

PLANNING STATEMENT

PROPOSED GLASSHOUSE
MONMOUTH LANE
LUTTON GOWTS
LINCS
PE12 9LH

FOR

MULTIFLORA FLOWERS LTD



1. Introduction

This Planning Statement accompanies a full planning application for a proposed Glasshouse and rainwater storage lagoon.

It should be read in conjunction with the following drawings:

Drawing No's.

2306-01 –	Floor plan, Section and Elevations.	1:200
	Location Plan.	1:1250
2306-02 –	Block Plan	1:250
	Lagoon Section Thru.	1:100

2. The Site

The application site is located on Monmouth Luton Gowts Long Sutton Linc's PE12 9LH. The proposed Glasshouse will be used for the growing and packing of flowers.

The application site is located on agricultural land, approximately 1.5 miles North of the Town of Long Sutton
Multiflora Flowers Ltd staffing levels at present are 4 No full time with a further 10 No Casual workers during the growing season. It is at present anticipated that no additional members of staff will be required.

3. Use

The application site covers an area of 5.08 Ha. The total area of the proposed glasshouse is 5,360 m² of which 230 m² will be used for the bunching and processing of flowers and the remainder for growing.

4. Amount

The proposed Glasshouse will be a total of 5360 m²
It will be a maximum of 73.50m long x 80.00m wide x 3.80m to the eaves and 4.46m high to the ridge.
The lagoon will be a maximum of 41.5m long x 18.8m wide x 1.5m high overall the earth bunds.

6. Appearance

The proposed design of the elevations is constrained by the need for maximum light i.e., glass, but it is considered that of a design is appropriate for its location in a rural area.

7. Access

Access to the proposed development will be via the existing access to Monmouth Lane. Which will be widened to accommodate present day machinery and transport requirements. There is good visibility from the access in both directions. Parking and lorry turning is annotated on the Block Plan Drawing No. 2306-02

8. Hours of Business and Vehicle movements

The normal working hours for the business are between 7.00am and 5.30pm seven days per week. The start time in the peak growing season may be brought forward to 6.00am

Delivery/Collection vehicles per day non-employee as follows:

Rigid Lorries	2No.
Light Vans	6No.
Customer vehicles (van/car)	2No.

9. Flood Risk

The South Holland District Council Strategic Flood Risk Assessment carried out in 2017 shows the site to be in an area at high risk of flooding. However, the nature of the business dictates that the existing Ground be used for growing purposes. It is therefore concluded that the proposed finished floor levels will be to match those of the surroundings. It is proposed to construct an earth bunded lagoon for the harvesting of rainwater, there will therefore be no addition to the risk of flooding.

10. History & Background

Multiflora Flowers Ltd, grow cut flowers year-round and supply 4 of the major supermarkets. The company was started by Shaun Gibbons in 2012 as a sole trader, after having worked for 2 other horticultural business after leaving Writtle Agricultural College in Essex in 2006. Flower growing has been in the Gibbons family for 4 generations. The great grandfather and grandfather of Shaun Gibbons were one of the first big growers in the Holbeach area, with major expansion taking place in the 1960's and 70's. Having gained a degree in commercial horticulture with business management in the mid 2000's, I started working as an assistant manager for a large fruit plant growing company in West Norfolk. I then had the opportunity to work for a large flower growing business in Pinchbeck. In 2012, I started in my own business with 1350m² of rented glasshouses and 20 acres of family land from my maternal grandfather all based in Long Sutton. In the first year I produced around 400,000 cut flowers. Over the course of the next 10 years, I have built the business up to producing cut flowers in 18,000m² of glasshouse spread across 3 sites from Boston to Long Sutton, together with 110 acres of field grown flowers. By the end of 2023 we will have produced 4.5 million cut flowers. All the sites are rented, and we have now reached a point where the Boston site is not operating efficiently due to its remoteness to the other sites.

The plan is to leave the Boston site but keep business capacity up by constructing a new glasshouse structure on the 5.08Ha field at Monmouth Lane. This site will give the company ample scope to extend if the opportunity arises and enable the business to maximise our efficiency. We would still be operating from 3 sites, but these will all be located within a 2-mile radius of each other, as opposed to the 20 miles we travel today to Boston.

The proposed glasshouse will become our main site, where we will bunch and process our flowers before sending them off to the packhouses for distribution to the supermarkets.