

South Holland District Council



Statement of Community Involvement
South Lincolnshire Food Enterprise Zone
Local Development Order Review 2023

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town planning



landscape architecture



architecture

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1. INTRODUCTION

- 1.1. This Statement of Community Involvement (SCI) has been prepared by the Robert Doughty Consultancy Limited on behalf of South Holland District Council. The SCI provides details of the public consultation exercise undertaken to support the review of the Local Development Order in accordance with Article 38 of the Development Management Procedure Order (2015)(as Amended). The purpose of the review is to extend the lifetime of the LDO by 15 years and to update the policy to reflect changes to the Local Plan, the National Planning Policy Framework and the Use Classes Order.
- 1.2. The consultation had three key elements:
- 1.3. The first launch event was held at the South Lincolnshire Food Enterprise HUB, between 1.00pm and 4.30pm on Thursday, 22nd June 2023.
- 1.4. The public drop-in session was held at the Holbeach Reading Rooms between 7.00 pm and 9.00 pm on Thursday, 29th June 2023.
- 1.5. The public consultation ran from 22 June 2023 to 31 July 2023. This is in excess of the minimum 28 days specified in the Development Management Procedure Order (2015) (as Amended).
- 1.6. The statutory bodies specified in the Development Management Procedure Order were written to when the review commenced and were again notified at the commencement of the public consultation exercise.

2. PREPERATION AND CONTENT

- 2.1. The event was promoted in a number of ways in order to encourage participation in the consultation, whether this is accessing the documents, or attendance on the days of the two events. These methods were:
 - A press notice for the statutory consultation was released by South Holland District Council before the statutory consultation began.
 - A site notice for the statutory consultation was posted by South Holland District Council at:
 - immediately at the site
 - Adjacent the site entrance to the ongoing Gleeson development

-Spalding Road (near junction with A151 roundabout)

- Outside the Holbeach Reading Rooms

- The event was publicised on social media by South Holland District Council and the Robert Doughty Consultancy on several occasions.
- On the date of the consultation, a notice was placed in the Lincolnshire Free Press to make the public aware of the consultation.

2.2. A copy of the newspaper extracts, social media posts and Notice are attached in the Appendices.

3. THE PUBLIC EXHIBITION

3.1. An invitation only event was held at the South Lincolnshire Food Enterprise Zone Hub Building at The Hub, Cibus Way, Holbeach, PE12 7FH for local businesses and South Holland and Lincolnshire County Council partners. The venue was chosen for its location adjacent the LDO development area with available on site parking and access at ground floor to the event.

3.2. The event was by invitation only, 53 persons were invited, 8 persons signed into the event.

3.3. A second, open public session, was held in the Holbeach Reading Rooms, which is centrally located and easily accessible to all in the Holbeach area. This was the largest venue available with DDA compliant access in the settlement and is accessible by foot and cycle, as well as having a car park to the front of the building.

3.4. One person signed into the event.

3.5. The basis for the presentation at both events was two display panels, two copies of one were on display whilst there was only one of another, mounted on panels. Extra copies of the draft Local Development Order and Statement of Reasons were provided on a table at the event, along with copies of all the technical reports in support of the LDO.

3.6. The following personnel were at both events:

The Robert Doughty Consultancy Ltd

Michael Braithwaite

Sharon Brown

3.7. The following personnel were at the 22nd June event:

South Holland District Council

Matthew Hogan

Louis Humphries

Nigel Burch

Councillor Chapman

Councillor Beal

Councillor Worth

4. SUMMARY OF PROCEEDINGS AND FEEDBACK

- 4.1. The Launch event was attended by local political representatives, who were interested to learn more about the ongoing operation of the Food Enterprise Zone and the details of the review of the LDO. Representatives of the press were present and undertook detailed interviews with representatives of the LDO process, including Councillors and officers of the Local Planning Authority. In addition to statutory notices the LDO featured in items in the printed and online media.
- 4.2. The drop in session was attended by one person, who lived close to the LDO and was interested to learn more about what was planned.
- 4.3. 11 Written responses were received. All were generally supportive, although the Environment Agency and Natural England comments were dependent upon the retention and strengthening of conditions relating to the surface water drainage strategy, to control the quality and quantity of surface water discharged from the site: and conditions to ensure the finished floor levels of new buildings were in accordance with the Flood Risk Assessment. The Water Management Alliance, who are the Internal Drainage Board (IDB) for the area. highlighted the need for their consent for further discharge and requested early discussions with developers to ensure an appropriate and acceptable method of Surface Water Discharge was provided for any future development.
- 4.4. The written responses are detailed in the table below, including any proposed responses to be incorporated into the Local Development Order.
- 4.5. In addition to the changes highlighted above wider discussion with some consultees and the finding of the Preliminary Ecological Report a new condition is proposed to be inserted after Condition 7 to identify the need for future submissions to protect and enhance biodiversity, as follows:

8. when application is made to the local planning authority for reserved matters, that application shall be accompanied by a scheme to demonstrating the measures to mitigate and enhance biodiversity. The scheme shall be in accordance with the recommendations for ecological enhancements set out in Section 5.6 of the submitted Preliminary Ecological Appraisal (prepared by CGC Ecology, dated January 2023).

