

South Holland District Council



South Lincolnshire Food Enterprise Zone, Holbeach
Local Development Order
Monitoring Report

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town planning



landscape architecture



architecture

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1. INTRODUCTION

- 1.1. The paper has been prepared to assess the success of the Holbeach South Lincolnshire Food Enterprise Zone Local Development Order (LDO).
- 1.2. The LDO was adopted in November 2018 and granted permission in principle for the development of the South Lincolnshire Food Enterprise Zone (SLFEZ). In its current form, the LDO will expire in November 2023. This report is prepared to assess the success of the LDO and consider whether the LDO should be amended or extended into the future.
- 1.3. Since that time detailed permissions have been granted for site circulation and infrastructure, two buildings for the University of Lincoln and a **"HUB" building provided by** Lincolnshire County Council (including offices and workshops to let, meeting rooms, a café and a central reception for the wider South Lincolnshire Food Enterprise Zone). Planning Permission for 12 small business uses is currently under consideration.
- 1.4. The Peppermint Junction improvement works have been completed since the adoption of the Local Plan, and the LDO site boundary may need to be amended to reflect the boundary of the adopted highway.
- 1.5. The other development underway or completed on the SLFEZ are:
 - Construction of the access road (together with Drainage Strategy)
 - Construction of a pumping station for foul sewage
 - Two buildings for the University of Lincoln
 - **The Holbeach "HUB" building (including a range of offices and workshops for lease**
 - Offices and Workshops for a local business AJS
 - A detailed proposal for 12 units was registered on 21 November 2022.
- 1.6. The development approved by the LDO is being brought forward and, if given the opportunity, will continue coming forward over time.
- 1.7. The County Council and District Council have jointly acquired the northern part of the site and now control the whole area covered by the LDO.

2. OUTLINE OF THE LDO

- 2.1. The LDO approved development of a range of uses on the site. Since the approval of the LDO the Use Classes Order has been amended. The following table sets out the uses as approved, with the new Use Class reference shown in bracket as follows:

Table 1 – delivery of development against land uses identified in the Local Development Order (new use classes are shown in bold).

B1 (E (g)) Business – Office, Research and development and “Quiet Uses”	20,000 sq m
B2 General Industry	20,000 sq m
D1 (F1) Non-residential Institution – non-residential education and training	9,500 sq m
D2 (F1) Conference Facilities	1,500 sq m
A2 Financial (E(c)(i)) and Professional Services (E(c)(ii))	1,500 sq m
C1 Hotels or Motels	3,000 sq m
B8 Storage and Distribution (ancillary to larger operation)	Not specified
A3 Restaurants and Cafes (Class E(b)) (where ancillary to D1 Non Residential institution or a D2 Conference facility)	Not Specified

- 2.2. The total development is 55,500 sq m, plus unspecified amount of both ancillary storage and **“hospitality” uses**.
- 2.3. The indicative Masterplan included in the Statement of Reasons an area for crop research, but this offer has not been taken up. It is not clear whether land will be required for this purpose, or whether it could ultimately be delivered on adjacent agricultural land.

- 2.4. The development completed on site has delivered some of the approved land-uses, and the revised LDO will reflect this change in capacity. The review of the LDO will provide an opportunity to consider the mix of uses to be carried forward.

3. DELIVERY OF DEVELOPMENT ON HOLBEACH SLFEZ

- 3.1. The period since the LDO came into force in 2018 has seen significant development. The County Council, as landowner, has obtained detailed consent for, and delivered, the spine/internal circulation road (further to the construction of an access with the new roundabout on the A151 **provided as part of the "Peppermint Junction"** scheme) and a foul water pumping station to serve the first phase of development. The County Council has also built the Hub Building, which includes offices, meeting rooms and workshops to rent.
- 3.2. The University of Lincoln has built two new buildings (The Institute of Technology and the Centre of Excellence) and AJS, a local company in the Agri Food Sector, is building a new workshop and research centre on plot 9.
- 3.3. Detailed submissions are currently under consideration to provide 12 industrial units, some with office space.
- 3.4. All the proposals, whether approved or under consideration, are within the uses permitted by the LDO, although some of the developments, particularly the University Buildings, have been subject to separate planning applications, rather than detailed submissions under the LDO.
- 3.5. The review of the LDO provides an opportunity to update the levels of different uses permitted on the site, to reflect the delivery and demand for development and changes of the Use Classes Order, which came into effect after the adoption of the LDO.
- 3.6. The following table shows the level of uses delivered, or subject to detailed proposals under consideration, against those permitted by the LDO.

