

**ACCOMPANYING PLANNING STATEMENT RELATING
TO HOLBEACH FOOD ENTERPRISE ZONE LOCAL
DEVELOPMENT ORDER CONDITIONS**

FOR

PLOT 9 OFFICE AND WORKSHOP WITH ASSOCIATED EXTERNAL WORKS

AT

**SOUTH LINCOLNSHIRE FOOD ENTERPRISE ZONE
PHASE 1**

Addendum 11.01.2022

Additional confirmation of use classes as specified under uses specified in
Schedule 1, parts 1 to 8 of the Local development Order

TDS Ref: 21-L74

Date: December 2021

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Introduction

This Planning Statement document has been produced to accompany the planning drawings submitted for Plot 9 Office and Workshop with Associated External works within the South Lincolnshire Food Enterprise Zone Reserved Matters Application.

The purpose of this document is to highlight and address the conditions imposed on the local development order.

Condition Statements

Condition 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.”*

Drawings references 21-L74-PL001, 21-L74-PL002, 21-L74-PL003, 21-L74-PL004 & 21-L74-PL005 provide details of the building plot and the site layout. This includes detailed elevations highlighting materials, scale and general layout of the proposed scheme to satisfy this condition and its requirements.

Condition 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 plans submitted.

Condition 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.”

In line with the Flood Risk assessment undertaken, the proposed building finished floor level will be constructed at 3.9m AOD which above the

requirements of the assessments. These levels have been coordinated with the proposed Western road access levels.

Flood resilient measure are required up to the level of 3.5m AOD, however the proposed scheme is above this level and therefore no additional flood resilient measures will be required.

As above the building will be construction above the AOD levels concerned within the Floor risk assessment to ensure the building provides a point of safe refuge if required. The building owners and managers will also sign up to the Gov UK's Flood Warning Alert scheme and receive prompt alerts prior to any flooding to ensure suitable evacuation has been completed prior to any potential flood.

We trust that given the building is above the level of concern and alert measures being implemented this will satisfy the requirements of this imposed condition.

Condition 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 proposed site will incorporate two dedicated entrance points comprising of a designated for staff and visitor parking to the east of the plot with ample parking allowances for the number of staff and visitors anticipated. For business operations a dedicated access point will be provided for business use traffic such are large vans and tipper trucks.

The separate entrances will ensure minimal disruption to the access road as ample access has been accommodated with sufficient space for vehicles to pass both entering and exiting the site.

All vehicles will be able to enter the site in a forward gear with any manoeuvring to be completed within the confines of the site of which ample designation of space has been provided.

Condition 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 1202/1 Statement of reasons in support of Holbeach Food Enterprise Zone Local Development Order 201 South Holland District Council 26 Robert Doughty Consultancy Limited 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.”*

As highlighted under the Condition 4 response, the proposal includes separate entrances with sufficient space for vehicles to pass each other both entering and exiting the site.

All vehicles will be able to enter the site in a forward gear with any manoeuvring to be completed within the confines of the site to ensure no vehicles will provide obstructions to the carriageway of A151.

Condition 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."

In the instance of this condition requirements sufficient information is being formulated to provide an adequate design to meet the above. At this time no submissions will be provided and we would recommend this condition remains until such time a suitable scheme is proposed to connect into the main site infrastructure.

Condition 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, 1202/1 Statement of reasons in support of Holbeach Food Enterprise Zone Local Development Order 2018 South Holland District Council 27 Robert Doughty Consultancy Limited 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."

Drawings 21-L74-PL002 and 21-L74-PL005 submitted provide details of the intended landscaping around the site. In principle a belt of native shrubbery comprising of common hawthorn *Crataegus monogyna* will be formed at low level to enhance the the site and provide a suitable habitat for hedgehogs.

Heights of this shrubbery will be maintained below a height of 1m to ensure ample visibility is provided to all vehicles both entering and existing the site.

To visually enhance the remainder of the site a combination of native Smaller trees (up to 2m) and larger trees (up to 3.5m) will be incorporated around the the site to enhance the biodiversity.

Native species proposed will comprise of the following:

- Hazel *Corylus avellana*, field maple *Acer campestre*
- Wild cherry *Prunus avium*
- Holly *Ilex aquifolium*
- Bird cherry *Prunus padus*
- Silver birch *Betula pendula*
- Poplar *Populus*
- Mountain Ash Rowan *Sorbus aucuparia*

Any new hedgerows should be planted using the above native shrub and tree species, and should be appropriately managed with traditional techniques where possible to maximise their benefit for wildlife, using hedge-laying rather than flailing or trimming.