Reason: In the interests of biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.”

4.6. Consultation Comments and Proposed Response

Respondent	Comment	Summary	Officer Comment	Officer Recommendation
Greater Lincolnshire Local Enterprise Partnership (24.06.23)	<p>I am writing to you on behalf of the Greater Lincolnshire LEP (GLLEP) to confirm our support for the South Lincolnshire Food Enterprise Zone (SLFEZ) Local Development Order (LDO) consultation.</p> <p>Having reviewed the Statement of Reasons prepared by Robert Doughty Consultancy, dated June 2023, GLLEP is pleased to offer it's whole-hearted support to South Holland District Council's proposals to renew the South Lincolnshire Food Enterprise Zone Local Development Order for a period of 15 years commencing in November 2023. The SLFEZ is at the heart of the UK Food Valley (UKFV). The UKFV is one of the GLLEP's four game-changers: an area they have identified as high potential opportunities for growth, investment and collaboration on a region wide scale. GLLEP are a major stakeholder within the SLFEZ and recognise the importance of the scheme in supporting the agri-food sector within south Lincolnshire. The overarching objective for the SLFEZ is to provide a range of accommodation and development opportunities which will cement the status of the district as a major component of the UK's food supply chain. This will be achieved by creating a suitable business location that will foster innovation and facilitate the development of new, cutting edge, technology.</p> <p>It is expected that the renewal of the LDO will support the development of the SLFEZ, making it more attractive for investors and therefore boosting the growth of the area. It will be valuable for the future success of the area by also providing provisions for a number of ancillary uses including C1 hotels and E (b) restaurants and cafes. This will increase the attractiveness of the area and help it become more of a vibrant business location.</p> <p>The renewal of the LDO as proposed will be a valuable component for the future success of the SLFEZ by offering developers a greater degree of certainty that their development will meet the over-arching objectives for the site. It will also allow planning applicants to mitigate some of the "up front" costs they</p>	<p>Supports extension of LDO</p> <p>Providing a focus on the Food and farming Sector in a significant location.</p> <p>The range of uses is supported, including the potential for accommodation of ancillary hotel, restaurant and café's to support the wider business activity.</p> <p>Support extension for another 15 years</p>	Support is noted and welcomed.	<p>No change required.</p> <p>Proceed with the Local Development Order.</p>

	would otherwise be expected to meet as part of the process of obtaining planning permission. To conclude, GLLEP welcomes the renewal of the LDO for the extended period of 15 years as it supports our aspirations for the SLFEZ and will provide a useful tool to increase certainty and reduce planning costs for the development sector.			
Box Asset Protection (National Gas) (30.06.23)	Regarding your consultation for South East Lincolnshire Food Enterprise Zone (SELFEZ), there are no National Gas Transmission assets in this area.	No impact on Gas transmission assets.	No issues arise	No Change
Water Management Alliance (06.07.23)	Thank you for consulting the WMA on the proposed extension of time on the LDO. I note that the FRA states that discharge to a watercourse from this site is the most appropriate method of surface water disposal. The Board has granted consent for some parcels within this site to discharge to the watercourse at a restricted rate. Any additional flow through the consented outfall or via new outfalls will require consent from the Board under Byelaw 3 and any proposed alteration to riparian watercourses will require consent from the Board under Section 23 of the Land Drainage Act 1991. We always welcome early discussion and would recommend we are consulted on any new drainage and layout proposals at the earliest opportunity.	Further discharges will need consent. Welcome early discussion on the approach across the whole site.	Further discharge will need new consents.	No Change except to promote discussion between future developers and the Water Management Alliance (Internal Drainage Board)
Environment Agency (07.07.23)	We have considered the proposal to extend the lifespan of the LDO by a further 10 years and would like to make the following comments: We have no objection to the proposal subject to the proposed changes identified in Table 3 (page 12, condition 3) of the Monitoring Report by Robert Doughty Consultancy (ref. 1202 5/MR, dated January 2023) being implemented in full. Should any changes be made that are not in accordance with that section of the Monitoring Report, please notify us so that we can provide further advice.	No Objection subject to inclusion of the amended conditions.	Support subject to adopting changes promoted in draft LDO to Condition 3 (not actual changes)	No change. Amended conditions are retained.
Historic England (18.07.23)	Historic England have no specific comment to make in this instance, the Archaeology and Heritage section on pages 19/10 is welcomed.	No Specific Comment. Archaeology and heritage section	No Objection	No change
Lincolnshire County Council (21.07.23)	Having reviewed the Statement of Reasons prepared by Robert Doughty Consultancy, dated June 2023, Lincolnshire County Council (LCC) is pleased to offer it's whole-hearted	Supports extension of LDO	Support is noted and welcome.	No change

