

Planning Design & Access Statement

For You Garden Limited



**At
Kingfisher Nurseries, Gedney Hill, Spalding, PE12 0PP**

**Demolition of present storage building and erection of new
agricultural packhouse**



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1. Summary and key facts

The applicant and company growth: You Garden Limited (www.yougarden.com) are nursery growers and suppliers with plant growing and distribution direct to the customer. They currently operate from rented Nursery premises at Market Deeping, but in January 2017 acquired the present site (Kingfisher Nurseries, Gedney Hill) for expansion. This doubles their nursery growing capacity, but a larger packhouse is required to process these plants.

A significant LEADER Grant application has passed first stage in recognition of the added value to agricultural activity in the area and this will launch to support the company's further growth. The Full Grant Application cannot be submitted until Planning Permission is granted. To avoid disruption to trade based on growing seasons, a construction start needs to be made prior to September 2017.

More about the Company and a video of its current nursery operations can be found at <https://www.yougarden.com/about-us.htm>

Key environmental factors:

There is no change to the site's horticultural use. A packing shed is proposed (**2,760m²**) to handle the increase in packing for orders, as this is currently done outside at Kingfisher. Present perimeter screening is effective. The proposed building is centrally located, and the site as a whole is well screened from the neighbouring residential and commercial properties. There is a mature landscaped area to the front (west face) and a tree screen to the rear (east) and north side – the eastern face being additionally protected by a restrictive Covenant to retain and maintain. Flood risk is very low, and a drainage strategy is advanced.

Key economic factors: This is inward investment into the South Holland District. The successful LEADER grant application has only recently been announced. Some 15 FTE jobs will be created as a result, plus relocation of existing 12FTE and 20-40 Agency staff from Market Deeping, and transfer of 5 FTE on current site to the Applicant.

A prompt decision is requested as the building is programmed for construction from September 2017 for completion prior to the next growing season, and the Lease expiry of the Market Deeping site at the end of December 2017, to protect business continuity.

The development in brief.

Site: Kingfisher Nurseries, Gedney Hill, Spalding, PE12 0PP
Proposal: To erect a new agricultural Packhouse building.
Design: Steel Portal framed construction. Footprint is 2760m²

Dimensions

Existing 360M² building to be demolished.

New L-shaped building 78 m & 60m long x 40m wide x 5.8m high to eaves with a 6m deep covered loading bay.

Colours

Roof: Marley Eternit or Coverworld Grey Fibre Cement , colour natural grey (common product)

Vertical walls:

Coverworld steel sheeting BS colour Olive green (BS12 B 27), or near identical product

Plastisol Tata C32 profile sheet, Olive green

Doors Sliding doors as shown on the drawings

Windows white UPVc



Olive Green
BS 12 B 27

2. The site.

Site Photos are presented as Appendix 1.

The site is part of an active plant growing nursery some 4.46 ha in size. The 'red line' area is 0.67 ha. forming part of that larger site. Following its purchase in January 2017, the nursery is still in active plant production, but the present occupier is progressively moving out as *You Garden* moves production over.

It is flat nursery land with concrete paths providing access to the specialist growing areas, some polytunnels, glasshouses and sheds used variously for storage and plant packing or production.

A large car park to the west is just inside the entrance. A mature landscaped area marks the entrance largely screening from public view the car park and views of the site.

The new packing shed is described in the summary above. It is designed for packing and distribution of plants, a labour intensive operation employing a large number of staff, with a core of 20 staff (FTE) all year, plus up to 60 Agency staff in peak season March to May.

It is important to stress the building is the subject of a major 'LEADER' Grant Funded Job Creation Grant that has received initial approval. This is explained in Appendix 2, and section 6b below where economic issues are addressed.

Outline Approval for financial support was given through the Wash Fens LEADER Group on 15th February 2017, inviting a Full Application subject to planning permission.

3. The use.

The use is to sort, grade, clean and pack garden plants before they are sent directly to the customer.

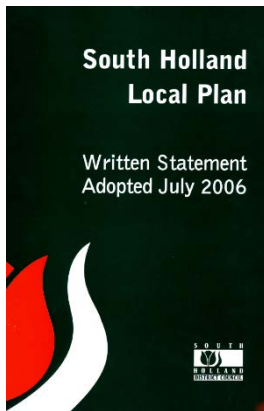
You Garden already operate from premises in Lincolnshire near Market Deeping that are now unsuitable given the smaller size of growing area, inefficient Packhouse arrangement, and general projected growth in operations. The operation outside Market Deeping is available for inspection should the intensity of use need to be understood. The Lease on the present site expires at end December 2017, and all activity will relocate to Kingfisher.

The acquisition and development of Kingfisher Nurseries is critical to the continued growth and success of *YouGarden*, as it is a fast-growing new business.

