



Planning & Development Ltd
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South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

1 April 2019

Dear Sir/Madam

Application by Motor Fuel Limited for Full Planning Permission for the Erection of a Coffee Shop with Drive-Thru and Associated Works at Main Road Service Station, Wisbech Road, Long Sutton, Lincolnshire, PE12 9AG.

I act on behalf of Motor Fuel Limited and am instructed to submit a planning application to your authority for the erection of a coffee shop with drive-thru and associated works at Main Road Service Station, Wisbech Road, Long Sutton, Lincolnshire, PE12 9AG.

Accordingly, please find enclosed the following attached in support of the planning application: -

- The planning application Form signed and dated;
- The Relevant Ownership Certificate and Agricultural Land Declaration, signed and dated;
- Site Location Plan (drawing reference: WPS-MFG-130-PL01 Rev A);
- Existing Site Layout Plan (drawing reference: WPS-MFG-130-PL02 Rev A);
- Proposed Site Layout Plan (drawing reference: WPS-MFG-130-PL03 Rev B);
- Proposed Site Plan (drawing reference: WPS-MFG-130-PL04 Rev B);
- Existing Site Elevations (drawing reference: WPS-MFG-130-PL05);
- Proposed Site Elevations (drawing reference: WPS-MFG-130-PL06 Rev A);
- Proposed Building Elevations (drawing reference: WPS-MFG-130-PL07 Rev A);
- Block Plan (drawing reference: WPS-MFG-130-PL08);
- Tracking Plan (drawing reference: WPS-MFG-130-PL09)
- Planning, Design and Access Statement prepared by JMS Planning & Development Ltd dated March 2019;
- Flood Risk Assessment prepared by Evans River and Coastal, dated March 2019;
- Flood Sequential Assessment prepared by JMS Planning & Development Ltd, dated March 2019; and
- Transport Statement prepared by DW Transportation, dated March 2019.

Please note the relevant planning application fee has been paid directly via the Planning Portal.

Registered office:
Valley Farm
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Company No. 09829806



The site, Main Road Service Station, is an existing petrol station forming part of a larger roadside facility serving the A17 strategic road. It is a long established site which has been meeting the needs of motorists for many years. However, with the rise of coffee shops nationwide and on similar sites countrywide, the existing roadside facility does not meet the modern standards or motorists' expectations, and the proposed coffee shop will assist in meeting motorists' needs providing consumer choice and the opportunity for nourishment and rest.

The application has been submitted with supporting information with respect to transport, which demonstrates these issues are not constraints to development. The proposal is supported by a Flood Risk Assessment and Flood Sequential Test Report showing that appropriate measures have been taken to ensure customers and staff remain safe and alternative sites have been considered.

Whilst the application is located in the countryside, the site is an existing and established petrol filling station and roadside facility. This proposal seeks to make best use of the site, enhancing the provision upon it for motorists.

I trust you find the enclosed application in order and I look forward to receiving confirmation of registration of the application in due course. However, if you wish to discuss the attached at all please do not hesitate to contact me on 07525 131145.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Julian Sutton', with a stylized flourish extending from the end.

Julian Sutton
JMS Planning & Development

Encs