	<p>support to South Holland District Council's proposals to renew the South Lincolnshire Food Enterprise Zone Local Development Order (the LDO) for a period of 15 years commencing in November 2023.</p> <p>5. LCC is an active and committed stakeholder in the ongoing development of the SLFEZ and recognises the importance of the scheme in supporting the agri-tech sector in south Lincolnshire. The overarching objective for the SLFEZ is to provide a range of accommodation and development opportunities which will cement the status of the district as a major component of the UK's food supply chain. This will be achieved by creating a suitable business location that will foster innovation and facilitate the development of new, cutting edge, technology.</p> <p>6. The renewal of the LDO as proposed will be a valuable component for the future success of the SLFEZ by offering developers a greater degree of certainty that their development will meet the Council's overarching objectives for the site. The LDO will also allow planning applicants to mitigate some of the "up front" costs they would otherwise be expected to meet as part of the process of obtaining planning permission.</p> <p>7. The schedule of development to be permitted within the LDO is considered to be appropriate to meet the objectives of the SLFEZ and we note that the LDO includes provision for a number of ancillary uses including C1 Hotels and Motels and E (b) Restaurants and Cafes. The inclusion of these uses will allow the SFLEZ to become a vibrant and attractive business location and will also play an important role in ensuring the economic viability of the scheme.</p> <p>8. We understand that the LDO will continue to be refer to the South Lincolnshire Food Enterprise Zone (SLFEZ) once adopted. To conclude, LCC welcomes the renewal of the LDO for the extended period of 15 years as it supports our aspirations for the SLFEZ.</p>	<p>Providing a focus on the Food and farming Sector in a significant location.</p> <p>The range of uses is supported, including the potential for accommodation of ancillary hotel, restaurant and café's to support the wider business activity.</p> <p>Support extension for another 15 years</p>		
<p>Holbeach Parish Council 27.07.23</p>	<p>At a meeting of our PPES committee on Tuesday 25th July 2023 under minute reference 2023/4-022 (b) our members voted in support of the project and consultation.</p>	<p>Parish Council voted to support the extension</p>	<p>Support noted and welcomed.</p>	<p>No Change</p>

<p>University of Lincoln 28.07.23</p>	<p>The University of Lincoln are a partner of the South Lincolnshire FEZ and have benefited from the streamlining of the planning process associated with the LOO. This helped to facilitate the development of two properties at the Holbeach FEZ Phase 1; The Centre of Excellence in Agri-food Technology Building (C of E) and the Institute of Technology Building (IOT)</p> <p>The C of E Building is an Innovation Hub for the Agri-food industry aimed at meeting the innovation, research and knowledge transfer needs of Greater Lincolnshire's Agri-food business and in particular the SME business. It has proved to be a great success.</p> <p>The IOT Building was completed in 2022 and supports the National Centre of Food Manufacturing, Holbeach in providing library and teaching facilities for students.</p> <p>The long term aim of the University is to expand further at the Holbeach FEZ on land designated as Phase 2 and the existence of a LOO will form an integral part of this as it will facilitate further development by removing the risk and costs associated with the need for obtaining separate planning permissions. In addition, the quicker and more efficient planning process associated with an LOO will benefit any development plans by reducing costs and time involved in obtaining planning permission.</p> <p>I trust the letter explains the reason for the University's support of the extension to the LOO but please do not hesitate to contact me should you wish to discuss the matter further.</p>	<p>The university have valued the LDO in the ongoing investment in the Food enterprise Zone and support the proposed extension.</p>	<p>Support</p>	<p>No Change</p>
<p>Lincolnshire County Council Highways and Lead Local Flood 29.07.23</p>	<p>The major element of the highway and surface water drainage enabling infrastructure for this project were put in place at the very beginning of the construction process and, subject to the appropriate design of the remaining component parts, are sufficient to ensure that the whole of the development can be safely accessed without overwhelming the local highway network and will be sustainably drained without increasing surface water flood risk to the site or to surrounding land and property.</p>	<p>LCC Highways and Lead Local Flood Authority support the LDO.</p> <p>The first elements of infrastructure are in place and the LDO will provide a framework for future delivery.</p>	<p>Support</p>	<p>No change</p>

	The Authority therefore supports South Holland District Council's proposal to extend the Local Development Order beyond its current November 2023 expiry date.			
South Holland District Council Inward Investment 31.07.23	<p>On behalf of the Inward Investment Team at South Holland District Council, I would like to offer our support for the renewal of the Local Development Order on the Food Enterprise Zone at Holbeach.</p> <p>Since its inception, the FEZ has created both significant amounts of investment and interest with the University of Lincoln occupying two buildings, the innovative 'Hub' building already 40% occupied, and a local electrical automation business building its own flagship premises.</p> <p>There is also a planning application submitted to the Authority by a Lincolnshire developer for 12 speculative units, and Heads of Terms are in place with another inward investing business to take a further plot of land to build their own premises.</p> <p>The fact that this site is in possession of a Local Development Order has undoubtedly played a major part in the success of the site, and by extending the LDO for the next period will ensure that the FEZ will continue to attract interest and investment both from local businesses and those further afield, including the wider Food Valley of which this site is an important component.</p>		Support	No change
Natural England 31.07.23	<p>No Objection.</p> <p>Based on the plans submitted, Natural England considers the proposed development will not have significant impacts on statutorily protected nature conservation sites or landscapes.</p> <p>This comment is based on the retention of measures to incorporate source control features within the surface water drainage strategy</p>		<p>Lack of Objection noted.</p> <p>Source control measures will be retained and emphasised in Conditions</p>	<p>A new clause is added to clause 6 to highlight the need to ensure the surface water drainage strategy incorporate measures to protect water quality and water quantity, as follows:</p> <p>"6. 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> <ol style="list-style-type: none"> I. 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. II. 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