4. Site history

H05-0505-89	Access	Consent <u>01.09.89</u>
H05-0068-90	Glasshouse	Consent <u>02.03.90</u>
H05-0778-96	General purpose building	Prior Approval of Details not required <u>13.09.96</u>
H05-1044-00	New polytunnel	Consent <u>18.10.00</u>
H05-0077-14	Four bay multispan polytunnel Greenhouse	Consent <u>29.04.14</u>

5. Relevant Planning Policy



Policy SG4 - Development in the Countryside

Planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. Development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where:

- 1) the need for the development in that location outweighs its impact; and*
- 2) no other site or solution exists to accommodate the proposed development.*

EC3 - Existing Employment Areas/Premises

Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and / or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside.

6. Planning evaluation

In the light of the above planning policy and other material planning considerations, it is suggested that the key issues raised by the scheme are:

- a. the acceptability of the principle of the use
- b. its economic importance
- c. highways matters
- d. environmental impact.

a. The principle of the use.

The use is an agricultural operation geared towards the intensive cultivation of plants, and their sale to the public via internet and mail order markets.

There will be a small office element in the proposed building, but the function of the building is to process products grown at the site. Most business functions will be retained at the YouGarden HQ offices in Market Deeping – separate from the nursery there.

In terms of the application of Local Plan Policy SG4 (countryside development), the proposal is acceptable as it is an agricultural operation.

b. Economic importance

The main contribution to the rural economy at this site will be

- the creation of 15 new FT jobs (5 per year for first 3 years 2018-2020), most of which will be recruited locally and
- the transfer of 20 existing FTE jobs from Market Deeping site
- the protection of the present current 5 FT roles transferred from the sold off Kingfisher Nursery
- the transfer of up to 60 Agency worker roles in the peak period March to May each year

This will result in increased local economic activity as wages are spent locally. Generally rural employment uses like this within the District's villages and countryside contribute towards the mix of uses within settlements, provide valuable opportunities for jobs close to where people live, and benefit the local economy. Specifically, a number of local businesses will also benefit from the project including the suppliers of plant products, propagators, packaging material suppliers and service suppliers like transport companies, Employment Agencies (in the Wash Fens area and more widely) and these will all see proportional increases in turnover.

It is important to stress the building is the subject of a major 'LEADER' Grant Funded Job Creation Grant that has received initial approval. This is explained in Appendix 2.

Outline Approval for financial support was given through the Wash Fens LEADER Group on 15th February 2017, subject to planning permission.

The LEADER Application has been made under the following Wash Fens LEADER priorities to support:

1. *World class producer of Agri-Food (including Horticulture) priorities:*
 - 1.1 Addressing water supply and water quality challenges
 - 1.3 Improving performance and reducing environmental impacts and waste

1.4 Investing in specialist equipment, innovative technology, processing, marketing and development of agricultural products

2. Leading Edge Businesses priorities:

2.1 Supporting small businesses with growth potential to improve their competitiveness by investing in specialist equipment, innovative technology, software, getting into new markets, developing and marketing new products.

2.3 Creating new or improved premises to facilitate business expansion, including the redevelopment of redundant rural buildings

2.5 Supporting energy saving and environmental measures that improve business competitiveness and resilience.

The above shows that the project will clearly support local economic development.

c. Highways matters

Whilst there is no change to the nature of the use (it is still agricultural/horticultural), likely traffic levels have been reviewed as inevitably, there will be a different pattern of use that may have a bearing on the adequacy of the entrance. It is shown below that the period March – May has a gradual build up to maximum traffic numbers. These however are still less than historic peaks for the use. This is because both cash and carry and public retail operations under previous ownership have now ceased.

The present user of Kingfisher Nurseries (KFN) ceased ancillary retail use in 2010, but continued cash and carry operations. Growing operations have been winding down at the site given the occupier's retirement, and as the sale of the operation has progressed.

The following data shows average traffic movements (combined in and out) by type at KFN for 4 times periods as follows. The information was historically recorded by KFN (columns 1 & 2) to enable appropriate staffing levels to be provided, particularly for the historic public retail use (which stopped in 2010), as well as the present 'cash and carry' use of the premises.

	1. Retail, Cash & Carry, and Wholesale	2. C&C and wholesale	3. Proposed – Off Peak	4. Proposed – Peak March to May
	2005-2010	2010 to present	<u>Future use</u>	<u>Future Use</u>
Staff cars / week	50	35	50	125
Public cars / week	200	0	0	0
Small lorries 7.5T/vans / week	50	20	5	10
Medium lorries 17T / week	10	10	5	20
HGV lorries per week	5	3	5	15
TOTAL MOVEMENTS	312	68	65	170

For 9 months of the year during June–Feb, traffic levels will be similar to current levels at the site. It is only the spring gardening peak of March–May where there is a gradual build up to higher numbers, driven by Spring weather and consumer demand.

The planned change in emphasis removes any public or cash & carry traffic. In focussing on packing and growing, the nature of the traffic movements on site has changed. The development will therefore reduce the number of movements to below historic levels. No adverse highways issues are apparent, and no changes to the site entrance are warranted.

d. Environmental and other impacts

i. Visual impact

Site photographs are at Appendix 1. The Kingfisher Nursery site is large (4.46 ha as a whole including the 0.67 ha application site) and generally benefits from mature and well-tended perimeter landscaping, and screen planting. Views towards the application site are limited to a narrow viewing arc at the entrance. From this vantage point a small element of the present shed (to be demolished) may be seen above the entrance planted areas.

