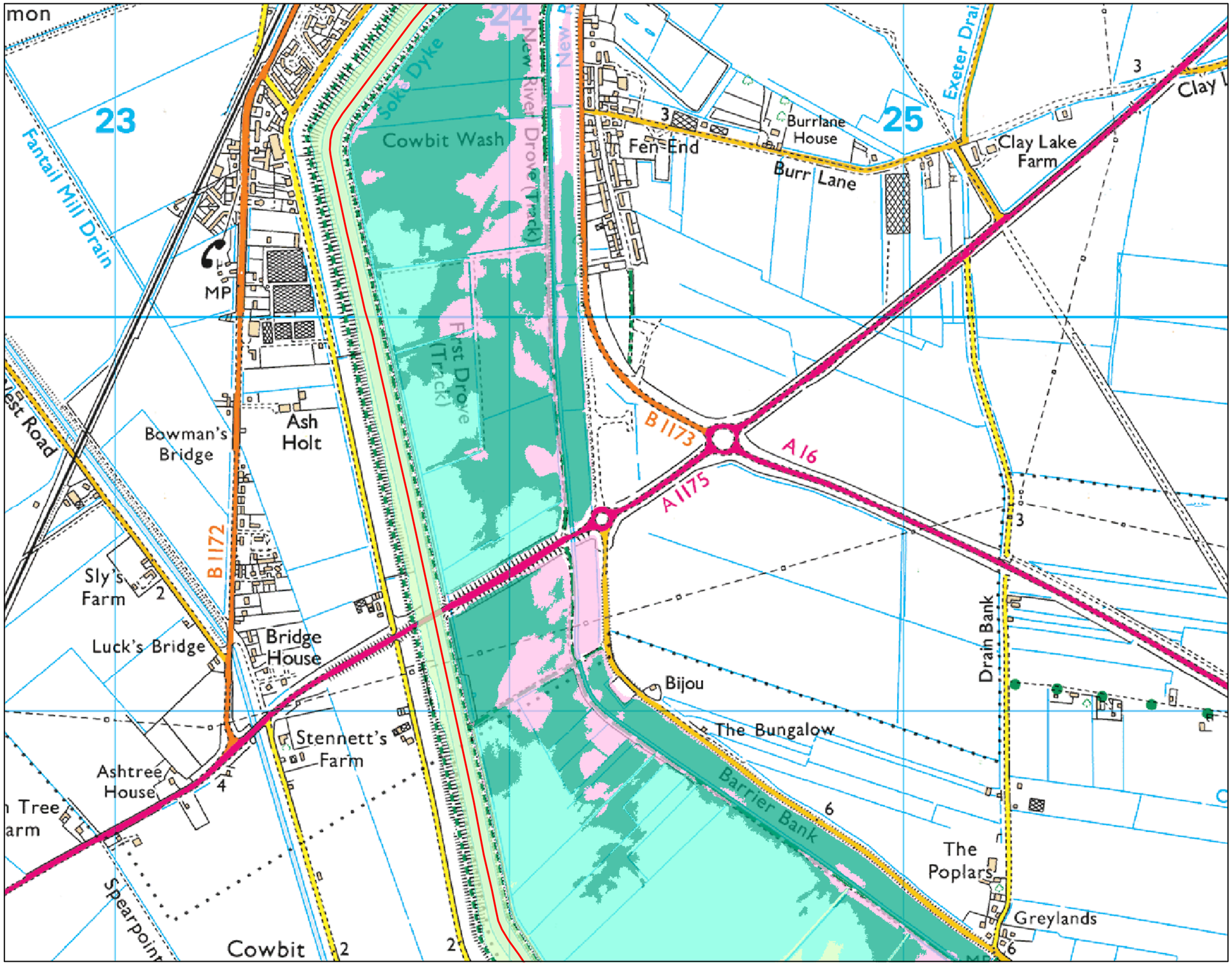
Modelled Flood Extents (with defences)

Map centred on TF 24275 19578 - created April 2021 [Ref: CCN-2021-211980]



Environment Agency

Scale 1:10,000

N W E S

Modelled Flood Extents (with defences)

- Main River
- 5% (1 in 20) Fluvial Event
- 1% (1 in 100) Fluvial Event
- 1% (1 in 100) Fluvial Event inc Climate Change
- 0.1% (1 in 1000) Fluvial Event
- 0.1% (1 in 1000) Fluvial Event inc Climate Change

Created by the Partnerships & Strategic Overview Team, Kettering

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Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

APPENDIX E

WATER AUTHORITY CONSULTATION

Pre-Planning Assessment Report

Lincolnshire Gateway Business Park

InFlow Reference: PPE-0119084

Assessment Type: Used Water

Report published: 30/04/2021

Thank you for submitting a pre-planning enquiry.