				<p>infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;</p> <p>III. Provide details of the treatment train to clean run-off before it is discharged from the site. This will include measures to reduce the avoid, minimise, prevent and capture material from potential fuel/oil spills.</p> <p>IV. Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;</p> <p>V. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and</p> <p>VI. 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>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 3 and 4 of the South 6.East Lincolnshire Local Plan, 2019 and national guidance contained in Section 10 of the National Planning Policy Framework, 2021."</p>
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Appendix A

RDC Consultation Letter

Dear Sir / Madam

**HOLBEACH FOOD ENTERPRISE ZONE
LOCAL DEVELOPMENT ORDER REVIEW
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)(ENGLAND) ORDER 2015**

We have been appointed by South Holland District Council to prepare a review of the Local Development Order (LDO) for Holbeach Food Enterprise Zone.

The LDO came into force in November 2018, with a lifetime of five years. Development has been proceeding steadily but the whole site will not be completed by the time the LDO expires in November 2023. South Holland District Council want to review the LDO to extend its lifespan by a further 10 years, to allow the whole site to be developed. The review provides the opportunity to both update the background material upon which the LDO was based, and amend the relevant conditions set out in the order itself.

Work on the review is just starting. We have been reviewing the background information to understand what may need updating. The original LDO was supported by an Archaeological Desk Based Assessment and Field Walking Report, which can be accessed on the South Holland website by following this link:

<https://www.sholland.gov.uk/article/7697/Holbeach-FEZ-LDO>

We are not aware of any finds in the area which may lead to the conclusion that any further investigation is necessary in order to support the review. We would, however, welcome your view on this issue. Your views on the adopted LDO, and any issues that you consider should be addressed in the review are welcome. A copy of the current LDO is attached for your information.

The draft order will be subject to consultation in 2023, once the background reports have been updated, and you will have a further opportunity to comment at that time.

Please do not hesitate to contact this office should you have any queries.

Yours sincerely



Michael Braithwaite MRTPI

Enclosure: Holbeach Food Enterprise Zone Local Development Order

Appendix B

South Holland District Council's Standard Consultation Letter

SHDC to provide

Appendix C

South Holland District Council's Standard Neighbour Consultation Letter

SHDC to provide

Appendix D

South Holland District Council's Press Notice

PUBLIC NOTICES

Holbeach United Football Club AGM
at Tigers Bar, Park Road, Holbeach
7.30pm on Tuesday 18th July 2023
All Welcome

Town and Country Planning
(Development Management Procedure)
(England) Order 2015

NOTICE UNDER ARTICLE 38 OF PROPOSAL FOR LOCAL DEVELOPMENT ORDER GRANTING PLANNING PERMISSION

Proposed development: South East Lincolnshire Food Enterprise Zone Local Development Order (LDO)

South Holland District Council adopted a Local Development Order (LDO) on a prestige employment site, located to the north-west of Holbeach, immediately adjacent to the A17/A151 roundabout in November 2018. This site extends to 17 hectares (42 acres) and is known as the South East Lincolnshire Food Enterprise Zone (SELFEZ).

The current South East Lincolnshire Food Enterprise Zone Local Development Order (LDO) was established for 5 years, in line with the legislative framework and is therefore due to expire in November 2023. The legislative regime makes provision for the extension of this timeframe and makes provision for amendments to the range of freedoms the LDO permits.

As such, notice is given that South Holland District Council have reviewed the Local Development Order and proposes to extend this Local Development Order, granting planning permission to allow development proposals that comply with the relevant parameters under the terms of the South East Lincolnshire Food Enterprise Zone LDO.

A copy of the draft order including the LDO area plans, a statement of the Council's reasons for extending the Order, a Screening Opinion from the Local Planning Authority under the Environmental Impact Assessment Regulations and the supporting documentation relating to the Local Development Order are available for inspection at the following location:

1) South Holland District Council Offices, Priory Road, Spalding, Lincs, PE11 2XE
(Monday – Thursday 9.00am - 5.00pm and Friday 9.00am – 4.45pm).

Documents can be viewed on South Holland District Council's website: [www.sholland.gov.uk](https://www.sholland.gov.uk/article/3305/Planning), or specifically through: <https://www.sholland.gov.uk/article/3305/Planning>

There will also be a Public Consultation Drop-In Event held on Thursday 29th June 2023 between 7.00pm and 9.00pm at The Reading Rooms, 19 Church Street, Holbeach, PE12 7LL.

Anyone who wishes to make representations about this Local Development Order should write to the Council at:
Holbeach LDO, Development Management Team, South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE
Or by email to holbeachldo@sholland.gov.uk

By no later than 5.00 p.m. on Monday 31st July 2023.

Phil Norman
Head of Planning
22 June 2023

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LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY RESTRICTION TO TRAFFIC
(SPALDING – SPRING GARDENS)

NOTICE IS HEREBY GIVEN that LINCOLNSHIRE COUNTY COUNCIL has made an Order on Spring Gardens to allow for works to be carried out on or adjacent to the road. The effect of the Order will be to impose the temporary traffic restrictions on the roads as specified in the Schedule.