The closest sensitive residential receptors are each side of the entrance, *Linnet Lodge* and *Fleet Fen House* on Long Lane. These houses will experience very little change to their rear outlook given retained intervening structures (polytunnels and glasshouses). Any view of the new building will only be of its upper portion, and this will be at a distance of respectively 37m and 81m from property boundaries to nearest point of the new building.

To the rear of the site, on Langary Gate, lies *Langary Gate House*. This will lie at 130m from the new building. In this instance there will be no views given the mature tree screen, which is protected by Covenant to be retained.

The materials to be used (olive green wall cladding and grey fibre roof) are common for an agricultural building and there are no local design considerations suggesting an alternative approach is necessary.

It is concluded that the visual impact of the building will be limited to that that may arise from seeing an upper portion of the roof. A smaller similar height building exists on site already. The impact is modest in the given circumstances and well within acceptable tolerances.

ii. Impact on character of the area

Given the above factors, the new building will have very little discernible impact on the area's character. Activity at the site will increase with increased employment and commercial nursery activity, but will broadly return to the levels when a retail and cash & carry operation was run from the site.

iii. Heritage Assessment

Early consultation with the County Archaeologist resulted in request for a Heritage Assessment. This is attached as Appendix 4. It is concluded that the area has been the focus of Roman and Anglo Saxon agricultural activity (not settlement) with crop marks evident in the area. Ground works are presently being designed but will be pad foundations that will have a limited below ground impact.

iv. Flood risk and surface water management.

A flood risk assessment and drainage strategy is submitted with the application. This shows the area is in Zone 1 and not subject to flood risk but, as a precaution not a requirement, the ground floor of the building might be lifted slightly above ground level (with due regard for fork lift truck movement).

The surface water drainage from the new building will be discharged into a new storage lagoon which will be located in the north eastern corner of the site (precise location to be determined, and *it is requested that the acceptability of this be determined by the imposition of a condition requiring design approval prior to occupation*). Excess surface water will be discharged at a low rate into the South Holland IDB drain on the eastern boundary subject to the agreement of the South Holland IDB. The submitted Drainage Strategy records the *in principle* IDB agreement.

v. General environmental screening for contamination

A 'site check' report by Landmark is submitted with the application. This is an initial screening to draw attention to public records. No significant contamination linkages are identified.

Appendices

1. Site Photos
2. Background on LEADER grant
3. Roof and wall materials
4. Heritage Statement on archaeology

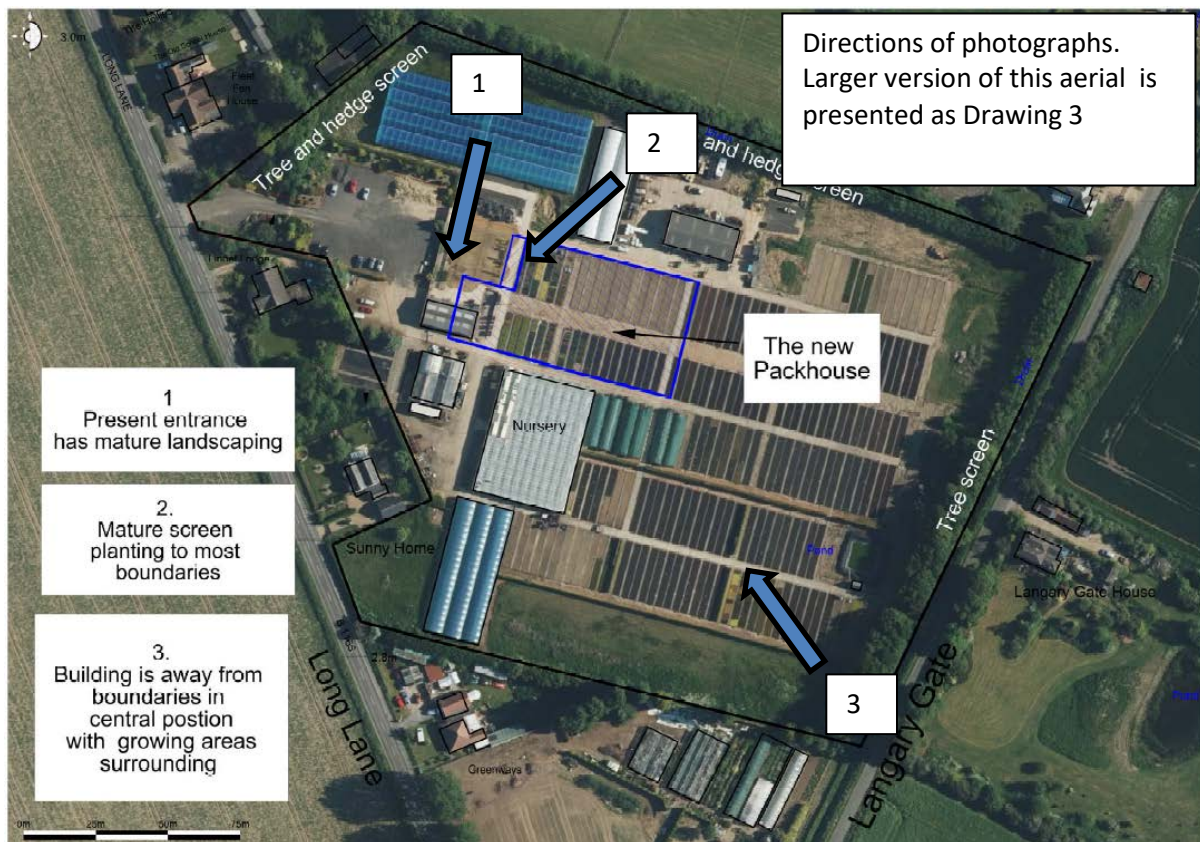
Plans submitted separately forming part of the application:

- a. Site Plan
- b. Block plan
- c. Aerial photograph showing features
- d. Site Survey, and Floorplan of new building
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Additional reports bound separately:

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Appendix 1 - Site photos March 2017



Appendix 2 - Background on LEADER grant



Rural Payments
Agency



Rural Development Programme for England (2014 - 2020)

LEADER APPLICANT HANDBOOK

Guidance for applicants applying to the Wash Fens Local Action Group (LAG)

Wash Fens LAG

Email: washfens@lincolnshire.gov.uk
Tel: 07920 295150 / 01775 764496
Web: www.washfens-rdpe.co.uk

Lincolnshire LEADER Team
Lincolnshire County Council
Unit 4, Witham Park House
Waterside South
Lincoln. LN5 7JN
Tel: 01522 550642



The European Agricultural Fund
for Rural Development:
Europe investing in rural areas



A word from the Wash Fens LAG Chair

The Wash Fens Local Action Group (LAG), supported by Lincolnshire County Council, has been successful in securing £1.4 million of LEADER funding to invest in South East Lincolnshire. We will distribute grants to local businesses, farmers and community organisations to support activities that **generate jobs and growth** in our rural economy.

Our vision for the Wash Fens is;

'A vibrant, thriving rural economy renowned for its world class food industry, leading edge businesses and recognised as a destination offering a desirable and sustainable lifestyle that is attractive to visitors, investors, employees and residents alike'.

We are seeking applications that will help us to achieve this vision.

Wash Fens Local Priorities

We have developed a Local Development Strategy (LDS) that sets out how we will invest LEADER funding to improve our rural economy and quality of life. You can download a summary of the Strategy at www.washfens-rdpe.co.uk

Our priorities for allocating LEADER reflect the issues identified in our Local Development Strategy as the most pressing for the area and the opportunities identified as having the greatest potential to create economic growth. These are:

1. World Class Producer of Agri-Food

We want to investment in agriculture, the food industry and the food supply chain to drive productivity, improve sustainability and reinforce the area's position as a centre for food excellence.

- 1.1** Addressing water supply and water quality challenges
- 1.2** Improving soil quality and reducing soil erosion
- 1.3** Improving performance and reducing environmental impacts and waste
- 1.4** Investing in specialist equipment, innovative technology, processing, marketing and development of agricultural products
- 1.5** Supporting supply chain businesses that underpin the food industry
- 1.6** Supporting small producers and suppliers to meet retailers' farm assurance standards
- 1.7** Supporting activities that reinforce the area's reputation as a centre for agri-food and raise the profile of the industry

LEADER handbook for applicants v4.1

2. Leading Edge Businesses

We want to create a strong, diverse economy by encouraging the take up of new technology and innovation, supporting businesses to diversify, exploit new markets, improve their productivity and ensure an adequate supply of business accommodation.

- 2.1 Supporting micro and small businesses with growth potential to improve their competitiveness by investing in specialist equipment, innovative technology, software, getting into new markets, developing and marketing new products.
- 2.2 Supporting the start-up costs of new businesses
- 2.3 Creating new or improved premises to facilitate business expansion, including the redevelopment of redundant rural buildings
- 2.4 Diversifying and creating new income streams to improve the viability of small independently run farms
- 2.5 Supporting energy saving and environmental measures that improve business competitiveness and resilience.

3. Desirable Destination, Envable Lifestyle

We want to use the area's key assets to sensitively develop a stronger visitor offer, provide improved local amenities and create more opportunities for people to enjoy natural, cultural and heritage attractions. We will support market towns and rural communities to become more prosperous and implement new approaches to service delivery.

- 3.1 Raising awareness of the area as a visitor destination and creating a stronger identity
- 3.2 Improving the natural, cultural and heritage offer and encouraging people to stay longer
- 3.3 Improving the attractiveness and viability of market towns
- 3.4 Creating more prosperous communities and reversing the decline in rural services
- 3.5 Preserving and promoting rural heritage and landscapes that contribute to local distinctiveness

Cross-cutting theme - As an area with lower than average rainfall and a greater proportion of industries with high water needs it is imperative that we take action to address water supply challenges. Applicants should demonstrate how they will incorporate water saving and management measures into project activities, where appropriate.

