

Your ref: PP-09542288
Our ref: 889 7 LMS MAG

04 March 2021

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Please treat this as supporting information for the application

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

Dear Sir

**NATIONWIDE PRODUCE PLC
PROPOSED CHANGE OF USE OF LAND AND BUILDINGS FROM AGRICULTURAL
USE TO VEGETABLE PROCESSING/STORAGE (PERMISSION H11-0011-16
REFERS)
COWPERS GATE, LONG SUTTON**

We have submitted a Full Planning Application for a change of use to effectively renew the planning permission H11-0011-16 for the above via the Planning Portal reference, PP-09542288. In terms of the supporting documentation for the application, this is the same as that submitted as part of the previous planning permission, apart from updates to reflect changes in policy.

Planning permission for the change of use of the buildings and land was first granted in 1996 under planning reference H11/0074/96. That change of use was implemented and the extension that was included as part of the proposal was completed. That use ceased after a few years and the site was subsequently let to Hargreaves Plants Ltd, which did not require a change of use application as the use was horticultural and consequently fell outside the definition of development under Section 55 of the Town and Country Planning Act.

In order to maintain the ability to use the site and buildings for vegetable processing, a new application (H11/0952/01) for the change of use was submitted and planning permission granted in October 2001 for a change of use from agriculture/horticulture to vegetable processing/storage. That permission was subsequently renewed in 2004 (H11/0276/04), 2006 (H11/1212/06) and 2008 (H11/0029/08). In 2008 a further application was submitted under section 73 to vary the H11/0029/08 permission in respect of condition 2 (use restriction). That application was also granted. A further renewal of planning permission was granted in 2011 (H11-1007-10) and, most recently, H11-0011-16 granted in 2016.



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Prior to the most recent change of use permission, the principal building on site has been extended twice in respect of a Prior Notification Application (H11-0208-13) for a produce store (extension) and a covered canopy (H11-0027-14). Those extensions have been completed.

No further alterations to the building have taken place since the 2016 planning permission.

The site has had a long history of being used for either vegetable processing and, most recently, agricultural/horticultural use and the owners of the site wish to perpetuate this with a further grant of permission to enable the site to be used for vegetable processing, should the need arise.

Design

No changes are proposed or are necessary to the building or site to facilitate the change of use.

Access

The site has a good existing access close to the A17/Cowpers Gate roundabout and this largely removes the need for vehicles to travel through Long Sutton to service the premises. There is a dwelling to the west adjacent to the site access that is not under the control of the applicant, however, the curtilage to the dwelling is used as a scrap vehicle yard and this use has a greater impact on the amenity of the immediate area than the change of use proposed here.

Vegetable processing will be carried on wholly inside the existing building and there are established access, parking and manoeuvring areas and office space within the site, all of which are currently being used for the existing farming operation.

Flood Risk

The site lies within Flood Zone 3a and the application relates to the change of use only with no new floor space created. The proposed use of the site is classified in the Planning Practise Guidance as 'less vulnerable' (table 2) and table 3 indicates that such development is appropriate in Flood Zone 3a.

The 2017 updated Strategic Flood Risk Map for South Holland District identifies that the application site lies within an area where there is no risk for the present day and for 2115 the site is a mix of no hazard, low hazard and danger for some with flood waters extending to 0m-1.25m in depth across the site. The existing buildings are already raised slightly in relation to existing ground levels and all services are above the



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anticipated flood levels. The existing offices are all at first floor level and these provide for a safe refuge in the event of a flooding incident. It would not be possible to raise floor levels for this existing building.

There are no watercourses within a reasonable distance of the site and there have been no incidents of flooding from either tidal or fluvial in recent history.

The applicant has signed up to the Environment Agency's 'Floodline Warnings Direct' scheme for better overall management of the site in the event of an extreme event.

Development Plan

In terms of planning policy, the Development Plan for the purposes of the application is the South East Lincolnshire Local Plan adopted in 2019.

Policy 7 focusses on improving the economic prosperity of the district and key to this is supporting agri-business and the food industry.

Policy 30 relates to pollution and the impacts of the development on neighbouring uses. There will be no adverse impacts from the proposal, particularly, having regard to its proximity to a major transport route (A17). Suitable conditions can be attached to any permission to mitigate against the potential for these arising; as has been done with the previous planning permissions.

Overall, there will be little or no impact arising from the proposed change of use.

We trust that you will consider this latest application for the change of use favourably, however, in the event that additional information is required, please do not hesitate to contact us.

Yours faithfully

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