Table 2- Delivery of different use classes within the SLFEZ area

Use Class (Current in brackets)	GIA Approved (sq m)	Delivered (Under consideration in brackets) (sq m)	Residue GIA and comments
B1 (E (g)) Business – Office, Research and development and	20,000	800 (334.4)	19,200 remains (or 18,865.6 if current submission approved. Around 5% of capacity has been delivered (Or is currently under consideration). The

Use Class (Current in brackets)	GI A Approved (sq m)	Delivered (Under consideration in brackets) (sq m)	Residue GI A and comments
"Quiet Uses"			overall target is considered appropriate and can be retained in the revised LDO. A reduction in E(c) uses could be considered to allow capacity for other uses, such as General Industry (B2) or Non-residential Institution (F1) if there is a proven demand to increase those uses.
B2 General Industry	20,000	1,800 (1,421.7)	18,100 remains (or 16,178.3 if current submissions are approved) 9% of capacity has been delivered, with a further 7% under consideration. The overall target is considered appropriate and should be retained in the revised LDO, although more capacity could be made available should the demand and need be considered sufficient.
D1 (F1) Non-residential Institution – non residential education and training	9,500	1,818	7,682 remains. 19% of capacity has been delivered. The overall target is considered appropriate and should be retained in the revised LDO.
D2 (F1) Conference Facilities	1,500	None	The Hub and the University both provide meeting spaces, although perhaps not meeting the full requirements for an independent "conference facility" with less flexible uses.

Use Class (Current in brackets)	GI A Approved (sq m)	Delivered (Under consideration in brackets) (sq m)	Residue GI A and comments
A2 Financial (E(c)(i)) and Professional Services (E(c)(ii))	1,500	None	
C1 Hotels or Motels	3,000	None	
B8 Storage and Distribution (ancillary to larger operation)	Not specified	None	Some storage is to be provided as part of the development on Plot 9 (for local company AJS). This is ancillary to the wider operation and not a freestanding use. Similar approaches may be appropriate as part of other developments.
A3 Restaurants and Cafes (Class E(b)) (where ancillary to D1 Non Residential Institution or a D2 Conference facility)	Not Specified	None as free standing development, but 135 sq m is provided as part of the Hub, and will be available to other users of the SLFEZ. A small refectory forms part of the University of Lincoln buildings, but is not open to other users.	Further provision on site may be appropriate as part of any conference facility, or to meet the wider needs of the SLFEZ as more development takes place.
Crop research	Not specified	Although not listed in uses by the LDO some land was reserved on the Masterplan for Crop research. No such use has come forward yet.	It is possible future users will engage in crop research. Depending on the scale of the land requirements this may be provided as part of the SLFEZ or may utilise agricultural land outside the SLFEZ without any need for planning permission.

- 3.7. Just over 4,000 sq m (plus the 135sq m Café within the Hub) has been delivered on site, with a further 1,756 sq m under consideration. Details of all relevant applications are provided in appendix 1.

- 3.8. The three main uses B1 (E (c)) B2 and D1 (F1) are being delivered in accordance with the targets set by the LDO. The current Use Classes will be used from here on in. E (c) and B2 are expected to continue to be delivered in accordance with the scale of development promoted in the LDO and can be delivered in different parts of the site. Further F1 uses may be expected to be delivered in a single location and, as such, an extension of the internal distribution roads may be required to support further University development. Although the existing access to the Centre of Excellence could support further development, the Institute of Technology has used a separate temporary access from Distillery Farm. There is no vehicular link between the two University buildings.
- 3.9. Although both the Hub and the University provide some meeting spaces which can be booked by third parties, they may not fulfil the description of Conference centre, due to the relatively small size of the rooms, the lack of flexibility for seating arrangements, the lack of break out rooms for attendees and presenters, the slight disconnect between catering arrangements and the rooms, etc. As such, the need for a provision of dedicated conference space can still be considered necessary.
- 3.10. Financial and Professional services (E (c) (i and ii)) have not been delivered. These services were expected to support the Agri Food sector, and, as such, there is an opportunity to consider reallocating all or some of the capacity to another use, if specific financial and professional services are not expected to be delivered in scale on the site.
- 3.11. Any proposal for a C1 Hotel/Motel would be dependent on the creation of a suitable market within the LDO. Any new overnight accommodation must not act as a destination in its own right.
- 3.12. As the Holbeach Campus of the University of Lincoln grows, the provision of student accommodation (Use C2) could be considered as suitable within the SLFEZ area. Like an Hotel or Motel, care would need to be taken in siting such accommodation to ensure the amenity of residents **is not affected by proximity to a "bad Neighbour" in the form of busy "A" roads or factory.**
- 3.13. The provision for Storage and Distribution ancillary to a larger operation has only been a feature of the development for AJS, and this acts as a store room for the wider operation, rather than a use in its own right. This, however, does not preclude an element of B8 Storage and

