DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H10-1063-18**	**Applicant:**	**Princes Ltd**
Proposal:	Proposed water treatment works including new building, circular soft water treatment tank, circular salt saturator and circular brine tank		
Location:	Princes Limited Bridge Road Long Sutton		
Terminal Date:	21st December 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG7	Energy Efficiency
SG11	Sustainable Urban Drainage Systems (SUDS)
SG12	Sewerage and Development
SG14	Design and Layout of New Development
SG13	Pollution and Contamination
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
EC1	Major Employment Areas - Sites Allocated for Employment Use
EC3	Existing Employment Areas/Premises

National Guidance

National Planning Policy Framework 2018

National Planning Policy Framework (NPPF), July 2018

The presumption in favour of sustainable development
Core planning principles

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
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

Planning Practice Guidance (PPG)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Site

The Princes facility at Long Sutton is approximately 13.2ha in size and accommodates various industrial buildings used for food production and operations of the site. The application site itself comprises two portions of land measuring approximately 5.03ha. The site is located on Bridge Road, which links to the A17. There are several access points in to the site from Bridge Road.

Proposal

Proposed water treatment works including new building, circular soft water treatment tank, circular salt saturator and circular brine tank, to be located adjacent to existing tanks, to the south of the site, on land previously housing water tanks that have been demolished.

The proposals include the erection of a new 11 metre x 5 metre x 5.8 metre high plant room building. The largest new tank (a soft water treatment tank) is approximately 11.5 metres high, with a diameter of approximately 11 metres. The new tank would be no higher than existing tanks within the existing water treatment facility.

The application is supported by a design and access statement.

History

H10-0915-18 Demolition of existing buildings and erection of a new Raw Materials Warehouse and Ingredient Processing Centre (Use Class B2/B8). Approved by the Planning Committee meeting held on 14 Nov 2018.

H10-1063-18 Proposed water treatment works including new building, circular soft water treatment tank, circular salt saturator and circular brine tank. Submitted 19 October 2018 and is under consideration. Undetermined.

H10-1046-15. Refurbishment of offices and extension to form staff canteen and changing facilities. Approved May 2016.

H11-0390-13 Erection of portacabin for use as security gatehouse (retrospective) Approved April 2014.

H10-0061-09 Erect sub-station and switch room Approved May 2009.

H10-0972-03 Industrial/warehousing/transport development (outline renewal application H10/1002/00) Approved November 2003.

H10-1002-00 Industrial/warehousing/transport development. (Renewal of H10/1078/94) Approved December 2000.

H10-0946-97 Industrial/warehousing/transport development (Renewal of H10/1030/90) Approved December 1997.

H10-1078-94 Industrial/warehousing/transport development (Renewal of H10/1030/90) Approved February 1995.

H11-0914-93 Construction of biofuelled boiler plant Non-determination March 1999.

H10-1207-91 Industrial/warehousing/transport development Approved December 1991.

Consultation Responses

Long Sutton Parish Council

The Parish Council welcome the works to improve the water treatment works which will improve the residents quality of life

Little Sutton Parish Meeting

No response received

SHDC Environmental Health

Raise no objection

LCC Highways & SUDS

No observations

Anglian Water

South Holland Internal Drainage Board

No objections

Environment Agency

Have raised a question of whether the site would be provided with secondary containment to minimise leakage and spillage. Revised plans have been submitted and the EA has confirmed that it is up to the operator to ensure they have taken all reasonable precautions and appropriate measures to prevent pollution, in accordance with CIRIA report C736 - Containment systems for the prevention of pollution.

Third Parties

None received

Considerations and Conclusion

This site is Princes largest food production site and produces a range of canned products including baked beans, vegetables, fruit, pulses and pasta, employing 498 permanent staff and approximately 114 peak time agency staff.

The site lies within Flood Zone 3, and is partially identified in the emerging SELLP as an Established Employment Site (L00001 Hundreds Lane). The extent of the designation within the emerging plan reflects the apparent availability of land as of January 2016, when that part of the emerging plan was amended.

The South Holland Local Plan identifies this site as falling within an area allocated for employment use, a major employment area and includes a portion of land within the open countryside.

Policy EC1 - Major Employment Areas - Sites Allocated for Employment Use states:
Within the major employment areas listed below and shown on the proposals map planning permission will be granted for employment uses:
1) Spalding (106 hectares) - land off Wardentree Lane and Spalding Road (Pinchbeck) and off West Marsh Road
2) Sutton Bridge (Wingland) (54 hectares) - land in the vicinity of the power station (in part to be kept under review)
3) Long Sutton/ Little Sutton (12 hectares) - land south of Bridge Road and north of the A17
4) Holbeach (10 hectares) - land on the west side of Holbeach adjacent to the A151
5) Crowland (7 hectares) - land at Crease Drove and Harvester Way (to be kept under review)
6) Donington (11 hectares) - land adjacent to the railway north of the A52 roundabout.
provided that access and highway considerations are satisfactory and that the amenity of any nearby properties can be adequately protected.

Within the area adjacent to the sea port at Sutton Bridge (13 hectares), planning permission will be granted for port related uses to assist in the development of the port, provided that access and highway consideration are satisfactory, that amenity of any nearby residential properties can be adequately protected and that any impact on environmental assets of acknowledged importance is acceptable.

Policy EC3 - Existing Employment Areas/Premises states:
Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and / or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside.

The site continues to be identified as an Existing Employment Site in the emerging SELLP. The direction of travel within the emerging plan with regard to such sites recognises the important role such sites play in the local economy and will be protected for new and/or redevelopment in Use Classes B1, B2 and B8, provided the proposed development is of a scale that respects the character of the area and/or neighbouring land uses.

The intention of National and Local policies going forward is to help ensure that businesses can continue to operate or expand with confidence should business needs require additional or different provision.

It is considered that the principle of the retention of Princes on this site, and the expansion and updating of the site is acceptable, providing the proposals are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside.

The visual impact of the works would be minimal and the tanks would be read as part of the wider site. There are long distance views of the site from Hundreds Lane, and these works would have a backdrop of the larger buildings on the site.

The Environment Agency have raised a query regarding the form of construction of the tanks meeting their requirements, and the agent has clarified that the tanks and site will be adequately protected.

It is considered that the works are acceptable and that permission be granted, subject to the conditions expressed in the draft decision notice.