To be successful, funding applications must contribute to one or more of the LAG's priorities set out above and one or more of the national LEADER priorities set out on Pages 8 to 30. (Please note National Priority 6, Forestry is not available in the Wash Fens).

LEADER handbook for applicants v4.1

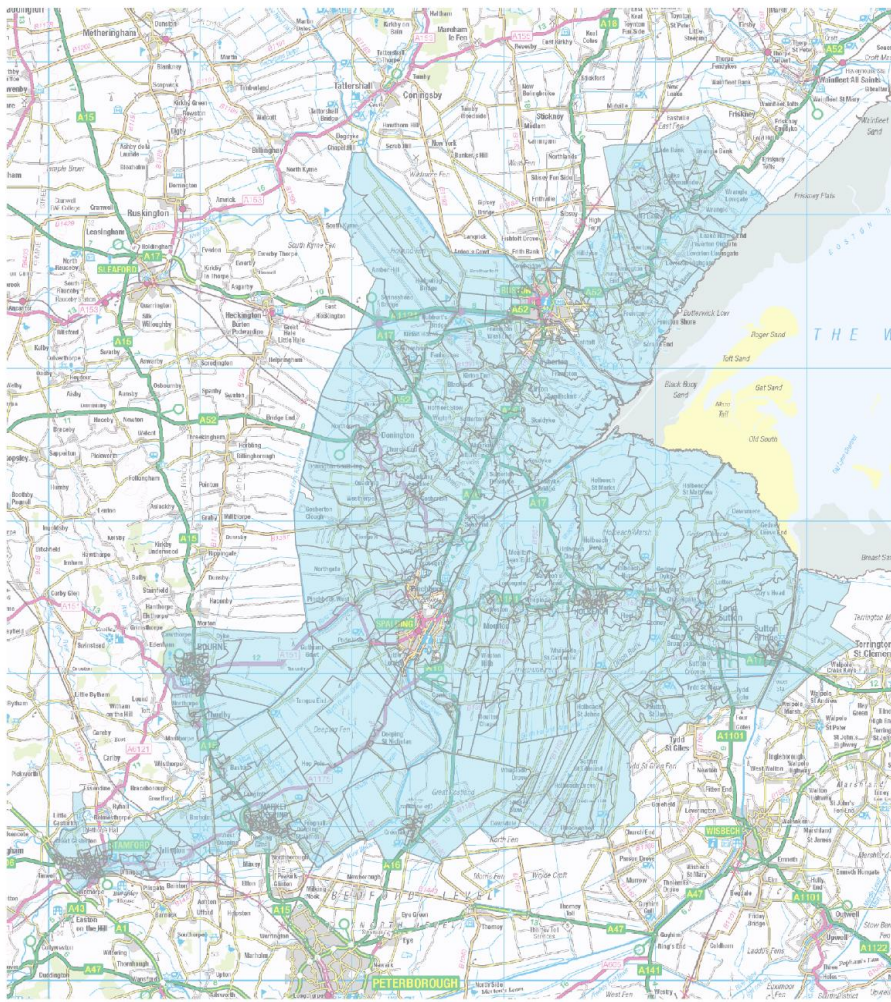
The LAG Area Map

The Wash Fens covers all rural areas within Boston Borough, South Holland District and the eastern edge of South Kesteven. The southern boundary extends marginally into the Local Authority areas of Rutland and Peterborough along the fringes of Stamford and Market Deeping town centres. LEADER funding is only available in rural areas. The urban and built up settlements in and around Boston and Spalding towns (shaded grey in the map below) are not eligible to apply. A larger version of this map is available on our website at www.washfens-rdpe.co.uk



Department
for Environment
Food & Rural Affairs

Wash Fens



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No. 100022861
Rural Statistics Unit, Defra
rural.statistics@defra.gsi.gov.uk

0 2 4 8 Miles

Source: Defra

Appendix 3 - wall and roof materials

ROOF PROFILES



Table 1: Permissible wind uplift (negative) loads in kN/m² - deflection limit span/150

Sheet Thickness	Weight kg/m ²	Span Condition	Span (mm)										
			800	1000	1200	1400	1600	1800	2000	2200	2400	2600	2800
0.50mm	5.60	single	8.90	5.69	3.95	2.90	2.08	1.46	1.06	0.80	-	-	-
		double	5.23	3.74	2.82	2.21	1.78	1.46	1.22	1.04	0.90	0.78	-
		multi	6.20	4.46	3.38	2.65	2.14	1.77	1.49	1.27	1.03	0.81	-
0.70mm	6.62	single	11.78	7.54	5.23	3.84	2.76	1.94	1.41	1.06	0.82	-	-
		double	7.78	5.49	4.10	3.18	2.54	2.08	1.73	1.47	1.26	1.07	0.86
		multi	9.29	6.60	4.94	3.85	3.08	2.53	2.11	1.77	1.36	1.07	0.86
0.90mm	8.66	single	16.37	10.47	7.27	5.34	3.82	2.69	1.96	1.47	1.13	0.89	-
		double	12.11	8.43	6.23	4.79	3.80	3.09	2.56	2.16	1.82	1.48	1.19
		multi	14.55	10.18	7.55	5.82	4.63	3.78	3.14	2.45	1.89	1.48	1.19