Where the site is identified adjacent areas of Ecological interest as identified on the Ecology and Protected Species Survey, suitable provisions will be made by the contractor to ensure any site preparation work should commence outside the active nesting season which typically runs from March through to late August. If works commence during the bird breeding season, a search for nests should be carried out before they begin, and active nests should be protected until the young fledge.

Where the site is identified adjacent areas of Arboricultural interest as identified on the Arboricultural Impact Report & Ecology report, suitable provisions will be made by the contractor to ensure removal of the existing trees and shrubs should be avoided where possible, and kept to a minimum if unavoidable with appropriate root protection measures in place.

The western boundary will require trimming and removal of some overgrown hedgerows and trees which the contractor will complete in sections so that not all parts of the hedgerow are cut at the same time to assist natural migration.

Any removal of trees should be compensated for by replanting at least the amount that is lost, using native species as identified within the locations of the proposed plans.

The Arboricultural report has not identified any trees of significance within the existing site and therefore based on the proposed scheme we feel the proposal is beneficial to the site and satisfies the condition requirements.

Condition 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 1202/1 Statement of reasons in support of Holbeach Food Enterprise Zone Local Development Order 2018

South Holland District Council 28 Robert Doughty Consultancy Limited 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.

Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A. The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Following a review of Detla-Simons desktop study, potential sources of contamination have been identified at the Site. Subsequently a desktop study will be undertaken to meet the terms of the conditions above, and therefore we would anticipate this condition to remain as a pre-commencement condition at this time.

Condition 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.”*

Drawing 21-L74-PL001 Topographical drawing submitted identifies the existing site levels incorporating the completed western spur road. This highlighted approximately 1m fall from the road to the rear of the site.

Drawing 21-L74-PL002 Proposed site plan identifies proposed floor levels, external surfaces and indicates intended drainage types with indicative external levels.

Finished floor levels have been designed to exceed the Flood Risk requirements, accommodate the falls across the site and incorporate soft landscaping where possible to encourage natural water dispersion.

Note; A full surface water drainage design will be developed in accordance with Condition 6.

We trust this satisfies the requirements of Condition 9.

Condition 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 has been submitted as part of the application which satisfies this condition.

Condition 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. 1202/1 Statement of reasons in support of Holbeach Food Enterprise Zone Local Development Order 2018 South Holland District Council 29 Robert Doughty Consultancy Limited.

Some elements of tree and shrub felling, lopping or clearance shall take place as part of the proposed works, however these works will only be completed outside the months of mid-February and the end of July which coincides with the construction management plan which the client and contractor will be aware of.

We trust this satisfies the requirements of this Condition.

Condition 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. Reason: To prevent environmental and amenity problems arising from flooding.*

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under Section 111 of the Water Industry Act 1991.”

In the instance of this condition requirements sufficient information is being formulated to provide an adequate design to meet the above. At this time no submissions will be provided and we would recommend this condition remains

until such time a suitable scheme is proposed to connect into the main site sewer infrastructure.

Due to the nature of the site operations no fat traps will be required.

Condition 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.

The proposed plot is of flat landscape with no existing structures and therefore the requirement of Method statement for demolition would not apply.

As outlined above within this statement any forms of tree felling will be completion during the appropriate times of the seasons.

If any additional ACM's are identified on the site, the contractor will cease works if identified and ensure suitable disposal is provided by a licenced and trained professional.

This element will also be highlighted in the designers risk assessments prior to commencement on site.

We trust this satisfies the requirements of this Condition.

Conclusion

We trust the above responses read in conjunction with the drawings and documents provided will be sufficient to discharge the relevant planning conditions above.

We endeavour to work with yourselves during the discharge process and welcome any comments during the determination period to resolve any matters in good time.

Addendum

Following receipt of SHDC correspondence on 11.01.2022 related to the LDO we can confirm that the proposed use of the building will fulfill the opportunities set out in paragraph 6.4 of the LDO under section 1, use class B1.

The proposed development will provide suitable expansion facilities for a local business which electrical components supplied directly to the food and farming and agri business sectors.

Under the permitted development requirements, the building use class will be categorised as B1 utilising the following elements relative to this use class:

- Small scale offices with meeting rooms for office use (not those defined under A2 financial and professional services).
- Light industrial use “quiet industries” to construct electrical panels for supply within the food and farming and agri industries. This process will be carried out without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

We trust the above satisfies any queries related to the use class of the proposed application.