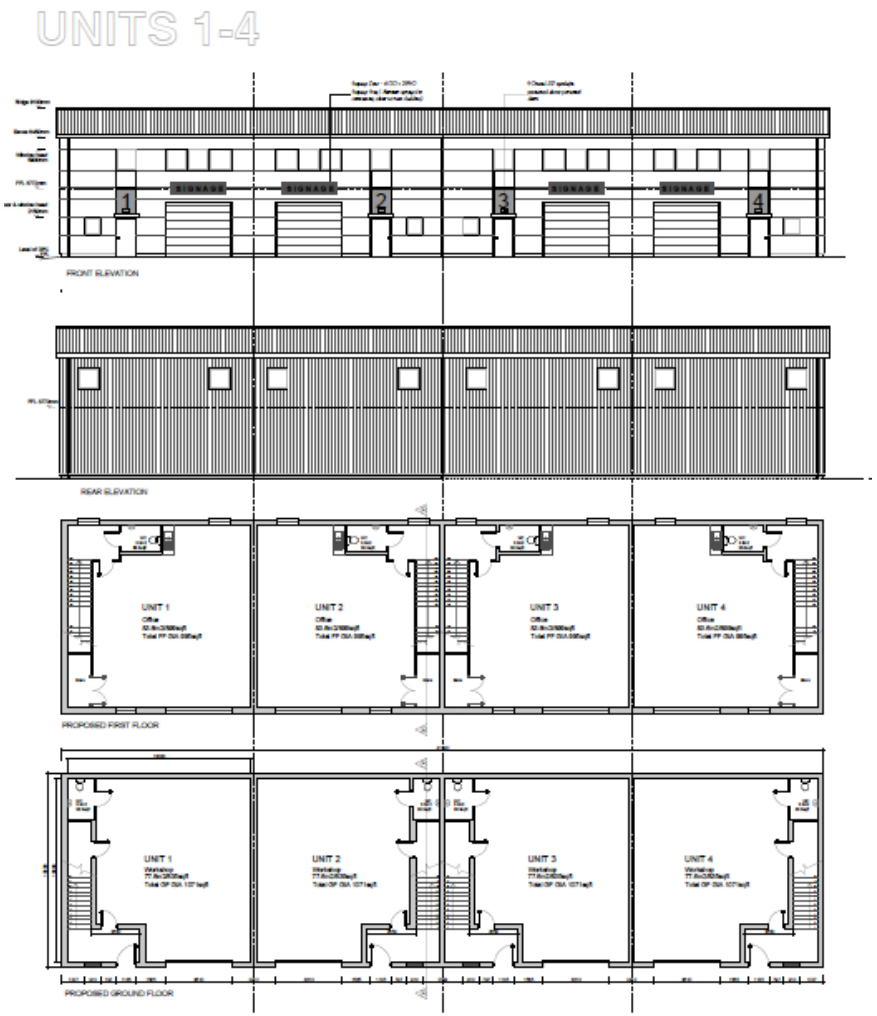
c) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;

d) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

e) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no building shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

A drainage scheme has been prepared and is included with this submission.



