

Units 1-10 Poplar Farm
Austendyke-
Retrospective change of
use to B1c/B2/B8
industrial purposes.

Planning Design and Access Statement on
behalf of GH Myers Ltd.



3D Planning Ltd.

Town Planning Consultancy

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Introduction

This Planning Statement incorporates statements in accordance with local and national planning guidance, and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain

how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

Paragraph: 034 Reference ID: 26-034-20140306

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Proposal

This application is made for the change of use of Poplar Farm - a former agricultural store to at GH Myers Farms, Austendyke to a mix of B1c, B2 and B8 commercial uses (retrospective).

The application is being made at the request of South Holland District Council planning enforcement which had become aware of the unauthorised change of use and has requested an application be made to regularise the use.

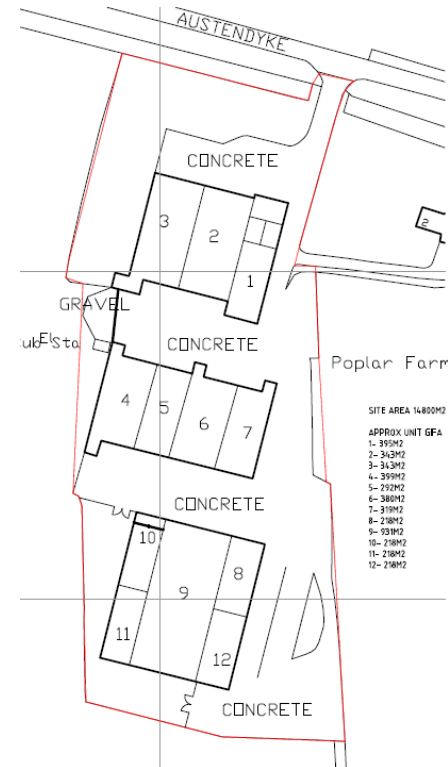
Most of the units are currently occupied for a variety of storage and manufacturing uses and it is intended through this application for planning permission to seek to regularise the use for the site as a composite B1c/B2 /B8.

Having regard to the planning history of the site it is possible that the use of the site for industrial purposes is now lawful; it having been undertaken since the last application was withdrawn in 2006; the applicant confirms that the reuse started in 2009. It is not evident from the documents on the SHDC public access site what happened post 2006- however there is no record of enforcement interest post 2006.

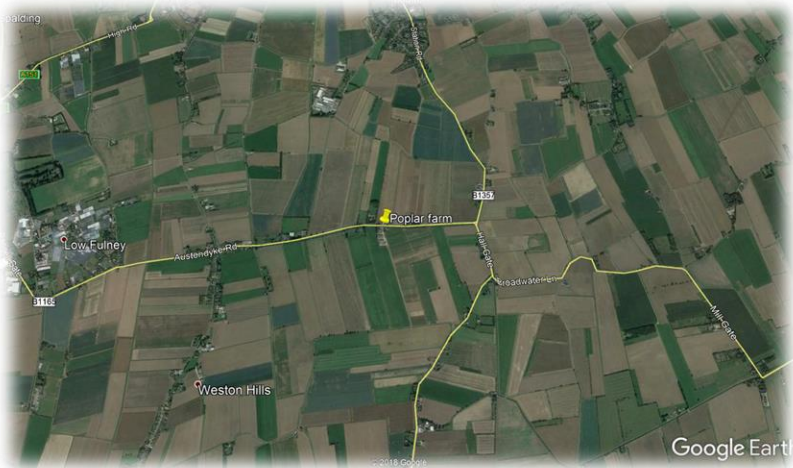
Having regard to the level of evidence that we currently have, it has been decided to progress with an application rather than seek a certificate of lawful use- however if we are able to find additional evidence a CLU remains an option to secure the ongoing use of the site.

Site

Location – Poplar Farm, Austendyke, Spalding.

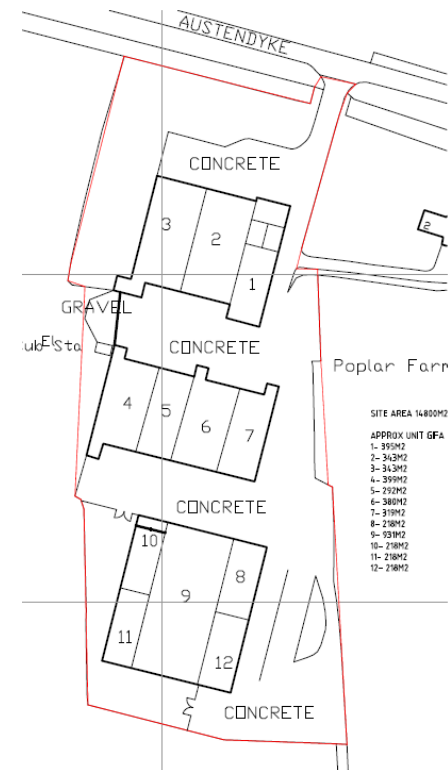


Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.



