

RYLAND DESIGN SERVICES LIMITED

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ARCHITECTURAL PLANNING AND DESIGN

Our Ref: ARA/LA/RDS11182
13 December 2016

South District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir/Madam

Re: Vine House Farm, Deeping St Nicholas, Spalding, PE21 3DG

Further to our pre-application discussions with Miss Tracey Meachen and her e-mail confirming that the Authority are now happy to support the proposals for a new build farm shop and tea room we attach herewith a Full Planning Application together with drawings RDS11182/01E, 02D, 03 and 04.

The pre-application information we have previously supplied is shown below which is still relevant to this application.

You will see that we are endeavouring to construct the new farm shop and café together with car parking and new access to provide an expansion to the existing farm shop on the site.

The current farm shop which is based, you may be aware, in one of the farm buildings adjacent to the proposed location would be relocated to the new building.

The existing shop, which currently employs 4 people in the warehouse and the shop staff sells a mixture of bird food, human food and accessories.

The company is a leading wild bird food supplier, bird food from the farm is sold through the farm shop and mail order to people all over the country. 70% of what is sold in the shop is attributed to the bird food business and the other 30% is human food made up of a mixture of eggs, potatoes, organic vegetables and some home baked goods which is mainly produced on the farm, the rest of the food sold is locally sourced, fresh vegetables and meats and other groceries including flowers.

The company are looking to grow and would like to invest in a new building that would allow them to expand and provide a greater range of bird foods and accessories to keep up with market demand whilst complimenting this with a larger range of locally sourced and home grown foods. They would also look to increase their own vegetable growth and production for sale in the shop. The café building would complement the shop whilst this would offer home produced food.

Many of the bird food customers travel long distances to the site and the café would be an attraction for these visitors.

You will see that we are proposing and new car park and access to avoid the increased number of visitors going through the farm yard itself. Access is good with highway required visibility splays achievable.

It is envisaged that the new building will be constructed in a large steel frame with a mixture of corrugated steel cladding to the walls and roofs and timber cladding to feature walls around the entrance and café.

It is our client's vision to show case their passion for wild life and locally sourced food and for the new building to become a destination for wild life lovers which offers a great range of bird food, locally produced food and accessories.

We trust the application is satisfactory, however if you should require any further information, please do not hesitate to contact us. .

Regards

Andrew Allison

Andrew R Allison MCIAT ACIOB MFB