This has been produced for ARP Consulting Engineers.

Your reference number is **PPE-0119084**.

This report can be submitted as a drainage strategy for the development should it seek planning permission.

If you have any questions upon receipt of this report, you can submit a further question via InFlow. Alternatively, please contact the Planning & Capacity team on **07929 786 955** or email planningliaison@anglianwater.co.uk

---

Section 1 - Proposed development

The response within this report has been based on the following information which was submitted as part of your application:

List of planned developments	
Type of development	**No. Of units**
Hot food takeaways	2

The anticipated residential build rate is:

Year	Y1
Build rate	2

Development type: Greenfield

Planning application status: Unknown

Site grid reference number: TF2427419571

The comments contained within this report relate to the public water mains and sewers indicated on our records.

Your attention is drawn to the disclaimer in the useful information section of this report.

Section 2 - Assets affected

Our records indicate that there are no public water mains/public sewers or other assets owned by Anglian Water within the boundary of your development site. However, it is highly recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Section 3 - Water recycling services

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and effluent quality arising from your development.

Water recycling centre

The foul drainage from the proposed development is in the catchment of Spalding Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

Used water network

Our assessment has been based on development flows connecting to the nearest foul water sewer of the same size or greater pipe diameter to that required to drain the site. The infrastructure to convey foul water flows to the receiving sewerage network is assumed to be the responsibility of the developer. Conveyance to the connection point is considered as Onsite Work and includes all work carried out upstream from of the point of connection, including making the connection to our existing network. This connection point has been determined in reference to the calculated discharge flow and on this basis, a 150mm internal diameter pipe is required to drain the development site. The nearest practicable connection is to the 150mm diameter sewer at manhole 1200 in Fen End Lane at National Grid Reference NGR TF2429820143. The cover level is 3.61 and the invert level is 1.88. Whilst we note that you intend to utilise an existing pump station in close proximity to your site, this is not listed as a public asset and as such we are not able to comment in its suitability. Anglian Water has assessed the impact of a pumped conveyance from the planned development to the public foul sewerage network and we can confirm that this connection is acceptable as the foul sewerage system, at present, has available capacity for your site. In line with Sewers for Adoption, the pumped discharge will need to connect via an intermediate manhole and at least 5 metres of an appropriately sized gravity sewer. The pump rate and configuration of the connection will be determined with your detailed design. You should submit this detail with your Section 106 new connection application. Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure this strategy is implemented to mitigate the risk of flooding.

It is assumed that the developer will provide the necessary infrastructure to convey flows from the site to the network. Consequently, this report does not include any costs for the conveyance of flows.

Surface water disposal

You indicated on the Pre-Planning Application form that a connection to the public surface water sewer network is not required as infiltration and a connection to a watercourse is to be utilised. A new surface water sewer can be used as a mechanism to discharge surface water to a watercourse or as part of a Suds scheme where appropriate. Subject to the sewer being designed in accordance with the current version of Sewers For Adoption, the sewer can be put forward for adoption by Anglian Water under Section 104 of the Water Industry Act 1991. If the outfall is to a watercourse, the applicant will be required to obtain consent to discharge via the appropriate body. Therefore a capacity assessment has not been made on the public surface water network. However, should this situation change and you wish to have a surface water connection assessment on the local network, then we will provide this free of charge if requested within 12 months of this report and you are able to provide the relevant evidence that your original strategy was unviable.

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website. We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating than the assets can be maintained both now and in the future with adequate access.

If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website

As the proposed method of surface water disposal is not relevant to Anglian Water; we suggest that you contact the relevant Local Authority, Lead Local Flood Authority, the Environment Agency or the Internal Drainage Board, as appropriate.

Trade Effluent

We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

Used Water Budget Costs

Your development site will be required to pay an infrastructure charge for each new property connecting to the public sewer that benefits from Full planning permission.

You will be required to pay an infrastructure charge upon connection for each new plot on your development site. The infrastructure charge are types of charges set out in Section 146(2) of the Water Industry Act 1991

The charge should be paid by anyone who wishes to build or develop a property and is payable upon request of connection.