Existing Use – mix of B2 and B8 commercial uses with ancillary site management office. The site has been in commercial operation in this manner for many years post 2009 and has been fully occupied (similar to its current form) since 2012.

Site features – existing industrial storage unit and yard.



Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

The site is divided into 12 separate units sharing a communal access and turning areas, in addition to the parking allocated to each unit in front of the unit there is abundant communal parking available within the site.

The total floorspace for the 12 units is 4680 sqm.

Currently the site provides relatively cheap commercial floorspace to facilitate start-up businesses which add to the economic outlook of the district.

Overall the business and commercial provision within a district need to make provision for a full range of business sites from cheaper and units for start-ups through allocated industrial estates to more expensive commercial business/ office parks, each segment need to be provided for in order to provide choice for all needs of local business owners.

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Planning background

History of buildings and use the application site was originally used for agricultural storage in association with Myers Farms which then owned significant land holdings around Spalding.

However, the changes to agricultural practice meant that the storage buildings at poplar farm were no longer suitable for GH Myers Farms storage.

In addition, the changing agricultural market was such that relatively small units such as those at Poplar Farm are no longer fit for an agricultural purpose as clients require significantly larger storage facilities for agricultural products. Myers Farms now uses much larger shared facilities with LFP elsewhere in South Holland rather than its own stores.

Currently the Units are let as set out on the table overleaf; it is noted that the uses are varied comprising of a mix of B1c (light industry), B2 (general Industry) and B8 (storage and distributions) uses.

Poplar Farm Unit Number	Company	Contact	Nature of Business	No. of Employees	Hours of Operation	Est. of Vehicle Movements per Day In and Out Average
Office 1		Lizzi Myers	Jewellery Making	1	11am - 9pm Mon - Sun	2
Office 2		Polly Myers	Fashion Studio	1	11am - 9pm Mon - Sun	2
Office 3	G H Myers Ltd	Holt Myers	Farm Office	1	7am - 11pm Mon - Sun	8
Unit 1	D Barnett and Sons Ltd	John Barnett	Plumbers	5	7am - 5.30pm Mon - Fri	22
2	R G Laser and Cubit Engineering	Tony Milsom	Metal Cutting and Engineering	6	8am - 5.30pm Mon - Fri	26
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Hard Standing	James Stamp Rental	James Stamp	Portable Building Storage	0	9am - 5pm Mon - Fri	2
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Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Planning history

Below, we set out the timeline leading to current application- it is noted that the units have been unused for agriculture in relation to Myers Farms for over 15 years and in the interim they have been struggling to find a viable economic use.

Reference	Location	Proposal	Received	Type	Status
H13-0898-06	Poplar Farm Austendyke Road Weston Hills PE12 6BZ	Change of use to B8 (storage and distribution)	27-06-06	FULL	Withdrawn Applicat'n
H13-0818-06	Poplar Farm Austendyke Road Weston Hills PE12 6BZ	Change of use to B1 (Business) and B8 (Storage or Distribution)	13-06-06	FULL	Withdrawn Applicat'n
H13-0931-05	Poplar Farm Austendyke Road Weston Hills PE12 6BZ	Change of use to B1 (Business), B8 (Storage or Distribution) and retention of use by a Road Haulage Business with a maximum of 12 lorries	11-07-05	FULL	REFUSAL
H13-0421-04	Poplar Farm Austendyke Road Weston Hills PE12 6BZ	Change of use from agricultural to Business Use (Class B1)	30-03-04	FULL	Withdrawn Applicat'n

H13-0421-04

Change of use from agricultural to Business Use (Class B1)
Location
Poplar Farm Austendyke Road Weston Hills PE12 6BZ
Status Withdrawn Application

H13-0931-05

Change of use to B1 (Business), B8 (Storage or Distribution) and retention of use by a Road Haulage Business with a maximum of 12 lorries
Status; REFUSAL