The Order will come into operation on 26 June 2023 and will continue in force for a period of 18 months or the completion of the works whichever is the sooner.

The works are expected to commence on or about 26 June 2023 and continue for approximately 5 days.

Access will be maintained to properties on the affected length of road but may be subject to delays.

The restriction shall only apply during such times and to such extent as shall from time to time be indicated by traffic signs prescribed by the Traffic Signs Regulations and General Directions 2016.

An alternative route for vehicles will be signed.

SCHEDULE – Road Closure Order – Spring Gardens (Between Spring Street & Priory Road)

ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY RESTRICTION TO TRAFFIC
(HOLBEACH FEN – FROGS ABBEY GATE)

NOTICE IS HEREBY GIVEN that LINCOLNSHIRE COUNTY COUNCIL intends to make an Order on Frogg Abbey Gate to allow for works to be carried out on or adjacent to the road. The effect of the Order will be to impose the temporary traffic restrictions on the roads as specified in the Schedule.

The Order will come into operation on 3 July 2023 and will continue in force for a period of 18 months or the completion of the works whichever is the sooner.

The works are expected to commence on or about 3 July 2023 and continue for approximately 3 days.

Access will be maintained to properties on the affected length of road but may be subject to delays.

The restriction shall only apply during such times and to such extent as shall from time to time be indicated by traffic signs prescribed by the Traffic Signs Regulations and General Directions 2016.

An alternative route for vehicles will be signed.

SCHEDULE – Road Closure Order – Frogs Abbey Gate (Between 450m & 750m North of B1165)

ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY RESTRICTION TO TRAFFIC
(LONG SUTTON – LUTTON GARNISGATE & CHARTERS LANE)

NOTICE IS HEREBY GIVEN that LINCOLNSHIRE COUNTY COUNCIL intends to make an Order on Lutton Garnisgate & Charters Lane to allow for works to be carried out on or adjacent to the road. The effect of the Order will be to impose the temporary traffic restrictions on the roads as specified in the Schedule.

The Order will come into operation on 4 July 2023 and will continue in force for a period of 18 months or the completion of the works whichever is the sooner.

The works are expected to commence on or about 4 July 2023 and continue for approximately 3 days.

Access will be maintained to properties on the affected length of road but may be subject to delays.

The restriction shall only apply during such times and to such extent as shall from time to time be indicated by traffic signs prescribed by the Traffic Signs Regulations and General Directions 2016.

An alternative route for vehicles will be signed.

SCHEDULE – Road Closure Order – Lutton Garnisgate (Between 30m Northeast & 30m Southwest of Charters Lane), Charters Lane (Between Lutton Garnisgate & a point 50m North)

ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY RESTRICTION TO TRAFFIC
(GEDNEY MARSH/GEDNEY DAWNSMERE – SOTS HOLE BANK)

NOTICE IS HEREBY GIVEN that LINCOLNSHIRE COUNTY COUNCIL intends to make an Order on Sots Hole Bank to allow for works to be carried out on or adjacent to the road. The effect of the Order will be to impose the temporary traffic restrictions on the roads as specified in the Schedule.

The Order will come into operation on 4 July 2023 and will continue in force for a period of 18 months or the completion of the works whichever is the sooner.

The works are expected to commence on or about 4 July 2023 and continue for approximately 3 days.

Access will be maintained to properties on the affected length of road but may be subject to delays.

The restriction shall only apply during such times and to such extent as shall from time to time be indicated by traffic signs prescribed by the Traffic Signs Regulations and General Directions 2016.

An alternative route for vehicles will be signed.

SCHEDULE – Road Closure – Sots Hole Bank (Between Durhams Road & a point 100m North)

ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY RESTRICTION TO TRAFFIC
(HOLBEACH – DAM GATE)

NOTICE IS HEREBY GIVEN that LINCOLNSHIRE COUNTY COUNCIL intends to make an Order on Dam Gate to allow for works to be carried out on or adjacent to the road. The effect of the Order will be to impose the temporary traffic restrictions on the roads as specified in the Schedule.

The Order will come into operation on 6 July 2023 and will continue in force for a period of 18 months or the completion of the works whichever is the sooner.

The works are expected to commence on or about 6 July 2023 and continue for approximately 8 days.

Access will be maintained to properties on the affected length of road but may be subject to delays.

The restriction shall only apply during such times and to such extent as shall from time to time be indicated by traffic signs prescribed by the Traffic Signs Regulations and General Directions 2016.

An alternative route for vehicles will be signed.

SCHEDULE – Road Closure – Dam Gate (Between Falgpond Lane & Hurdstree Bank)

ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY RESTRICTION TO TRAFFIC
(SOUTHERN LINCOLNSHIRE – VARIOUS ROADS)

NOTICE IS HEREBY GIVEN that LINCOLNSHIRE COUNTY COUNCIL intends to make an Order on various roads to allow for works to be carried out on or adjacent to the road. The effect of the Order will be to impose the temporary traffic restrictions on the roads as specified in the Schedule.

