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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APPENDIX 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

APPENDIX 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

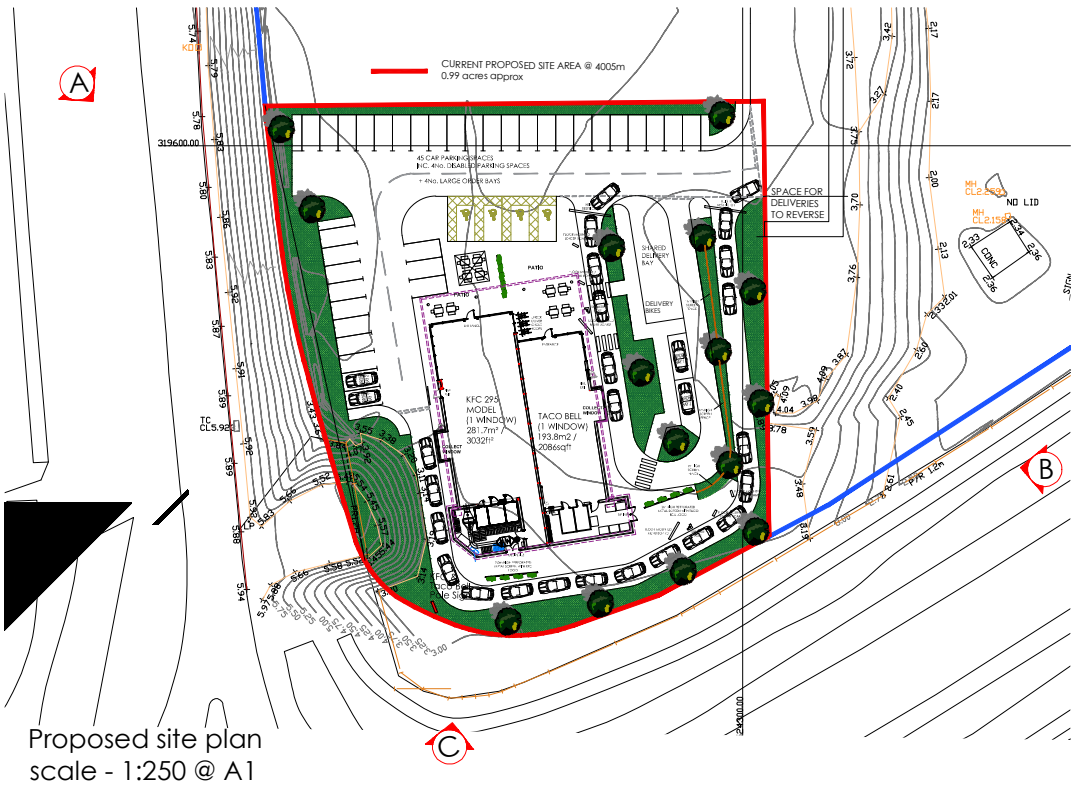
(in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety, or a severe residual cumulative impact upon the 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

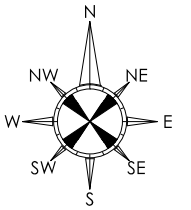
PROPOSED SITE PLAN



Proposed site plan
scale - 1:250 @ A1



Birds eye view of site



rev	date	description
B	20-1-21	Move delivery driver window to path units longer 31 pod to Taco bell; reduces large order blurb & shown radius to come for Taco; extended delivery bay for driver space; shows crossing for delivery drives
A	27-3-20	Move updated building footprint; tweaked distances and patio areas

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

KFC SITE DESIGN SIGNOFF

Name / Title	
Signature	Date

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ALL DIMENSIONS TO BE CHECKED ON SITE.

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

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