05. Units 1-4 (nts)

7. When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

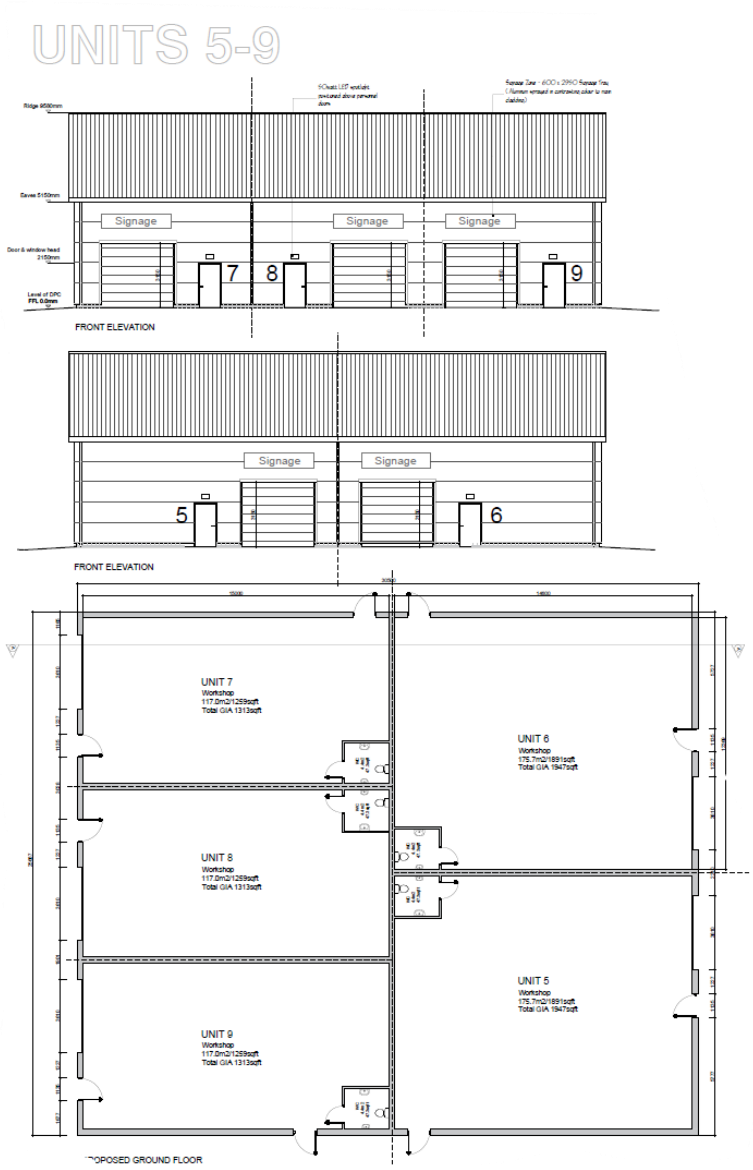
A landscaping proposal is included in the submission.

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. The scheme shall include all of the following measures:

   i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.

   ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the site's existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

   iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for



06. Units 5-9 (nts)

dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

A geo-enviromental investigation has been carried and a report of the findings are included in the submission.

9. Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Details of existing and proposed levels are included on the submitted drawings.

10. A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved.

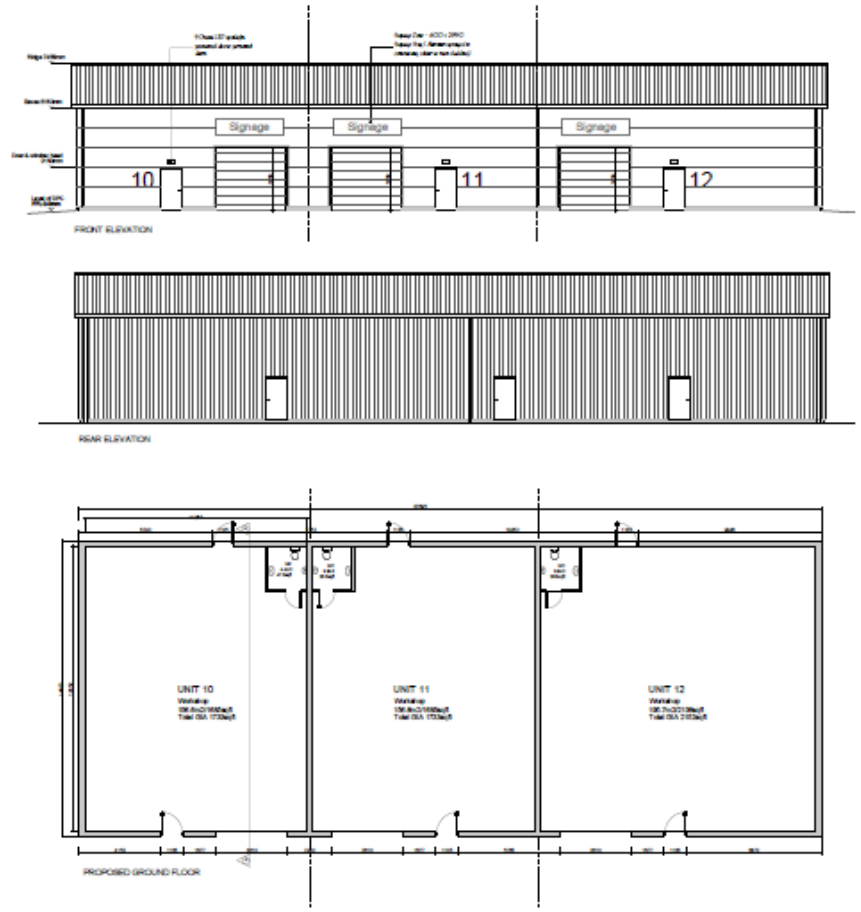
A construction management plan is included in the submission.