Distribution forming a part of a future development. The need for a new use of this nature would need to be justified at the time of submission.

- 3.14. Of the 55,000 sq m of development approved under the LDO just over 4,000 sq m has been delivered, with over 1,700 sq m under consideration. Infrastructure, in the shape of a spine road and pumping station, have been put in place.

4. REVIEW OF CONDITIONS IMPOSED ON THE LDO

4.1. Conditions imposed on the LDO were considered appropriate at the time of adoption. This, however, predated the adoption of the South East Lincolnshire Local Plan, amendments to the National Planning Policy Framework and other national and local policy and guidance. The policies will need to be updated. The following table lists the current conditions, identifying any necessary changes, including potential deletions of policies. Other new policies may be considered necessary.

Table 3 – Review of Existing Planning Conditions

No	Current Condition	Commentary	Proposed changes
1	<p>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.</p> <p>Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>	<p>Development of the South Lincolnshire Food Enterprise Zone is proceeding well, but will not be approved within five years of the date of the LDO.</p> <p>Neither the detailed submissions for the site, and subsequent development, have not revealed in any key issues regarding access, drainage, flood risk, ecology, archaeology or ground conditions, and as such there are no apparent grounds for limiting development of the site. There are no reasons not to extend the life time of the LDO, but there is growing interest in the SLFEZ site itself. There is no reason not to extend the lifetime of the LDO to the original five years. A decision must be made on the suitable length of time by which the LDO can be extended to allow for appropriate development and to manage risks on site. The</p>	<p>Amend the life time of the LDO to allow for the complete development of the whole site area.</p>

No	Current Condition	Commentary	Proposed changes
		<p>LDO differs from a normal planning permission, in that the Local Planning Authority can chose to amend the consent at any time to reflect a change of circumstances.</p> <p>The condition has functioned appropriately and should remain in place.</p>	
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: submitted alongside the application. Reason: For the avoidance of doubt and in the interests of proper planning.</p>	<p>The approved plan referred to the indicative layout. Detailed proposals have been approved, and in some cases completed, which promote development that varies slightly from the indicate layout prepared for the LDO, whilst according with the principle of development.</p> <p>The condition has functioned appropriately and should remain in place.</p> <p>Development has commenced in accordance with the details submitted under condition 1. As such the indicative layout should be updated in order to reflect actual development and update the remaining</p>	<p>Amend policy to refer to indicative master plan and the schedule of uses set out in Appendix 1 of the LDO</p>

No	Current Condition	Commentary	Proposed changes
		capacity for the different use classes.	
3	<p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants. This condition is imposed in accordance with national guidance contained in Section 14 of the National Planning Policy Framework 2018.</p>	<p>The Flood risk assessment is being updated to reflect most recent information, including the more recent assessments undertaken to support submissions for detailed proposals, to ensure the minimum Finished floor levels, flood resilience and flood warning and evacuation processes.</p> <p>The condition has functioned appropriately and should remain in place.</p> <p>The NPPF was updated in 2021, although Flooding is still referenced in Section 14 "Meeting the challenge of climate change, flooding and coastal change".</p> <p>References to the Development Plan Policy will need to be updated to reference the South East Lincolnshire Local Plan 2019.</p>	Update to refer to current Local and National Policy and to reflect the updated FRA and Drainage Strategy..