The Order will come into operation on 7 July 2023 and will continue in force for a period of 18 months or the completion of the works whichever is the sooner.

The works are expected to take place during a three month period commencing on or about 7 July 2023 and lasting for approximately 5 days at each location.

Access will be maintained to properties on the affected length of road but may be subject to delays.

The restriction shall only apply during such times and to such extent as shall from time to time be indicated by traffic signs prescribed by the Traffic Signs Regulations and General Directions 2016.

An alternative route for vehicles will be signed.

SCHEDULE – Road Closure – North Drove/Dyke Drive, Twenty Star Road Drive, West Pinchbeck, Leaves Lane Drive, West Pinchbeck Drove Gate, Moulton, Old Fen Dyke Road, Weston Hills

ANDY GUTHERSON, Executive Director of Place, Lincolnshire County Council

RECRUITMENT

S.G. Boswell & Sons
require
HGV Class C Driver
for 8 wheel Roll On Roll Off hook loader
Mon-Fri 8am-5pm
Aged 25+ with clean licence
To apply call 01775 723731 9am-5pm

CHEF/COOK WANTED
Up to 40 hours per week
Flexible working hours including daytime, weekends and some evenings.
Apply with CV to lan at
clubhouse@spaldinggolfclub.co.uk

How can we help your business grow?

NEED TO DISTRIBUTE A LEAFLET?

You can insert your leaflets into the Spalding and South Holland Voice from just £30 plus VAT per 1,000.

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Afraid that advertising your vacancies is too costly in the local press? Don't pull your hair out. We can help! A credit card sized job advert costs just £92.50 plus VAT.

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claire@spaldingvoice.co.uk

THE SPALDING & SOUTH HOLLAND VOICE
or call into our office at Office 2, The Herrith Business Centre, 3 Enterprise Way, Pinchbeck, PE11 3YR

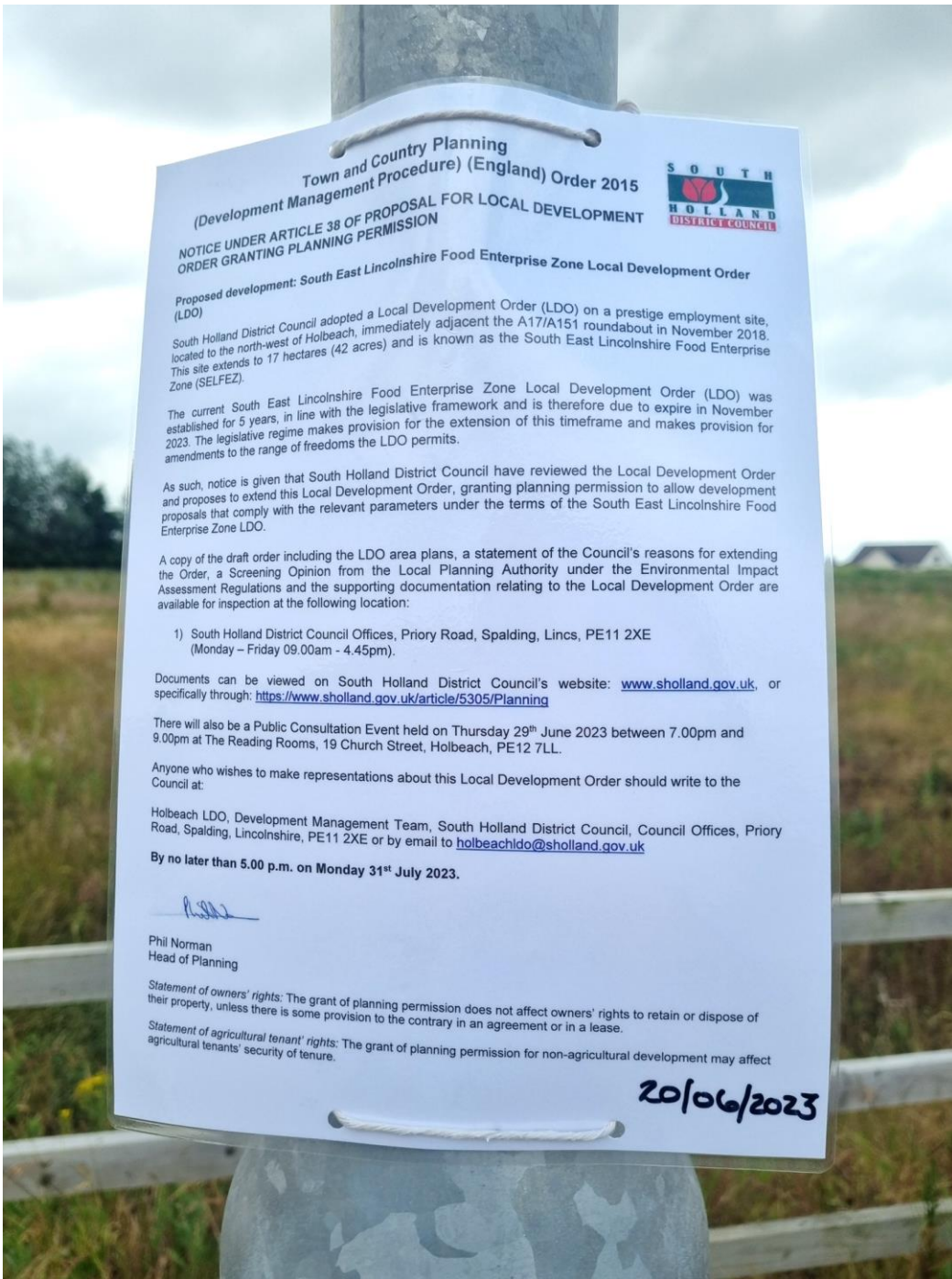
How can we help your business grow?

