Burrell, Becky

From: Gedney, David
Sent: 05 February 2024 10:02
To: _planningadvice
Subject: FW: H11-1084-23 - Proposed extensions to existing agricultural buildings, Nationwide produce Ltd, Cowpers Gate (south), Station Rd, Long Sutton
Attachments: HGV swept path .jpg

Please scan email and attachment – 5SUP (HGV Swept Path)

Regards

David Gedney
Senior Planning Officer
South Holland District Council
T: 01775 764468
E: dgedney@sholland.gov.uk

Working Days: Monday, Tuesday & Thursday



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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: Friday, February 2, 2024 12:14 PM
To: Gedney, David <DGedney@sholland.gov.uk>; Samantha.Legg@lincolnshire.gov.uk
Cc: Sharon Brown <s.brown@rdc-landplan.co.uk>
Subject: RE: H11-1084-23 - Proposed extensions to existing agricultural buildings, Nationwide produce Ltd, Cowpers Gate (south), Station Rd, Long Sutton

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Lewis Smith MRTPI
Town Planning Director

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Robert Doughty Consultancy

Town Planning | Landscape Architecture | Architecture

32 High Street, Helpringham, Sleaford, Lincolnshire NG34 0RA

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From: Gedney, David <DGedney@sholland.gov.uk>
Sent: Wednesday, January 31, 2024 8:44 AM
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: FW: H11-1084-23 - Proposed extensions to existing agricultural buildings, Nationwide produce Ltd, Cowpers Gate (south), Station Rd, Long Sutton

Morning Lewis,

We have now received additional comments from LCC Highways, who require further clarification on how HGV's will gain access from the highway to the weighbridge and turning area, etc (see below).

I look forward to receipt of the required information in due course.

Regards

David Gedney
Senior Planning Officer
South Holland District Council
T: 01775 764468
E: dgedney@sholland.gov.uk

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Dear David and Samantha
The access to the weighbridge largely remains unchanged from how it operates today. HGV's and tractors and trailers drive into the site off Cowpers Gate and onto the weighbridge and then proceed clockwise around the site and if the need arises they can drive onto the weighbridge on the way out of the site. By way of clarification, extension 'C' on the plan is an open sided canopy, not an enclosed building which is why the tracking appears to go through the middle of the building.
Equally, the management of the site in terms of vehicular circulation remains the same. The vast majority of drivers attending the site know how the site works. There is one 'pinch point' adjacent to the northern boundary as a result of the proposed extensions but there is one there now already, so this doesn't change. The internal management of the site is, ultimately, a matter for the applicant to manage unless there is a knock-on impact on the public highway which there isn't.
I have attached a snip of the site plan with the tracking extended to show the routes of vehicles.
I hope this assists.
If you need anything else, let me know.
Regards

Lewis

From: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Sent: Wednesday, January 31, 2024 6:53 AM
To: Gedney, David <DGedney@sholland.gov.uk>
Subject: RE: H11-1084-23 - Proposed extensions to existing agricultural buildings, Nationwide produce Ltd, Cowpers Gate (south), Station Rd, Long Sutton

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Morning David,

Apologies – I just need some clarification on how the HGV's will gain access from the highway to the weighbridge and turning area. The swept path drawing does not show this amount of detail.

How will the site be managed internally to avoid any HGV conflict on site?

Thanks
Sam

Samantha Legg
Principal Development Management Officer
Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL

Phone: 01522 782070

Email: developmentmanagement@lincolnshire.gov.uk
Teams: Chat with me
Website: www.lincolnshire.gov.uk

From: Gedney, David <DGedney@sholland.gov.uk>
Sent: Thursday, January 25, 2024 11:08 AM
To: Samantha Legg <Samantha.Legg@lincolnshire.gov.uk>
Subject: FW: H11-1084-23 - Proposed extensions to existing agricultural buildings, Nationwide produce Ltd, Cowpers Gate (south), Station Rd, Long Sutton

You don't often get email from dgedney@sholland.gov.uk. Learn why this is important

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Good morning Sam,

Further to your request for additional information in relation to the planning application within the subject title, we have now received further information from the agent, which is outlined below.

I look forward to your further comments in due course.

