SOUTH HOLLAND DISTRICT COUNCIL

Report of: Paul Jackson, Place Manager
To: Planning Committee – 8 November 2017
Author: Paul Jackson, Place Manager
Subject: Holbeach Food Enterprise Zone Local Development Order
Purpose: For the Planning Committee to consider the Draft Holbeach Food Enterprise Zone Local Development Order and Statement of reasons in support and approve for publication and comment.

Recommendation:

1) That the Planning Committee approves the Draft Local Development Order and Statement of reasons in support for publication and comment.

1.0 BACKGROUND

1.1 The Council, with the support of the Department for Environment, Food and Rural Affairs (DEFRA) is promoting the delivery of the Holbeach Food Enterprise Zone (FEZ) included in the Greater Lincolnshire Agri Foods Sector Plan 2014-20. The proposed Holbeach FEZ is one of three projects in Lincolnshire that were successful in attracting funding announced by the Chancellor of the Exchequer in February 2015. The purpose of the Food Enterprise zone is to be the centre for agri-food industry support in South Holland and the surrounding area, offering a spectrum of accommodation, business support, technology, training and networking for this key sector – to maximise the impact of this sector on the local economy and to act as a focus for future development in the economic sector.

1.2 A fuller background is provided at Appendix One, this identifying the site, its context and the background to the wider ambition to promote a Food Enterprise Zone at Holbeach. It needs to be noted that, as part and parcel of this process, the site of the proposed Holbeach FEZ is allocated as a mixed use employment site in the emerging South East Lincolnshire Local Plan (SELLP). Policy 8 to the emerging SELLP promotes the development of the Holbeach FEZ. The supporting text clarifies the intention that the FEZ will be delivered by a partnership of the Greater Lincolnshire Local Enterprise Partnership (GLLEP), Lincolnshire County Council (LCC) and the District Council. It highlights that, specifically, a Local Development Order (LDO) is being prepared by the Council in order to facilitate and speed up the development of businesses.

1.3 In essence, LDO’s are a planning tool which grants planning permission for classes of development specified in the order. They are designed to streamline the planning process by removing the need for developers to make separate planning applications for development usually on a specific defined site or area. LDO’s help create certainty for developers and to help save time and money in the development process. In effect, an LDO operates in the same way as a planning decision notice - setting out the level of development and the uses to be approved (the development permitted by the order) and by identifying those conditions to be attached which must be discharged prior to any development taking place. Development proposals that do not conform with a LDO or that cannot satisfy the conditions of an LDO will require planning permission in the usual way.
The role of the planning system in supporting economic growth lies at the heart of national planning policy. The NPPF specifically advises Local Planning Authorities to use LDO's where this would help to boost enterprise.

It is a statutory requirement that LDO's are the subject of local consultation before they can be adopted and brought into effect. Consultation must include any person with whom the LPA would have been required to consult on an application for planning permission for the development proposed to be permitted by the LDO.

The draft LDO has been prepared in accordance with the Article 38 (1) and 38(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO). The DMPO states that once a Draft LDO and Statement of Reasons has been prepared it should be approved at committee for publication for comments. The Local Planning Authority must then consider the representations made to the order before it can decide whether it will wishes to submit the LDO to the Secretary of State for approval.

At this stage officers are recommending that the Draft LDO and Statement of Reasons are approved for publication and comment. If Members agree, formal publication via a Press Notice and a period of consultation of at least 28 days will be the next steps. Any comments received will be reviewed and reported back to Committee. Modifications may be proposed prior to agreeing a final version for submission to the Secretary of State to the Department of Communities and Local Government (DCLG) for agreement.

The Statement of reasons in support of Holbeach Food Enterprise Zone LDO and Draft LDO is appended to this report.

REASONS FOR RECOMMENDATION

The LDO will provide an incentive for food and related businesses to locate on the Food Enterprise Zone and contribute to the delivery of the Council's Corporate Plan and the emerging South East Lincolnshire Local Plan and the objectives of the Local Enterprise Partnership.

IMPLICATIONS

Corporate Priorities

The Holbeach Food Enterprise Zone LDO relates to the following corporate priorities:
• To encourage the local economy to be vibrant with continued growth;
• To have pride in South Holland by supporting the district and residents to develop and thrive.

WARDS/COMMUNITIES AFFECTED

Immediately, Holbeach Town, Holbeach Hurn and Fleet although all Wards and communities are likely to be positively affected overall.

ACRONYMS

DCLG – Department for Communities and Local Government
DEFRA - Department for Environment, Food and Rural Affairs
FEZ - Food Enterprise Zone
Background papers: None

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Key Decision: No

Exempt Decision: No

This report refers to a Discretionary Service

Appendix A:
Statement of reasons in support of Holbeach Food Enterprise Zone Local Development Order 2016
Document Reference: 1202 1 SS/MB
Date October 2017