Payment of the infrastructure charge must be made before premises are connected to the public sewer.

Infrastructure charge for water recycling:	**£ 573.00**

The Water Recyling Infrastructure charge for your dwellings is:

Infrastructure charge	Number of units	Total
£ 573.00	0	£ 0

Infrastructure charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection is to non- household premises, the fixed element is calculated according to the number and type of water fittings in the premises. This is called the "relevant multiplier" method of calculating the charge.

Details of the relevant multiplier for each fitting can be found at our website.

It has been assumed that the onsite used water network will be provided under Section 104 of the Water Industry Act

It is recommended that you also budget for connection costs.

Please note that we offer alternative types of connections depending on your needs and these costs are available at our website.

Section 4 - Map of Proposed Connection Points



Figure 1:Showing your used water point of connection

Section 5 - Useful information

Water Industry Act – Key used water sections

Section 98:

This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

Section 102:

This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.

Section 104:

This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.

Section 106:

This provides you with the right to have your constructed sewer connected to the public sewer.

Section 185

This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website or via our Development Services team on **0345 60 66 087**.

Sustainable drainage systems

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. .

Our preferred method of surface water disposal is through the use of Sustainable Drainage Systems or SuDS.

SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website

We recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for your site to discuss your application.

Private sewer transfers

Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

Surface water sewers and lateral drains that do not discharge to the public sewer, e.g. those that discharged to a watercourse.

Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.

Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

It is anticipated that all new sewer applications will need to have an approved Section104 application ahead of a Section 106 connection

Encroachment

Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our website

Locating our assets

Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from digdat

All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge.

We have more information on our website

Charging arrangements

Our charging arrangements and summary for this year's water and used water connection and infrastructure charges can be found on our website

Section 6 - Disclaimer

The information provided in this report is based on data currently held by Anglian Water Services Limited ('Anglian Water') or provided by a third party. Accordingly, the information in this report is provided with no guarantee of accuracy, timeliness, completeness and is without indemnity or warranty of any kind (express or implied).

This report should not be considered in isolation and does not nullify the need for the enquirer to make additional appropriate searches, inspections and enquiries. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework ('NPPF') and any infrastructure needs identified in this report must be considered in the context of current, adopted and/or emerging local plans. Where local plans are absent, silent or have expired these needs should be considered against the definition of sustainability holistically as set out in the NPPF.

Whilst the information in this report is based on the presumption that proposed development obtains planning permission, nothing in this report confirms that planning permission will be granted or that Anglian Water will be bound to carry out the works/proposals contained within this report.

No liability whatsoever, including liability for negligence is accepted by Anglian Water or its partners, employees or agents, for any error or omission, or for the results obtained from the use of this report and/or its content. Furthermore, in no event will any of those parties be liable to the applicant or any third party for any decision made or action taken as a result of reliance on this report.

This report is valid for the date printed and the enquirer is advised to resubmit their request for an up to date report should there be a delay in submitting any subsequent application for water supply/sewer connection(s).

Gedney, Oliver

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 21 April 2021 17:06
To: _planningadvice
Subject: FW: Under Threshold - Consultation - H16-0172-21: Lincs Gateway Business Park

This message originated from outside your organization

Dear Planning Team

Thank you for your email consultation on the planning application.

The Planning & Capacity Team provide comments on planning applications for major proposals of 10 dwellings or more, or if an industrial or commercial development, 500sqm or greater. However, if there are specific drainage issues you would like us to respond to, please contact us outlining the details.

The applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout. They can do this by accessing our infrastructure maps on Digdat. Please see our website for further information:

https://www.anglianwater.co.uk/developers/development-services/locating-our-assets/

Please note that if diverting or crossing over any of our assets permission will be required. Please see our website for further information:

https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/

If you have any further queries please contact the Planning & Capacity team on the number below.

Kind Regards
Minu

Planning & Capacity Team
Development Services
Telephone: 07929 786 955
Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 20 April 2021 16:34
To: Planning Liaison <planningliaison@anglianwater.co.uk>
Subject: Under Threshold - Consultation - H16-0172-21: Lincs Gateway Business Park

EXTERNAL MAIL **- Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK**

PLANNING CONSULTATION

Reference Number: **H16-0172-21**

Type: **FULL**

Proposal: Construction of a KFC and Taco Bell restaurant / drive-thru (Use Class E / Sui-Generis) with associated vehicular access and drive thru lane, car parking, landscaping and other infrastructure works

Location: Lincs Gateway Business Park Goodison Road

Applicant: Erindale Ltd.