Leaflet Distribution

Insert and distribute your leaflets through The Spalding and South Holland Voice from just **£30** plus VAT per 1,000

Appendix E

South Holland District Council's Site Notice



Appendix F

Social Media Posts

DATE	SOCIAL MEDIA PLATFORM	POSTED BY
23.06.23	Facebook	RDC
23.06.23	Twitter	RDC
27.06.23	Facebook	Holbeach Parish Council

Connect with Robert Doughty Consultancy Limited on Facebook

[Log in](#) or [Create new account](#)

Connect with Holbeach Parish Council on Facebook

[Log in](#) or [Create new account](#)

Appendix G

RDC Launch Invitation Letter

By Email

Dear Sir / Madam

**SOUTH EAST LINCOLNSHIRE FOOD ENTERPRISE ZONE AT HOLBEACH
REVIEW OF THE LOCAL DEVELOPMENT ORDER
INVITATION TO LAUNCH EVENT - THURSDAY, 22 JUNE 2023**

You will be aware of the work underway to develop the Food Enterprise Zone (FEZ) at the Peppermint Junction, Holbeach, including two new buildings for the University of Lincoln in addition to the major investment on the Hub Building by Lincolnshire County Council.

These three buildings provide significant support for the agri-food sector in southern Lincolnshire and beyond. Private sector investment has followed with new premises for AJS Control and Automation nearing completion.

Instead of a normal planning application route, development on the FEZ is approved in principle by a Local Development Order (LDO), which was created and brought into force by South Holland District Council to provide certainty and support for investors. As a new tool, the LDO, which came into force in November 2018, was given an initial lifetime of five years to assess success.

Despite the challenges created by Lockdown since the LDO came into force, development has progressed successfully. South Holland District Council is promoting a 15 year extension to the LDO which includes a review and update to take into account changes in the economy and local and national planning policies. A consultation on the revised LDO will be held over the summer, at which time local businesses and residents will have opportunity to comment on the review.

Robert Doughty Consultancy Limited is working with South Holland District Council to organise and co-host Consultation events in June to talk about the LDO experience to date and plans to deliver more development in the future.

The first event, which is by invitation, will be held at the South Lincolnshire Food Enterprise Zone Hub Building at The Hub, Cibus Way, Holbeach, PE12 7FH on the afternoon of 22 June 2023, from 1.00pm until 4.30pm.

If you are unable to attend this first event, you are also invited to a second to be held for members of the public and interested parties on the evening of 29 June 2023, between 7.00pm and 9.00pm at the Reading Rooms, 19 Church Street, Holbeach, Spalding, PE12 7LL.

Would you please kindly confirm your acceptance to attend either of the events to consultation@rdc-landplan.co.uk; thank you.

We would welcome any questions or comments both before or after the launch which can be emailed to holbeachldo@sholland.co.uk.

Yours sincerely



Robert Doughty Consultancy Limited working with South Holland District Council



Appendix H

Copy of the Display Boards



Appendix I

Post-event Media and Social Media Coverage



South Holland District Council has initiated a consultation to extend the Food Enterprise Zone in Holbeach by another 15 years.

The zone, designed to draw businesses leading the agri-food sector, has benefited from a Local Development Order (LDO) over the past five years.

This LDO simplifies the planning approval process by establishing the planning policy groundwork in advance. However, plans do still have to go through the application process.



The plans for the site include several zones across two phases.

The LDO, building on the site's 30-year history as a National Centre for Food Manufacturing, has played a key role in luring businesses to the region and stimulating local development since it was created in 2018.

It involves work with partners such as Lincolnshire County Council, the University of Lincolnshire and the Greater Lincolnshire Enterprise Partnership.

The proposed LDO extension is anticipated to bolster business confidence, thereby facilitating investment in the area.



The University of Lincoln already has a base on the site.

The Enterprise Zone has already demonstrated significant success in its initial five years, attracting businesses that have made substantial investments in the region. AJS, one such business, relocated to the area, creating 70 jobs.

The new hub building provides space for 36 businesses. The zone has also drawn international investment, with one business relocating from Florida.

Elsewhere a further 12 units are currently going through the planning process from applicant Stirling.



Business AJS has already moved onto the site.

Nick Worth, South Holland District Council leader, highlighted the Enterprise Zone's role in attracting businesses that are increasingly aware of their carbon footprint and the need for lower energy costs.

"We want to make it clear that we're open for business and we can make it as easy as possible for businesses to come here," he said.