Regards

David Gedney
Senior Planning Officer
South Holland District Council
T: 01775 764468
E: dgedney@sholland.gov.uk

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: Tuesday, January 23, 2024 5:21 PM
To: Gedney, David <DGedney@sholland.gov.uk>
Cc: Sharon Brown <s.brown@rdc-landplan.co.uk>
Subject: RE: H11-1084-23 - Proposed extensions to existing agricultural buildings, Nationwide produce Ltd, Cowpers Gate (south), Station Rd, Long Sutton

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Dear David, apologies for the delay in getting back to you.

In relation to the highway comments, we would provide the following:-

Vehicle movements are typically 110 per week with 40 vehicles bringing product in and 70 vehicles taking product out. The extension will allow the agricultural activity to increase output slightly, but in reality, this increase will be no more than 5%. The site is currently under some strain and so a significant proportion of the new-build will allow for a more efficient environment. There can also be a 10/15% fluctuation in traffic, either way, depending on the time of year and season, as with many agricultural operations. The vehicles in and out of the site consist of tractors and trailers and bulker HGV's which deliver the produce and HGV's which dispatch the produce to customers. The character of type of vehicles using the site will not change as a result of the proposal.

The drainage plan for the site is within the body of the report submitted as part of the application.

Should you require any further information, please do not hesitate to contact me.

Kind regards

Lewis

Lewis Smith MRTPI
Town Planning Director

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l.smith@rdc-landplan.co.uk
www.rdc-landplan.co.uk

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From: Gedney, David <DGedney@sholland.gov.uk>
Sent: Monday, January 22, 2024 3:45 PM
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: RE: H11-1084-23 - Proposed extensions to existing agricultural buildings, Nationwide produce Ltd, Cowpers Gate (south), Station Rd, Long Sutton

Thanks Lewis,

We will assess the proposal in accordance with the submitted description (agricultural).

Regards

David Gedney
Senior Planning Officer
South Holland District Council
T: 01775 764468
E: dgedney@sholland.gov.uk

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From: Lewis Smith <l.smith@rdc-landplan.co.uk>
Sent: Monday, January 22, 2024 3:22 PM
To: Gedney, David <DGedney@sholland.gov.uk>
Cc: Sharon Brown <s.brown@rdc-landplan.co.uk>
Subject: RE: H11-1084-23 - Proposed extensions to existing agricultural buildings, Nationwide produce Ltd, Cowpers Gate (south), Station Rd, Long Sutton

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Good afternoon David
Pre-determination trenching looks a little strong. I will speak to our archaeologist and come back to you.
Did you have chance to consider the issue regarding the description of development?
I have the highways information requested by the county council and will get this to you today.
kind regards

Lewis

Lewis Smith MRTPI
Town Planning Director

01529 421646
07932 600018
l.smith@rdc-landplan.co.uk
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From: Gedney, David <DGedney@sholland.gov.uk>
Sent: Monday, January 22, 2024 2:41 PM
To: Lewis Smith <l.smith@rdc-landplan.co.uk>
Subject: H11-1084-23 - Proposed extensions to existing agricultural buildings, Nationwide produce Ltd, Cowpers Gate (south), Station Rd, Long Sutton

Good afternoon Lewis,

I write concerning the application within the subject title and enclose comments from LCC Historic Places Team that will need to be satisfactorily addressed before we proceed to a decision.

Regards

David Gedney

Senior Planning Officer
South Holland District Council
T: 01775 764468
E: dgedney@sholland.gov.uk