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

Click here to view the application

The deadline for submission of comments is **12th May 2021** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Polly Harris-Gorf** who is dealing with this application.

Note:
If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.

--*----*----*----*----*----*----*----*----*----*----*----*----*----*----*----*---*----*-----*----*----*----*----*---
-*----*----*----*----*----*----*----*----*----*----*---*----*-----*----*----*----*----*----*----*----*----
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The information contained in this message is likely to be confidential and may be legally privileged. The dissemination, distribution, copying or disclosure of this message, or its contents, is strictly prohibited unless authorised by Anglian Water. It is intended only for the person named as addressee. Anglian Water cannot accept any responsibility for the accuracy or completeness of this message. Contracts cannot be concluded with us by email or using the Internet. If you have received this

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A P P E N D I X F

INTERNAL DRAINAGE BOARD CONSULTATION

South Holland
Drainage Board

Marsh Reeves
Foxes Lowe Road
Holbeach
SPALDING
Lincs
PE12 7PA

t: +44(0)1406 421704
f: +44(0)1406 426501
e: planning@wlma.org.uk
w: www.wlma.org.uk

Our Ref: 21_04359_P
Your Ref: H16-0172-21

26/04/2021

Dear Sir/Madam

RE: Construction of a KFC and Taco Bell restaurant / drive-thru (Use Class E / Sui-Generis) with associated vehicular access and drive thru lane, car parking, landscaping and other infrastructure works at Lincs Gateway Business Park Goodison Road Spalding PE12 6FY

The site is within the Internal Drainage District (IDD) of the South Holland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website (https://www.wlma.org.uk/uploads/SHIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/210-SHIDB_Index.pdf). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB.

In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following:

- I note that the applicant intends to discharge surface water to a watercourse, with no other means of draining the site readily available or discussed. The proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy. (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).

- I note the presence of a watercourse which has not been adopted by the Board (a riparian watercourse) adjacent to the site boundary and that works are proposed to alter this watercourse. To enable this proposal consent is required under Section 23 of the Land Drainage Act 1991 (and byelaw 4).

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application.

ISO 9001 REGISTERED FIRM
Cert No. GB11990

Mr D R Worth (Chairman) Mr S A R Markillie (Vice-Chairman)
Mr P J Camamile (Chief Executive)

ISO 14001 REGISTERED FIRM
Cert No. GB11991

DEFENDERS OF THE LOWLAND ENVIRONMENT

Kind Regards,

Emma

Emma Robertson
Sustainable Development Officer
Water Management Alliance



Map Index	
Sheet Number	Sheet Title
A - CMT192P	Clay Lake
B - CMT193P	Wisemans (N)
B - CMT193P	Wisemans (S)
C - CMT194P	Peartree Hill
D - CMT195P	Donningtons
E - CMT196P	Fleet Fen (N)
E - CMT196P	Fleet Fen (S)
F - CMT197P	Little Holland (N)
F - CMT197P	Little Holland (S)
F - CMT197P	Little Holland (W)
G - CMT198P	Sutton St James
H - CMT199G	Free Discharge (E)
H - CMT199G	Free Discharge (W)
H - CMT199G	Free Discharge (C)
I - CMT200P	Westmere
K - CMT201G	Lutton Leam (E)
K - CMT201G	Lutton Leam (W)
L - CMT202P	Dawsmere
M - CMT203P	Fleet Haven
N - CMT204P	Lawyers
O - CMT205G	Andersons
P - CMT206G	Holbeach River (N)
P - CMT206G	Holbeach River (S)
Q - CMT207G	Wragg Marsh
R - CMT208P	Lords
S - CMT209P	Gotts
T - CMT210P	Roses
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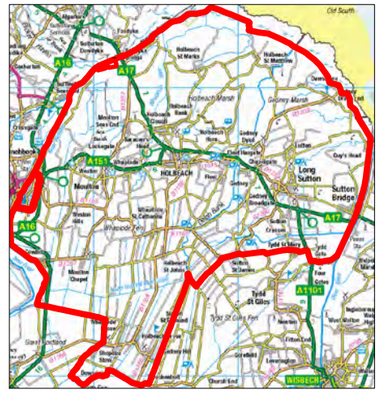
Index