No	Current Condition	Commentary	Proposed changes
4	<p>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.</p> <p>Reason: To enable vehicles to access all parts of the site, and to allow vehicles to enter and leave the highway, in a forward gear in the interests of highway safety. This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.</p>	<p>The internal circulation road for the first phase of development has been submitted, approved and constructed in accordance with the principles set out in the Transport Assessment. Vehicles entering the site for construction purposes or to serve the new businesses can enter and leave the site safely.</p> <p>The condition has functioned appropriately and should remain in place.</p> <p>References to the Development Plan Policy will need to be updated to reference the South east Lincolnshire Local Plan 2019.</p>	<p>Update to refer to current Local and National Policy.</p>
5	<p>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.</p>	<p>All proposal to date have met the requirement of condition 5, which should remain in place for the future phases of development.</p> <p>References to the Development Plan Policy will need to be updated to</p>	<p>Update to refer to current Local and National Policy.</p>

No	Current Condition	Commentary	Proposed changes
	<p>Reason: To enable calling vehicles to wait clear of the carriageway of A151 and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.</p> <p>This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.</p>	<p>reference the South East Lincolnshire Local Plan 2019.</p>	
6	<p>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.</p> <p>The scheme shall:</p> <ul style="list-style-type: none"> 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 	<p>Details of the delivery, operation and management of the surface water drainage scheme have been provided with all detailed proposals to date. The condition should remain, although details of discharge rates may need to be updated.</p>	<p>Update to refer to current Local and National Policy.</p>

No	Current Condition	Commentary	Proposed changes
	<p>any phasing of implementation for the drainage scheme; and</p> <p>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.</p> <p>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.</p> <p>Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.</p> <p>Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.</p> <p>This Condition is imposed in accordance with Policies SG11 and SG12 of the South Holland Local Plan, 2006 and national guidance.</p>		

No	Current Condition	Commentary	Proposed changes
7	<p>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.</p>	<p>The condition has functioned appropriately. All approved submissions have been supported with landscape schemes.</p> <p>The condition has functioned appropriately and should remain in place.</p> <p>References to the Development Plan Policy will need to be updated to reference the South East Lincolnshire Local Plan 2019.</p>	<p>Update to refer to current Local and National Policy.</p>
8	<p>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:</p> <p>i) a desk-top study carried out to identify and evaluate all potential sources of contamination and</p>	<p>All detailed submissions have been supported with appropriate ground conditions surveys, providing the opportunity to deal with any issues in an appropriate manner.</p> <p>The condition has functioned appropriately and should remain in place.</p>	<p>Update to refer to current Local and National Policy.</p>

No	Current Condition	Commentary	Proposed changes
	<p>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.</p> <p>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.</p> <p>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</p>	<p>References to the Development Plan Policy will need to be updated to reference the South east Lincolnshire Local Plan 2019.</p>	

No	Current Condition	Commentary	Proposed changes
	<p>immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.</p> <p>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.</p> <p>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.</p> <p>Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This</p>		

No	Current Condition	Commentary	Proposed changes
	Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.		
9	<p>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.</p> <p>Reason: To reduce the risk of flooding of the development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.</p> <p>This Condition is imposed in accordance with national guidance contained in Section 14 of the National Planning Policy Framework, 2018.</p>	<p>The condition has functioned appropriately but may require amendment to include up to date details of site levels to ensure the flood risk and surface water drainage strategies are appropriate. Although this condition duplicates conditions 3 and 6 it allows for the change in circumstances, including ground levels, to be taken into account over the development period.</p> <p>References to Local Plan Policies will need to be updated to the South East Lincolnshire Local Plan 2019.</p>	Update to refer to current Local and National Policy.
10	<p>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.</p> <p>Reason: In the interests of the amenity of local residents. This issue is integral to the development</p>	<p>The condition has functioned appropriately and should remain in place.</p> <p>References to Local Plan Policies will need to be updated to the South East Lincolnshire Local Plan 2019.</p>	Update to refer to current Local and National Policy.

No	Current Condition	Commentary	Proposed changes
	<p>and therefore full details need to be finalised prior to the commencement of works.</p> <p>This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.</p>		
11	<p>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.</p> <p>Reason: To ensure that birds and their nests are protected during the nesting season. This Condition is imposed in accordance with national guidance contained in Section 15 of the National Planning Policy Framework, 2018.</p>	<p>The condition has functioned appropriately and should remain in place.</p> <p>References to Local Plan Policies will need to be updated to the South East Lincolnshire Local Plan 2019.</p>	Update to refer to current Local and National Policy.
12	<p>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.</p> <p>Reason: To prevent environmental and amenity problems arising from flooding.</p> <p>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.</p>	<p>The condition has functioned appropriately and should remain in place.</p> <p>References to Local Plan Policies will need to be updated to the South East Lincolnshire Local Plan 2019.</p>	Update to refer to current Local and National Policy.