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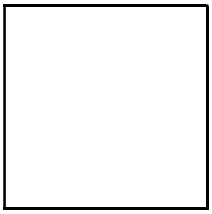
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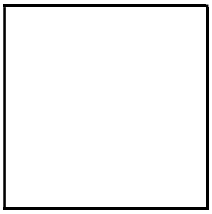
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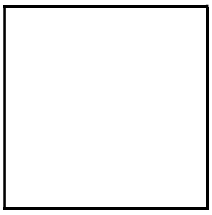
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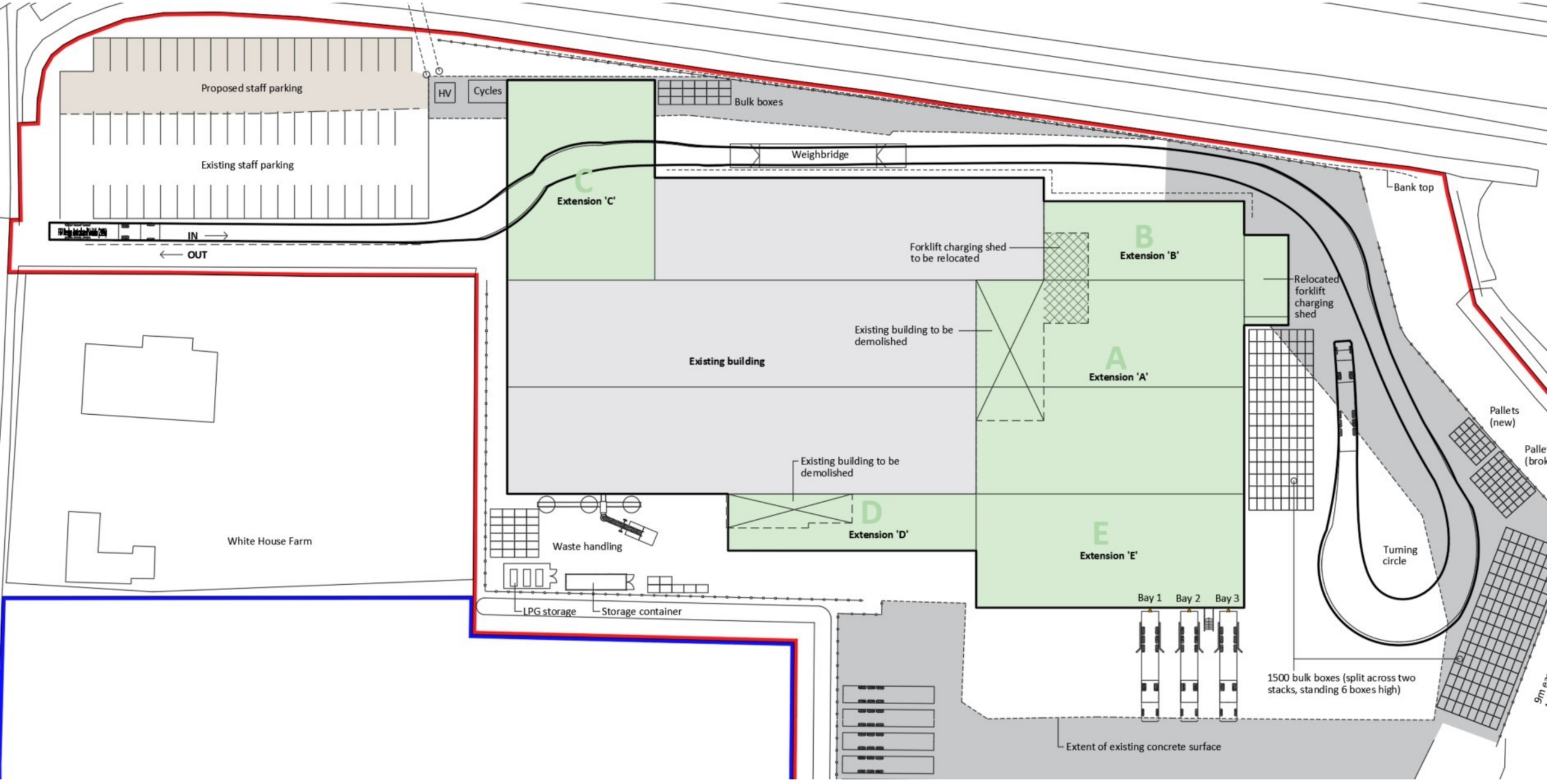


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Proposed staff parking
Existing staff parking
HV
Cycles
Bulk boxes
Weighbridge
Bank top
IN
OUT
C
Extension 'C'
Forklift charging shed
to be relocated
B
Extension 'B'
Relocated
forklift
charging
shed
Existing building to be
demolished
Existing building
A
Extension 'A'
Pallets
(new)
Existing building to be
demolished
D
Extension 'D'
E
Extension 'E'
White House Farm
Waste handling
Turning
circle
Bay 1
Bay 2
Bay 3
LPG storage
Storage container
1500 bulk boxes (split across two
stacks, standing 6 boxes high)
Extent of existing concrete surface