South Holland Drainage Board

LEGEND

- Boards Boundary
- Hydrological Catchment

KEY MAP



N

SCALE	SHEET NUMBER
Best Fit	Index
PLOT DATE	
23/07/2015	

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FILE NAME

SHIDB_webmap2013.dwg

A P P E N D I X G

LEAD LOCAL FLOOD AUTHORITY CONSULTATION

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
HighwaysSUDsSupport@lincolnshire.gov.uk

To: South Holland District Council Application Ref: H16-0172-21

Proposal: **Construction of a KFC and Taco Bell restaurant / drive-thru (Use Class E / Sui-Generis) with associated vehicular access and drive thru lane, car parking, landscaping and other infrastructure works**

Location: **Lincs Gateway Business Park, Goodison Road, Spalding, PE12 6FY**

With reference to the above application received 20 April 2021

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

The proposed development will be within the western portion of the previously Consented Lincs Gateway Business Park where vehicular access to the highway network and surface water drainage infrastructure are already in place.
The vehicular access is in off the B1173, which was constructed as part of the A16 Spalding to Peterborough road and was subsequently provided with a Ghost Island Right-turn Lane as part of the enabling works for the first element of the western part of the Lincs Gateway Business Park. Access into the site can also be had from the Barrier Bank, on the west side of the Business Park. Egress from the site is out only onto the Barrier Bank i.e with no egress onto the B1173.
The road network within this existing part of the Business Park is all private i.e. none of these roads are public highways. The public have been using this arrangement now for several years, in particular to visit the petrol filling station, and it is operating with no apparent difficulties.
Whilst no detailed design of the surface water drainage within the Application Site itself appear to have been provided, it is proposed within the Application that the site will discharge all its surface water run-off into the top end of the existing surface water drainage system that has already been constructed as part of the existing Business Park. That system includes the necessary attenuation and storage of attenuated storm water with a pumped discharge into the watercourse on the north side of the Business Park. The surface water drainage system is also private.

Therefore, having given due regard to the appropriate local and national planning policy guidance

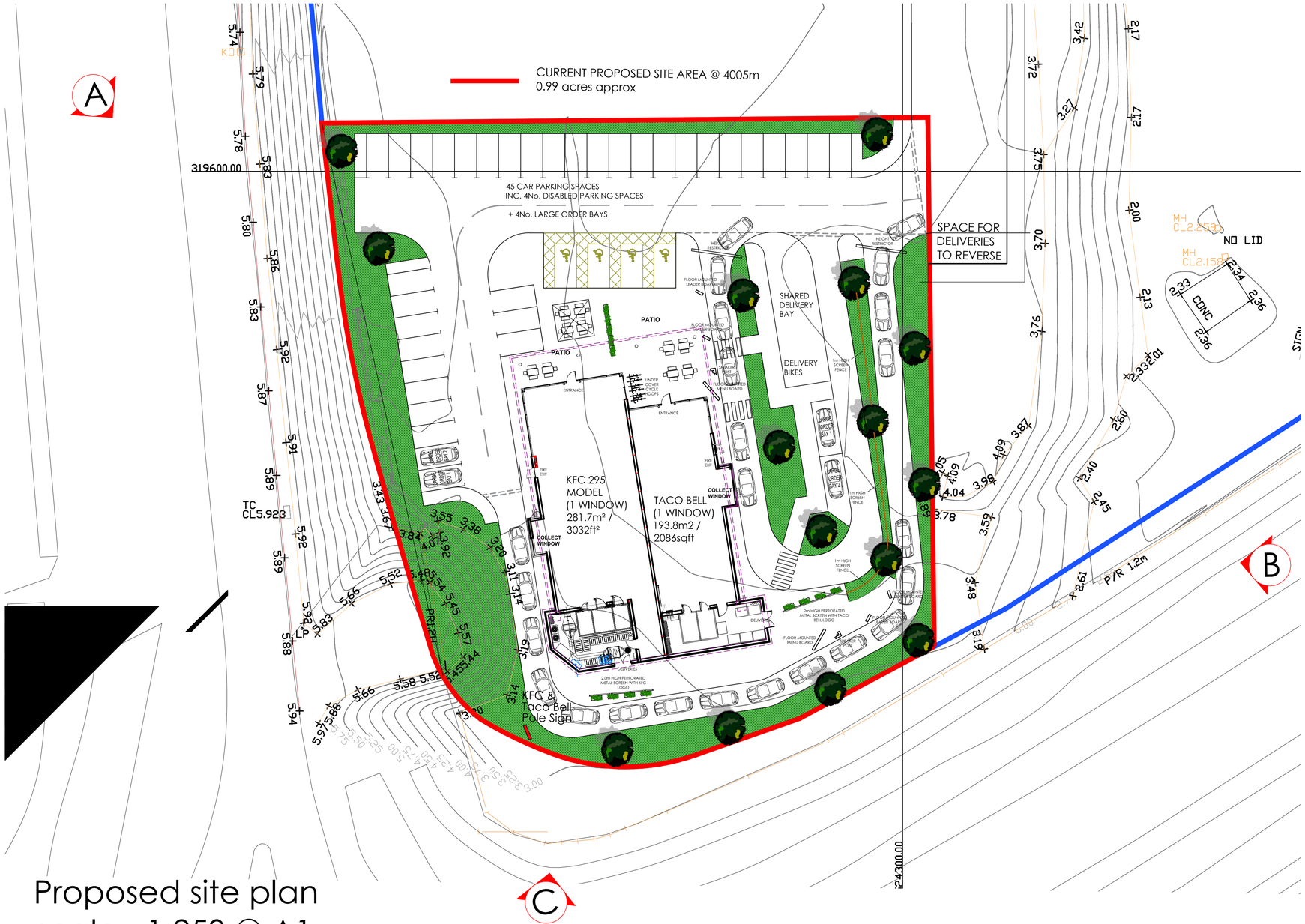
(in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety, or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and does not wish to object to this planning application.