11. During the construction of the development no tree or shrub felling, lopping or clearance shall take place between mid-February and the end of July.

Not applicable.

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.

A foul water drainage proposal is included in the submission



07. Units 10-12 (nts)

13 Where appropriate, prior to the commencement of demolition works a method statement outlining:

The method of demolition;
Measures to identify and remove asbestos if present;
Measures to prevent nuisance from dust and noise to the site operatives and the surrounding occupiers

shall be submitted in writing to the LPA for approval. Once approved the scheme shall be carried out in accordance with the details approved.

Not applicable.

4.0 Site Analysis

4.1 The FEZ is located on the western side of the A151 less than 1 km to the north west of Holbeach in the South Holland district of Lincolnshire and in close proximity to the junction of the A151 and A17.

4.2 The infrastructure for the FEZ has now been largely constructed and the plots are awaiting development.

4.3 Plots 3 to 5 incl. are located along the southern boundary of the FEZ.

4.4 The site is defined by the access road along its northern boundary, and the access road to the pump station site to the east.

4.5 The southern boundary is defined by an existing residential area.

4.6 The western boundary is open and unfenced.

4.7 The site falls gently to the south although there are a number of bunds of spoil and other waste material. The site is overgrown with low self-set scrub.

5.0 Heritage Statement

5.1 The site is not located in a conservation area.

5.2 The site is not in close proximity to any designated heritage assets**.**

6.0 Flood Risk Assessment

6.1 The site is within Flood Zone 3.

6.2 A flood Risk Assessment is submitted with this application.

7.0 Ecology

7.1 The site is of no ecological value, being a plot prepared for development.

8.0 Proposal

8.1 The proposal is for the construction of 12no. commercial units.

8.2 In addition, the proposal includes associated parking areas, landscaping and other related external works.

9.0 Detailed Design

9.1 Generally, the proposal has been formulated in response to the following factors:

- Client's brief
- The details of the LDO in place for the FEZ.

10.0 Materials

10.1 Proposed materials are shown on submitted drawings.

11.0 Access and Car Parking Arrangements

11.1 Access to each unit is via the A151 and the main estate access road.

11.2 Car parking is generally provided in front of each unit with additional spaces in parking areas along the northern boundary of the site.

12.0 Landscaping

12.1 A Landscape proposal is included in the submission which should enhance the ecological value of the site.

13.0 Accessibility

13.1 The proposals have been designed to be fully compliant with Part 'M' of the Building Regulations.

14.0 Other Reports

14.1 The following reports are included in the submission and should be read in conjunction with this statement. Efforts have been made to avoid duplication.

- Construction Environmental Management Plan dated Nov 2022
- Geo-Environmental Investigation, ref EGE-22-08-09-01, dated 04 October 2022.
- Flood Risk Assessment, ref: 12520-WMS-ZZ-XX-T-3930-S8-P2, dated October 2022.