No	Current Condition	Commentary	Proposed changes
	<p>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.</p> <p>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.</p>		
13	<p>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.</p> <p>Reason: In the interests of public safety, to protect the amenities of nearby residents and to accord with Policy SG17 of the South Holland Local Plan, 2006.</p>	<p>The development to date has not involved demolition, but as and when Distillery Farm itself may be redeveloped, or part of the LDO itself be redeveloped, the policy is still appropriate and should remain in place.</p> <p>The condition has functioned appropriately and should remain in place.</p> <p>References to Local Plan Policies will need to be updated to the South East Lincolnshire Local Plan 2019.</p>	Update to refer to current Local and National Policy.

- 4.2 The conditions imposed by the LDO have functioned effectively and should remain in force. Some amendment may be necessary, in most cases to refer to Policies in the South East Lincolnshire Local Plan, which was adopted after the LDO came into force. Other amendments may be necessary to reflect changes to the NPPF (2021). The NPPF is subject to consultation on proposed changes at this time. None of the changes affect the LDO fundamentally, but the conditions should refer to the wording, paragraph numbers, etc, that are current at the time it comes into force.
- 4.3 Other factors may come to light through the review process, and it may be necessary to include additional policies in response to that process.

5. CONCLUSION

- 5.1. The LDO was adopted in 2018, a few years before the National Lockdown in response to the Covid Pandemic. Despite the unique economic circumstances created through the Pandemic a not insignificant amount of development has been delivered on site.
- 5.2. The first development, accessed from the spur road delivered as part of the Peppermint Junction development, was the National Centre for Food Manufacturing, part of the University of Lincoln.
- 5.3. Since that time the delivery of key infrastructure, including a pumping station and an internal distributor road has allowed the delivery of the **“Hub” building by Lincolnshire County Council and the new base of local Company (AJS)** (under construction as of January 2023) and the submission of other proposals for small business units.
- 5.4. Despite the impact of the Pandemic over 4,000sq m of development has been delivered on the SLFEZ, with detailed proposals for a further 1,700 sq m under consideration. Key infrastructure has also been provided to facilitate the delivery of further development as part of the first, southern, phase of the SLFEZ. All the delivered and proposed uses fall within the scale and scope of uses promoted by the LDO. The scale, scope and distribution of uses are appropriate in this location.
- 5.5. The conditions imposed on the LDO have continued to function appropriately, and, subject to minor amendments, should remain relevant.
- 5.6. The northern area, including Distillery farm has been acquired and is now available for further development, subject to appropriate consents.
- 5.7. The uses promoted through the LDO are still relevant overall but should be amended to reflect the development completed to date.
- 5.8. The rate of development on the LDO is picking up, as a result of delivery of key infrastructure. The LDO has provided an appropriate framework for delivering development and supporting investment. The LDO term ends in November 2023, however, and consideration will need to be given to explore the appropriate mechanism for supporting future investment on the SLFEZ.

Appendix 1 – Schedule of Decisions.

REFERENCE CODE	LOCATION	APPLICATION TYPE	DETAILS	APPROVAL DATE
H09-0760-22	Plot 9	Condition Compliance	Details of surface water drainage scheme and scheme to deal with contamination of land or pollution of controlled waters - Conditions 6 & 8 relating to Holbeach Enterprise Zone Local Development Order 2018	23/9/22
H09-0297-22	Hub Building	Condition Compliance	Details of verification report (part iv of Condition 8 - contamination of land or pollution of controlled waters) relating to Holbeach Enterprise Zone Local Development Order 2018	9/8/22
H09-0253-22	Plot 9	Condition Compliance	Details of surface water drainage, scheme to deal with contamination and foul water strategy - Condition 6, Condition 8 parts i, ii and iii & Condition 12 of the LDO.	20/6/22
H09-0063-22	Hub Building	S73A Continuation	Proposed South Lincolnshire Food Enterprise Zone Hub Building and associated works - approved under H09-0004-21. Modification to Condition 1 to allow amendments to previously approved plans. (Changes to revised elevation drawings to include PV panels to North-East Elevation).	8/3/22
H09-1323-21	Plot 9	Reserved Matters	Proposed offices & workshop with associated external works - Plot 9. Submission of details pursuant to Conditions 4, 5, 7, 9, 10 and 13 of the LDO	14/2/22