"The progress has been astonishing, really how quick it has moved, particularly when you look at the issues around COVID and interest rate rise - that's inevitably having an effect on businesses but around here we still seem to be bucking the trend to some extent."

The council's vision is to transition the region from a low-wage to a high-skilled, high-wage economy.

The LDO expansion will support this vision by promoting the growth of high-tech jobs within the agri-food industry, a sector that has seen rapid advancements in automation and robotics.



South Holland District Council leader Councillor Nick Worth praised the site.

Michael Braithwaite, a chartered Town Planner from Robert Doughty Consultancy, underscored the Food Enterprise Zone's importance in attracting investment and creating new jobs.

"The key thing is that it's going to continue bringing investment, new jobs, new interest into the Holbeach area and South Holland and support that local industry," he said.

The consultation process is now open, and the council encourages all stakeholders to participate and contribute their ideas for the region's future.

A public consultation event will take place next Thursday, June 29, between 7-9pm at the Reading Rooms, 19 Church Street, Holbeach, Spalding, PE12 7LL.

To attend, email consultation@rdc-landplan.co.uk. Questions or comments can be sent to holbeachldo@sholland.co.uk

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MOST READ

Consultation to extend Food Enterprise Zone for another 15 years

South Holland District Council has initiated a consultation to extend the Food Enterprise Zone in Holbeach by another 15 years.

1

Enterprise Zone for another 15 years

By [Daniel Jaines, Local Democracy Reporter](#)

Published: 13:40, 23 June 2023

| Updated: 13:47, 23 June 2023

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Consultation for 15-year expansion of Holbeach Food Enterprise Zone

6/23/2023 6:50:00 PM

South Holland District Council launches consultation for 15-year extension of Food Enterprise Zone.

Source

[The Lincolnite](#)

Attracting high-tech jobs in the agri-food industry South Holland District Council has initiated a consultation to extend the Food Enterprise Zone in Holbeach by another 15 years.

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The LDO, building on the site's 30-year history as a National Centre for Food Manufacturing, has played a key role in luring businesses to the region and stimulating local development since it was created in 2018. [headtopics.com](https://www.headtopics.com)

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THE SPALDING & SOUTH HOLLAND VOICE



An artist's impression of the Food Enterprise Zone.

Bid to extend FEZ planning relaxation

in [Council](#), [News 28/06/2023](#)

Planning laws around the Holbeach Food Enterprise Zone could continue to be more relaxed.

Back in 2018 South Holland District Council incorporated a five-year Local Development Order (LDO) for the site which aims to bring food businesses closer together.

That effectively gives outline permission for companies to build premises for specific use on the designated land near Peppermint Junction.

It means companies bypass the first phase of the planning process, though they still have to apply for final permission called 'reserve matters'.

Now the five years is up, the authority wants to extend the LDO for another 15 years which would cover the second of four planned phases for the site.

A consultation event for the public is due to take place tomorrow (Thursday, June 29) from 7pm to 9pm at the Reading Rooms in Holbeach.

The consultation itself is open until July 31.

Council officers say the LDO has been a success and point to evidence as one business relocating from Florida to the site and AJS Control and Automation company moving into the first building purposely built by a specific company, creating 70 jobs.

The company looks to innovate in food production with the idea behind the FEZ being they can 'knowledge transfer' and work alongside other nearby food businesses and the expertise generated at the University of Lincoln campus on site.

Council officers say a big investor is being lined up for phase two and hopes the LDO can bring tens of millions into the local economy.

Leader of South Holland District Council Coun Nick Worth said: "I want to encourage businesses to come into the area and that we're open for business."

"This is about making it as easy as it could be for them to come to the Food Enterprise Zone and giving them confidence to do that.

"The progress around it has been astonishing when you consider wider issues that have happened in the last five years, such as COVID-19 and interest rises.

"Here in South Holland we appear to be bucking the trend."

Coun Worth added that he hoped people would develop skills around the Food Enterprise Zone and then stay in the area rather than taking those elsewhere.

He also highlighted the chance for businesses to link up with the University of Lincoln and University Academy Holbeach.

When asked if the public in Holbeach were behind this, he said: "There's still some education to be done.

"Even with the University campus, there's a lot of people who don't understand what it does.

"We're looking to have public events so they can see the work that goes on.


"We're also hoping to create better cycling and walking links between the FEZ and Northons Lane."


If you'd like to attend the public consultation email consultation@rdc-landplan.co.uk.


Questions or comments on the proposal can also be emailed to holbeachldo@sholland.gov.uk

Intro


The Robert Doughty Consultancy Limited is a multidisciplinary town planning, architecture and landsc

 Page · Architectural designer



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 media@rdc-landplan.co.uk


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**Robert Doughty Consultancy Limited**
2 d · 

We have completed the public consultation events for the review of the South Lincolnshire Food Enterprise Zone LDO at Holbeach and the consultation runs until 31 July 2023. Responses to the consultation will inform the final version of Local Development Order to be considered for adoption by [South Holland District Council](#) later this year.

Please contact the Council with any comments or queries using: holbeachldo@sholland.gov.uk.

<https://www.sholland.gov.uk/article/7697/So...> See more



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A design consultancy specialising in
Town and Country Planning,
Landscape Architecture and
Architecture

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