Case Officer:
Jon Sharpe
for Warren Peppard
Head of Development Management

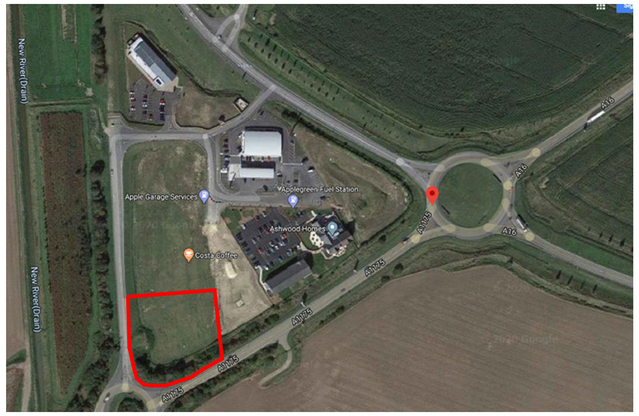
Date: 28 April 2021

APPENDIX H

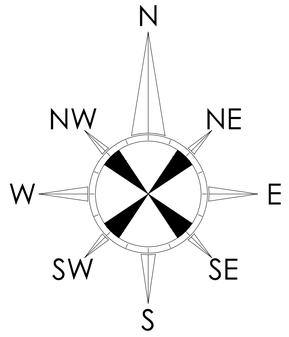
PROPOSED SITE PLAN



Proposed site plan
scale - 1:250 @ A1



Birds eye view of site



KFC SITE DESIGN SIGNOFF	
Name / Title	
Signature	Date

© copyright 2020

This drawing and the copyrights and patents therein are the designer's property and may not be used or reproduced - only under contract. All rights reserved.

ALL DIMENSIONS TO BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

rev	date	description
B	22-1-21	Shown delivery driver window to both units; longer DT pod to Taco Bell; reduced large order bays & shown radius to same for Taco; extended delivery bay for driver space; shown crossing for delivery drives
A	27-3-20	Shown updated building footprint; tweaked DT lanes and patio areas

Frank Belshaw
Building Surveyors Limited
wheatley springs barn, wheatley lane road,
barrowford, nelson, lancashire. BB9 6QS.
tel no. (01282) 699668. fax no. (01282) 602447.

TACO BELL

KFC

store address
SPALDING
APPLE GARAGE SERVICE STATION
SPALDING
PE12 6FY

drawing title
PROPOSED
SITE PLAN

drawn by	checked	date
PAY	----	19/02/20
store no.	scale	
0000	1:250 @ A1	

KFC drawing no.	FB ref.	revision
0000/2020/F121	2020/16	B



existing site view A



existing site view B



existing site view C