



# Maceo Design & Management limited Engineering & Project Management

## Document Lead Sheet

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## Planning Statement Jepco Gedney Marsh H3 Access Road Project

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## 1. INTRODUCTION

JEPCO, always at the forefront of innovation and sustainability have embarked upon an ambitious venture to develop and operate a highly efficient, ultimately Carbon Neutral, Agricultural infrastructure at their existing Lincolnshire base.

JEPCO's ultimate development of the site shall consist of sustainable year round growing supported by renewable energy sources which will serve to contribute towards ongoing decarbonisation of the UK grid and the national target of achieving zero carbon emission by 2050.

The overall project is subdivided into three main elements which shall be delivered in the order listed to align with Jepco's business model.

- Agritech development Norfolk House Farm as per planning registration no: PP-10163701
- Renewable energy generation.
- Energy storage and distribution.

The Agritech Project has already been submitted for planning and is being considered under planning reference no: PP-10163701. During the submission and consideration of this application, and the development of the pre-planning applications for the subsequent applications, it became apparent that a wider review of access to the site would be required.

Although the operational traffic volumes generated by the completed development are not considered to be onerous, the routing of same through small villages such as Gedney Dyke will serve only to compound an already difficult situation traffic movement.

Hence, in consultation with all stakeholders, Jepco and their partners have taken the decision to apply for permission to construct a new roadway which shall bypass all populated area and provide direct access from the site to the A17.

## 2. PROPOSED DEVELOPMENT

Key to the accommodation of the development of Jepcos plans is the ability to transport both construction and production materials into a relatively remote site from the main road network.

To maximise the efficiency of this operation, Jepco, with their local partners have devised a scheme to construct a new road North of Gedney Dyke and linking from the B1359 to the existing private Wurth road and re-joining Roman Bank at the Hovenden Golf Club and hence joining the A17 at the Lowgate junction where the volumes and types of vehicle can be better accommodated.

The location of this proposed road is as indicated on figure 1 & 2 below.