Table 2: Permissible downward (imposed) loads in kN/m² - deflection limit span/200

Sheet Thickness	Weight kg/m ²	Span Condition	Span (mm)										
			800	1000	1200	1400	1600	1800	2000	2200	2400	2600	2800
0.50mm	5.60	single	8.90	5.69	3.70	2.33	1.56	1.09	0.80	-	-	-	-
		double	5.23	3.74	2.82	2.21	1.78	1.46	1.22	1.00	0.77	-	-
		multi	6.20	4.46	3.38	2.65	2.14	1.77	1.33	1.00	0.77	-	-
0.70mm	6.62	single	11.78	7.54	4.91	3.09	2.07	1.45	1.06	0.80	-	-	-
		double	7.78	5.49	4.10	3.18	2.54	2.08	1.73	1.33	1.02	0.80	-
		multi	9.29	6.60	4.94	3.85	3.08	2.42	1.76	1.33	1.02	0.80	-
0.90mm	8.66	single	16.37	10.47	6.80	4.28	2.87	2.01	1.47	1.10	0.85	-	-
		double	12.11	8.43	6.23	4.79	3.80	3.09	2.45	1.84	1.42	1.11	0.89
		multi	14.55	10.18	7.55	5.82	4.63	3.36	2.45	1.84	1.42	1.11	0.89

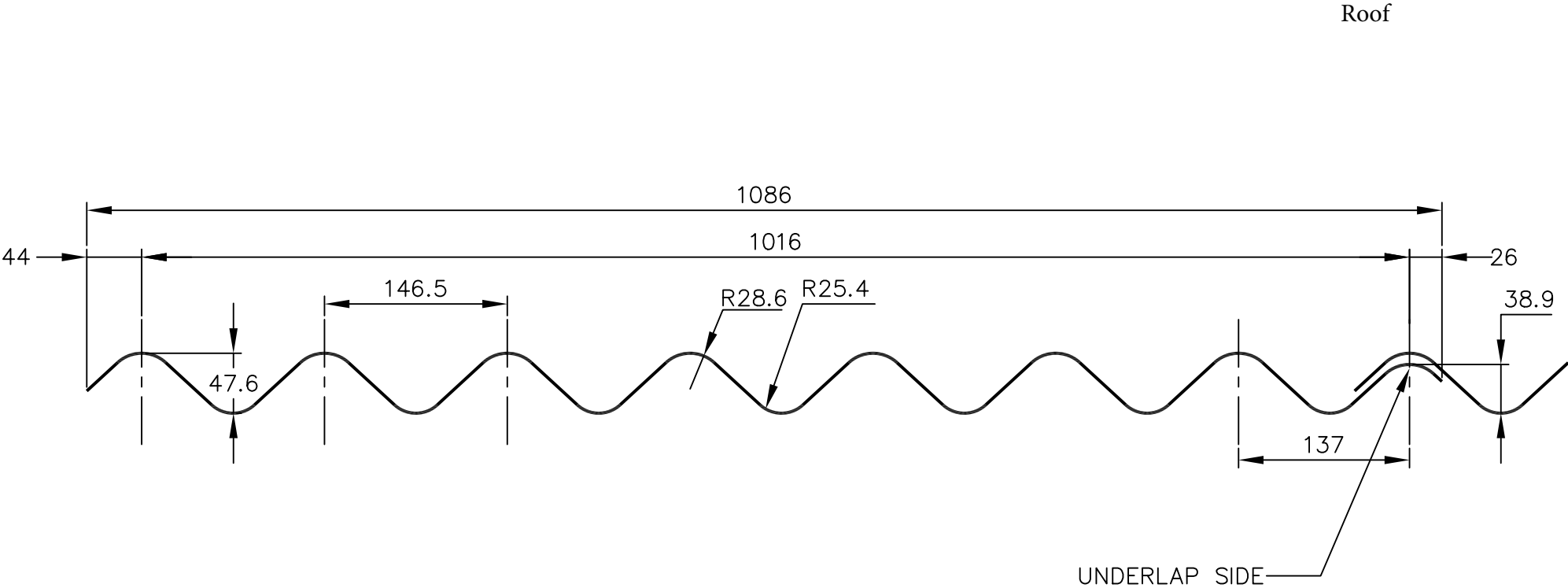
Recommended minimum roof pitch 4° for all roof profiles

