AJO//A1095

4th June 2015

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

Dear Sirs

Proposed extension to flower packaging plant, at Harvey's Barn, Day's Lane, Donington for Hortic Express Ltd.

We enclose herewith our application for Full Planning Approval for the above proposed development which comprises the following documents:

Architectural Drawings:

A1095 -	01	-	Site location plan
-	02	-	Site block plan as existing
-	03	-	Floor plans as existing
-	04	-	Section and elevations as existing
-	10A	-	Block plan & ground floor plan as proposed
-	17A	-	Section and elevations as proposed

A1095 - Justification Statement

Completed and signed application form

Neighbour's letter of support

We understand that the application fee payable for this project is £3080 (no VAT) and can confirm that this will be paid direct under separate cover.

As you may be aware, the portal application form has anomalies in respect of the tables for floor areas and hours of opening. We have had to insert figures to enable the application to be submitted but would here clarify the actual proposals:

Floor areas:

Previous total existing and approved floor area	=	1236m^2
New total floor area after works	=	1805.2m^2
Net increase	=	569.18m^2

Hours of opening:

Monday to Friday	-	8am to 6pm
Saturdays	-	Closed
Sundays / bank holidays	-	10am to 3pm

continued...

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Director
A.J. Oglesby RIBA

Company Reg. No. 4419410

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You will note that within the justification statement there was a previous approval for this site under SHDC reference H04-0425-11. At that time the site address was given as 'Bicker Road, Donington, Spalding, PE11 4XP' which was established from previous documents. This has since proven to be incorrect and the proposal submitted herewith uses the correct address which is 'Day's Lane, Donington, Spalding, PE11 4XT'. Confusion may have arisen due to the site being located adjacent a road junction.

We would also here clarify that the requirement for the extension relates entirely to a need for additional cold storage / R&D workspace, there will be no associated change in vehicle numbers or movement relative to this site.

The applicant has engaged with the neighbours to both sides of the site and has found support on both fronts. A letter of support representing several neighbours has been received and is included with the application documents.

We would also here confirm that should planning approval be granted for this proposal then the applicant is likely to implement the extension in phases. The extent of the phase lines is indicated on drawing A1095-10A. We would highlight that the rear yard area and amended site access point off Day's Lane would only need to be implemented for phase 3 of the development since phases 1 and 2 would be served from the existing access as well as through the existing building. Should the application be successful therefore it is imperative for our client that no condition is applied that would require the earlier implementation of the access and yard area works.

We would be grateful if you could acknowledge receipt of this application in writing. We hope that you will find the application complete and acceptable however should have any queries please do not hesitate to contact us.

Yours faithfully

Andrew Oglesby RIBA
For and on behalf of Oglesby & Limb Limited
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