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Ref: 4459-25

PARKING FOR TRAILERS
AT WEST VIEW FARM
RED COW DROVE
MOULTON MARSH
SPALDING
LINCS
PE12 6LW

FOR

BROOKS (SPALDING) LTD



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This application is to acquire Town and Country Planning Permission for the parking of trailers for the benefit of Brooks (Spalding) Ltd.

The Site

Westview Farm is a collection of agricultural and commercial/industrial workshops.

The site is to the southeast of Fosdyke in a predominately agricultural area, however within an area of 3.5 miles is the Bakkavour Factory on Sluice Road and a number of industrial units opposite this at Sluice Farm.(H09-0648-10 & H09-1063-22 Acorn Engineering) Plus H09-0515-09 (B1 use under Lawful use cert) and H09-0474-09 (B2 use under lawful use cert)

The site is bounded primarily by the minor road, agricultural and commercial/industrial units and open fields. However, the minor road is the main access for the Bakkavor Factory and the units at Sluice Farm which involves numerous HGVs travelling along the road at all times.

The site is served by a wide access designed for use by large vehicles with good visibility in each direction.

The proposal is to extend the current trailer parking area, installing fencing in keeping with nearby residential sites and the planting of saplings to negate the carbon footprint.

The proposal is to utilize the existing access and not to provide a new access onto the road.

Due to the manual nature of the proposal at this site, the percentage of opportunities for the disabled are limited however the Applicant does recognise his obligations.

The site represents the opportunity for the continued sustainability and growth of an existing business which in the present economic climate is vital for the area.

Purpose of the Business

The principal purpose of the Company is to hire Refrigerated trailers to local hauliers and farmers, who in turn support the local food preparation and agricultural industry, by both the distribution and chilled storage of locally produced produce.

The Company

Brooks (Spalding) Ltd was set up by two local men in 2004 who both had a background in refrigerated trailers.

The company started with three trailers and the two partners who took on a variety of other work in an attempt to make Brooks a sustainable company. The company now has a fleet of over 120 trailers and 2 tractor units exceeding all expectations of growth.

Employees

The company started with 2 full time employees and 1 part time. This has now grown to 5 full time and one part time. The most recent addition to the team being a veteran from the armed forces.

The Company also contracts out a variety of work to other small local businesses such as Fridge maintenance and repair work, trailer repairs and tyre maintenance adding to the local economy. This is in addition to using local suppliers for parts etc where possible.

In more recent years the success of Brooks has allowed other small businesses to flourish e.g. Andrew Cridland Trailer Maintenance who started as a man in a van now has 7 employees. It has also provided the next generation to start up their own businesses.

Operating Facts

The business is on the whole “mobile”, normal hours of work on site are between 8am and 6pm however the Company and its subcontractors provide cover 24 hours a day 365 days of the year.

It is anticipated that there will be no increase of movements (in or out of the site) from current levels.

The need for premises

The number of trailers requiring storage varies dependent upon the seasons/market conditions and the economic climate.

Market conditions in the food industry are such that nothing is static and at certain times of the year there may be an increased or reduced demand for trailers. For example, the first 3 months of the year are generally quiet, however events such as Mother's Day, Easter and major Sporting events increase the demand for hire trailers.

Brooks (Spalding) Ltd have been operating at West View Farm since 2009 and with both the growth of the company and the ebbs and flows of demand for hire more parking has been required. Additionally with the new VOSA regulations on break tests when servicing and MOT's are required rather than trailers being in and out within a day this has now been extended resulting in additional trailers on site for short periods of time.

It should also be noted that with the legislation in relation to health and safety they need to provide a safe working environment for employees and any subcontractors.

Previously when vehicles have been off hire these have been parked too close to the buildings not giving sufficient space to facilitate fire and health and safety regulations.

Options Investigated

Books (Spalding) Ltd have explored obtaining another site within the local area however they have met several obstacles in following this option-

- Many sites are far too large for our needs or outside of our budget
- Many can only be purchased together with the erection of a large building
- Selling agents are reluctant to talk to Brooks or answer enquiries
- Covenants on sites restricting them from the use of transport
- Purchasing another site would increase the amount of movement of trailers between sites

Aims

The Company partners believe that remaining and expanding the parking area at Westview Farm is the most viable option.

With changes in legislation relating to the use from red to white diesel in trailers Brooks have been subject to numerous thefts which have been quite costly this is despite the installation of security cameras on the site.

The wish is to secure the site with fencing and gates in keeping with the street scene. Brooks also believe that the proposed planting of saplings will result in the site being shielded from the A17 and improve the view across open fields.

Conclusion

Due to the lack of other available options, the refusal of this application would result in the company downsizing which will have a negative impact on both Brooks and ancillary businesses whose growth has been directly linked to the Company.

G R Merchant Ltd
February 2026