roofing and cladding technology

Mansfield Road, Bramley Vale, Chesterfield S44 5GA

Tel: 01246 858222 Fax: 01246 858223

www.coverworld.co.uk e-mail: sales@coverworld.co.uk



Profile	Coverworld Cover 6			
Order No.				
Drawn By				
Checked By				
Date				

WALL PROFILES

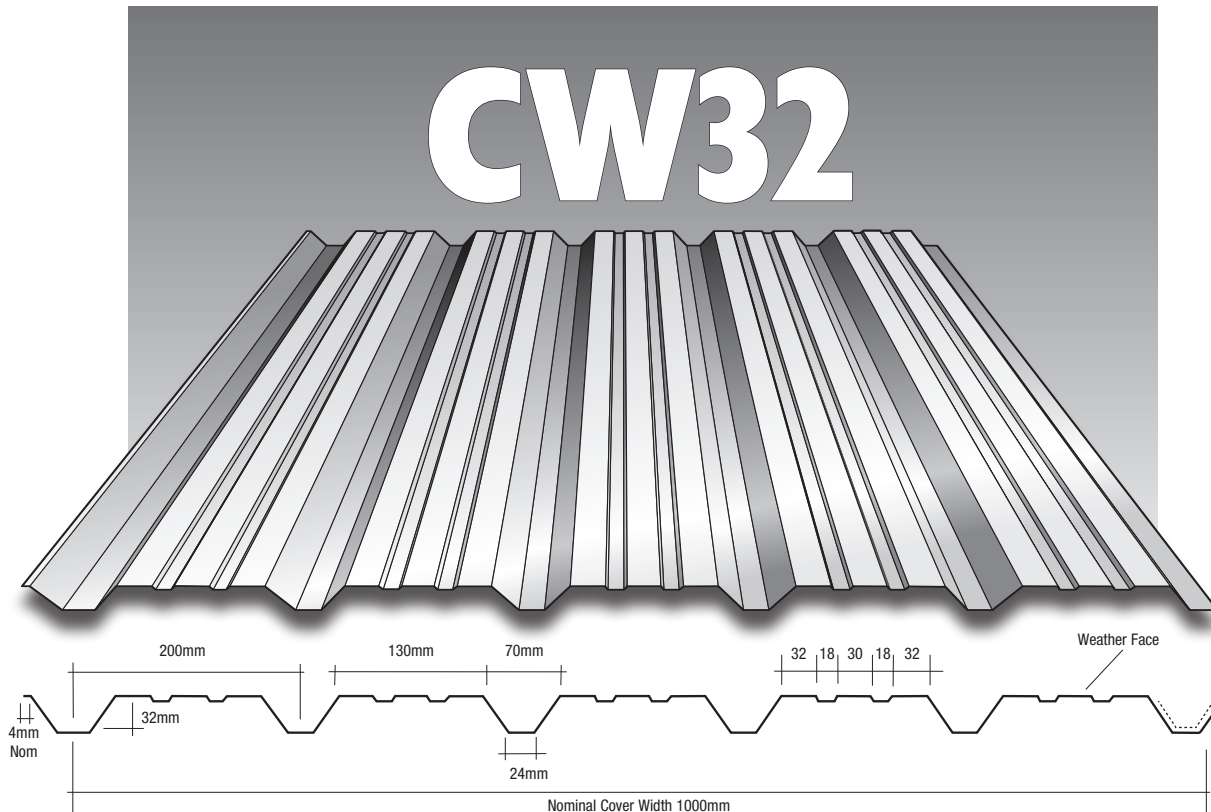


Table 1: Permissible wind pressure (positive) loads in kN/m² - deflection limit span/150

Sheet Thickness	Weight kg/m²	Span Condition	Span (mm)										
			1200	1400	1600	1800	2000	2200	2400	2600	2800	3000	3200
0.50mm	4.78	single	3.40	2.46	1.86	1.45	1.07	0.80	-	-	-	-	-
		double	2.03	1.56	1.24	1.01	0.84	-	-	-	-	-	
		multi	2.50	1.93	1.53	1.25	1.03	0.87	0.75	-	-	-	
0.70mm	6.22	single	4.96	3.59	2.71	1.98	1.42	1.06	0.81	-	-	-	-
		double	3.30	2.53	2.00	1.63	1.35	1.14	0.97	0.84	-	-	-
		multi	4.06	3.12	2.47	2.01	1.67	1.41	1.20	1.04	0.84	-	-
0.90mm	8.42	single	7.51	5.43	3.92	2.72	1.96	1.46	1.11	0.87	-	-	-
		double	5.07	3.85	3.03	2.44	2.01	1.67	1.40	1.19	1.02	0.88	0.77
		multi	6.29	4.78	3.76	3.04	2.50	2.09	1.75	1.45	1.16	0.94	0.77

Table 2: Permissible wind suction (negative) loads in kN/m² - deflection limit span/200

Sheet Thickness	Weight kg/m ²	Span Condition	Span (mm)										
			1200	1400	1600	1800	2000	2200	2400	2600	2800	3000	3200
0.50mm	4.78	single	2.65	1.92	1.45	1.13	0.91	0.75	-	-	-	-	-
		double	2.34	1.82	1.46	1.19	1.00	0.84	-	-	-	-	-
		multi	2.85	2.22	1.78	1.46	1.22	1.04	0.89	0.77	-	-	-
0.70mm	6.22	single	4.21	3.04	2.30	1.80	1.42	1.06	0.81	-	-	-	-
		double	3.63	2.81	2.24	1.82	1.52	1.28	1.10	0.95	0.83	-	-
		multi	4.45	3.44	2.75	2.24	1.87	1.58	1.35	1.06	0.84	-	-
0.90mm	8.42	single	5.91	4.27	3.23	2.53	1.96	1.46	1.11	0.87	-	-	-
		double	5.90	4.53	3.59	2.91	2.41	2.03	1.73	1.45	1.16	0.94	0.77
		multi	7.27	5.59	4.43	3.60	2.98	2.43	1.86	1.45	1.16	0.94	0.77

This profile can be fixed horizontally, vertically or even diagonally. Laying the profile horizontally also permits the inclusion of horizontally mitred corners or curved profile corners. All are featured in the relevant section. A profile thickness of 0.70mm should be used for these applications.