REFERENCE CODE	LOCATION	APPLICATION TYPE	DETAILS	APPROVAL DATE
H09-0057-21	Centre of Excellence in Agri-Food, Land off A151	S73A Continuation	Proposed centre of excellence in Agri-Food with associated roads, car parking & landscaping - approved under H09-0230-18. Modification of Condition 1 to allow amendments to previously approved plans.	12/4/21
H09-0536-21	Plot 12	Non-Determination	Modification of Conditions 6, 9, 10 & 12, relating to surface water drainage scheme, flood risk assessment, foul water drainage scheme and existing & proposed site levels - previously approved under H09-1134-20 and all relating to Holbeach Enterprise Zone Local Development Order 2018	15/6/21
H09-0004-21	Plot 12	Reserved Matters	Proposed South Lincolnshire Food Enterprise Zone Hub Building and associated works	8/3/21
H09-0564-21	Plot 12	Condition Compliance	Details of surface water drainage scheme, flood risk assessment, foul water drainage scheme and existing & proposed site levels, all relating to Holbeach Enterprise Zone Local Development Order 2018	29/6/21
H09-0723-21	Hub Building	Condition Compliance	Details of ground investigation report and remediation method statement and appendix - Condition 8 relating to Holbeach Enterprise Zone Local Development Order 2018.	19/8/21

REFERENCE CODE	LOCATION	APPLICATION TYPE	DETAILS	APPROVAL DATE
H09-0736-21	Land off A151 South Lincolnshire Food Enterprise Zone, Holbeach	Condition Compliance	Details of on-site foul water drainage works (Condition 5 of H09-0095-20)	28/10/21
H09-1015-21	Institute of Technology Building Food	Advertisement	Proposed signage on grounds and facade	18/11/21
H09-0661-20	Centre of Excellence in Agri-Food, Land off A151	Advertisement	Proposed signage on south and north elevation of building	17/9/20
H09-0447-20	Cibus Way	Full	Construction of Foul Pumping Station and ancillary works.	30/7/20
H09-0095-20	Land Adjacent A151, South Lincolnshire Food Enterprise Zone	Full	Proposed Institute of Technology Agri-Food Building	6/4/20
H09-1134-20	Plot 12	Condition Compliance	Details of Surface Water Drainage Scheme, Flood Risk Assessment, Foul Water Drainage Scheme and Existing & Proposed Site Levels (Conditions 6, 9, 10 & 12 relating to Holbeach Enterprise Zone Local Development Order 2018)	25/2/21

REFERENCE CODE	LOCATION	APPLICATION TYPE	DETAILS	APPROVAL DATE
H09-1147-19	Land off A151 South Lincolnshire Food Enterprise Zone, Holbeach	Condition Compliance	Details of surface water drainage, ground investigation report, site and floor levels, construction management plan and foul water strategy (Conditions 6, 8, 9, 10 and 12 of H09-0771-16)	20/1/20
H09-0949-19	Land off A151 South Lincolnshire Food Enterprise Zone, Holbeach	NMA	Proposed Centre of Excellence in Agri-Food with associated roads, car parking and landscaping - approved under H09-0230-18 - Amendments to include minor changes to elevational treatment	18/10/19
H09-0934-19	Holbeach South Lincolnshire Food Enterprise Zone	Reserved Matters	Reserved Matters to Local Development Order in relation to construction of additional road to facilitate future development of Phase 1	31/10/19
H09-0612-18	Holbeach South Lincolnshire Food Enterprise Zone	County Council Reg 3	Western extension of spur road leading off roundabout at A15	9/7/18
H09-0230-18	Holbeach South Lincolnshire Food Enterprise Zone	Reserved Matters	Proposed Centre of Excellence in Agri-Food with associated roads, car parking and landscaping	13/4/18
H09-0771-16	Land off A151	Outline	Proposed Centre of Excellence in Agri Food with associated roads, car parking and landscaping in November 2016	8/11/16

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