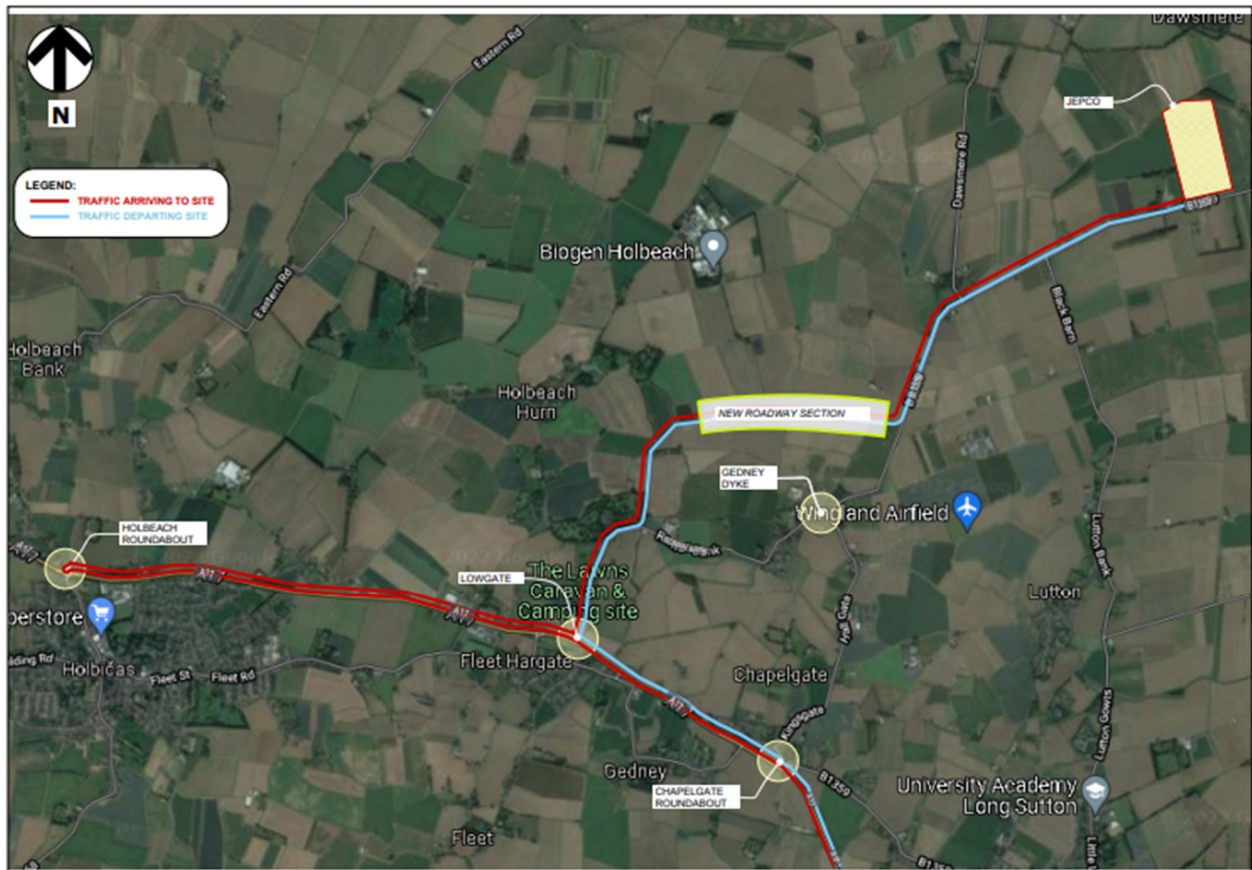


Figure 1

Once completed this road shall provide clear access to all further phases of the development as well as the permanent operations of the site and the sustainable future development of the area. It is intended that the road shall be available for all associated commercial and agricultural users which shall significantly improve the local network by diverting this traffic type away from Gedney Dyke, thus restricting the village solely to private vehicles and traffic originating from the village itself.

Given the nature of the Lowgate junction as a Tee junction onto the A17, vehicles turning North onto same and vehicles turning East from same currently experience some difficulty in crossing the carriageway and hence to avoid exacerbating this issue it is intended to impose a strict traffic regime on all vehicles entering and leaving the site to ensure a minimal impact on the operations of the A17 in accordance with the transport statement accompanying this application.

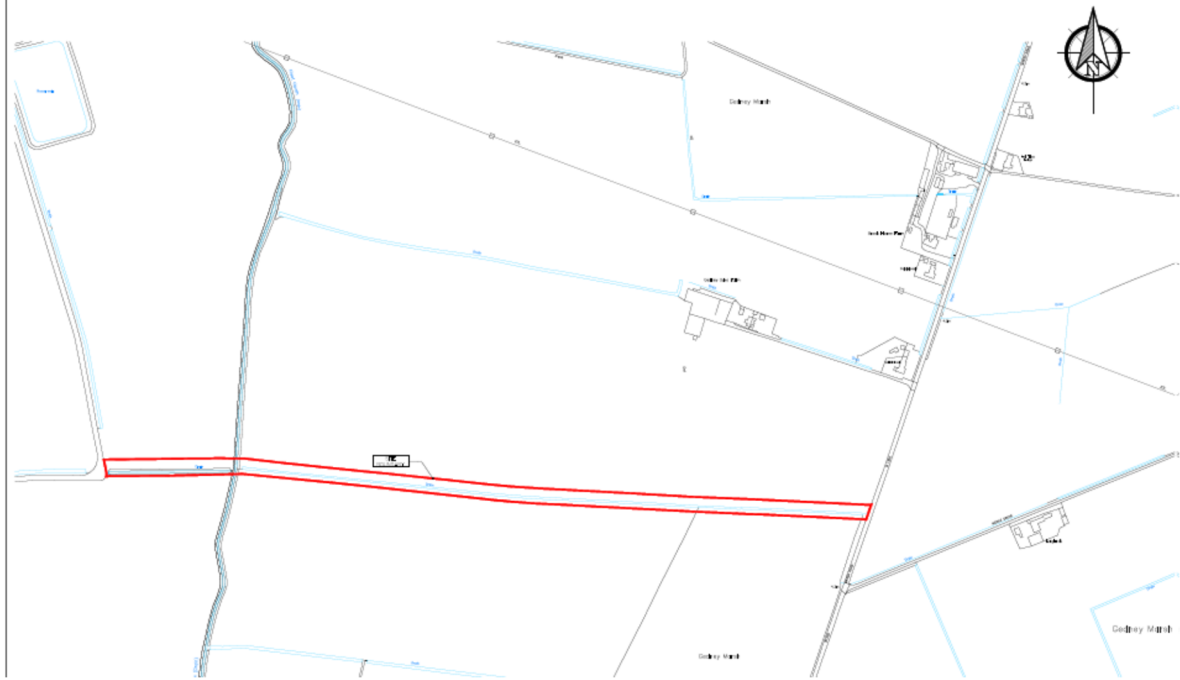


**Figure 2**

The proposed road shall be constructed of reinforced concrete similar to the existing and in accordance with M.O.T. requirements.

### **3. CONCLUSION.**

Jepco and its local partners are conscious of the effects of their operations on the local community at Gedney are determined to minimise the detrimental effects of any further development in the local area.

The construction of this new road development across privately owned land will serve to provide direct access for commercial and agricultural traffic only and remove same from Gedney Dyke thus restricting the village solely to private vehicles and traffic originating from the village itself.