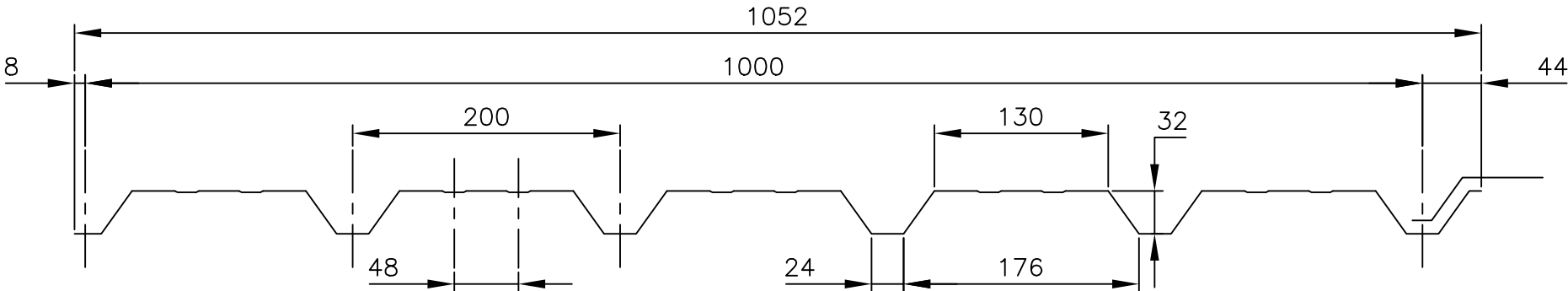
roofing and cladding technology

Mansfield Road, Bramley Vale, Chesterfield S44 5GA

Tel: 01246 858222 Fax: 01246 858223

www.coverworld.co.uk e-mail: sales@coverworld.co.uk

Wall



Profile	Coverworld CW32				
Order No.					
Drawn By					
Checked By					
Date					

Appendix 4 – Heritage Assessment

Heritage Statement

Site: You Garden, Kingfisher Nurseries, Long Lane, Gedney Hill, PE12 0PP

Prepared by James Roberts of Groundworks Archaeology, April 2017

The proposed development site is located to the south-east of the Post Medieval settlement of Holbeach Drove centred on grid reference TF 33055 12163. The site is situated within a network of silt filled creeks, laid in marine alluvium during the Flandrian period (Wyatt, 1992). This extensive roddon network covers most of the Fenland, with riverine Terrace Gravels being found along its edge.

For much of prehistory, the area of the proposed development was subject to repeated marine transgression and regression, making it largely unsuitable for human occupation. The first continual settlement in the Fenland began in the Roman period, when falling sea levels, combined with a large-scale programme of land reorganization and drainage, allowed a greater control of the landscape. The region was then characterized by numerous small low-status nucleated farmsteads, operating at little above subsistence level. Although there has not been any systematic archaeological investigations carried out within the vicinity of the proposed development site, it is evident from sources such as Phillips (1970), that the possibility of archaeological deposits within the development area may exist. Phillips not only records the presence of cropmarks within the site (MLI22255), but also stray finds of Roman coins within the wider area. Evidence from both surface finds and crop marks, included in the Historic Environment Record suggests there was substantial economic activity during the Romano-British Period.

Increased flooding due to rising sea levels towards the end of the 4th century AD led to an almost complete abandonment of the Fenland at the end of the Roman period (Whitwell 1992). In the Anglo-Saxon era, the coastline was marked by a series of villages running eastwards along a low ridge from Spalding, and including Moulton, Whaplode and Holbeach (British Geological Survey, 1992). The low ridge would have provided slightly higher and drier ground more suitable to occupation, and the existence of these communities in the Anglo-Saxon period is confirmed by numerous land grants to Crowland Abbey, suggesting that the region was a relatively stable agricultural environment (Sawyer 1998). There is no indication of Anglo-Saxon activity within the proposed development area; it may have been an agricultural zone, subject to periodic seasonal flooding. Further land reclamation during the medieval period controlled inland flooding and pushed the coastline further northwards, as defined by a series of sea banks. The current site is likely to have been in an agricultural zone at this time, a character which has continued into the present day as evidenced by the presence of Post Medieval farmsteads located on the HER within the local area.

The proposed development will be built on pad foundations and will have a limited below ground impact.

References

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- Sawyer P., 1998, Anglo-Saxon Lincolnshire, History of Lincolnshire III, History of Lincolnshire Committee, Lincoln
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- Wyatt, R J (1992) British Geological Survey: Peterborough Sheet 158 Solid and Drift Edition, 1:50k Series. Natural Environment Research Council.