- The proposals promote an unacceptably extensive mix and range of un-related land uses on an excessive scale on a site located within a wholly unsustainable location within the open countryside. As such, the proposals accord to an unsustainable form of economic development, remote from existing service centres and with poor public transport links, which cannot be considered to be a legitimate form of farm diversification and which would fail to preserve and would therefore cause significant and demonstrable harm to the character and appearance of the countryside and to the residential amenities of nearby property through increased levels of noise and disturbance arising from both the use of the site and the comings and goings associated with that use. As a consequence, the proposals are considered to be at clear variance with the aims and thrust of PPS1 'Delivering Sustainable Development'; PPS7 'Sustainable Development in Rural Areas'; and PPG4 'Industrial and Commercial Development and Small Firms'; as well as to the provisions of Policies S1, S2, E4, E7 and NE1 to the Lincolnshire Structure Plan Deposit Draft, April 2004; Policies E1, E12 and EMP3 to the Adopted South Holland District Local Plan 1988; and Policies SG1, SG2, SG4, SG17 and EC4 to the South Holland Re-Deposit Local Plan 2005.

H13-0818-06

Change of use to B1 (Business) and B8 (Storage or Distribution)
Status; Withdrawn Application

H13-0898-06

Change of use to B8 (storage and distribution)
Status; Withdrawn Application September 2006

There is no record of planning history or enforcement action on the site post 2006 as confirmed by Kate Bellamy in an email dated 15 October 2019

I can't see any enforcement correspondence on file between the dates mentioned. An anonymous allegation was received in 2007 that some of the buildings may be being used for commercial purposes, but the officer at that time found no evidence of a breach. It would appear that we haven't received any further complaints and from our point of view, the site was being used for agricultural purposes and we had no information / evidence to the contrary.

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Background to current application

The council's enforcement officer (Kate Bellamy) contacted Mr Myers by phone in spring 2019 and requested that an application be made to regularise the uses on site.

It is understood that no immediate threat of enforcement action was made and that no formal action has been undertaken.

Following that Mr Myers instructed 3D Planning to prepare and coordinate information necessary to support the application.

Contact was made with Mr Gedney- the planning officer who will be dealing with the application and Mr Sharpe of LCC transportation.

In respect to planning matters Mr Gedney confirmed by email confirming that 3D's approach was acceptable and that The approach set out in 3D's email of the 11 June.

In addition, please can you confirm what supporting reports you would require with the applications?

- Full set of existing/ proposed floorplans and elevations to regularise the built development and its use.
- I assume a FRA
- Planning statement/ DAS
- Given that the uses are existing I assume that a transport statement / assessment will not be necessary. What is the councils position in relation to the need to ecology reports on existing developments?
- Any additional reports that the local list requires- I can't think of any.

I would appreciate your response as soon as possible so that I can respond to Kate with a revised timeframe.

In his email of the 21 June he confirmed that the above approach was fine, and further more in his email of the 4 July Mr Gedney confirmed that;

If no external alterations are proposed a block and existing/proposed layout plans should be sufficient.

At the suggestion to Mr Gedney we approached Mr Sharpe to confirm what information he would seeking in relation to transportation; he responded in an email dated 7 August;

The site is not particularly accessible on foot but a mixed B1, B2 and B8 use would not be expected to result in a severe cumulative transportation impact or unacceptably harm highway safety.

I think it would be helpful for any Application to be supported by a simple Transport Statement but I do not believe there is sufficient cause to withhold the grant of consent for a B1, B2 and B8 use on highway grounds.

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Planning policies

The British planning system is plan based in that there is a presumption in favour of development that accords with the development plan unless other material considerations indicate otherwise.

In addition, the planning policy at both national and local levels is predicated on seeking sustainable development and the NPPF 2019 sets out the overall aims of planning.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Below I set out the key policies relating to this proposal firstly from the recently adopted local plan and latterly from the new NPPF 2019.

Policy 7: Improving South East Lincolnshire's Employment Land Portfolio

Other Employment Sites New employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non-allocated sites may be acceptable provided:

- a. the development does not conflict with neighbouring land uses;
- b. there is no significant adverse impact upon the character and appearance of the area;
- c. the design is responsive to the local context;
- d. there will be no significant adverse impact on the local highway network;
- e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;
- f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and
- g. there is an identified need for the business location outside of identified employment areas on the Policies Map

Policy 4: Approach to Flood Risk

Inter alia Change of use of existing buildings will be supported providing they do not pose an increase in risk to people.

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Policy Parking from the development plan

Business (B1)	1 space per 30m ²	1 stand per 200m ²
General industrial (B2)	1 space per 65m ²	1 stand per 200m ²
Storage or distribution (B8)	1 space per 150m ²	1 stand per 1,000m ²

The NPPF 2019

Has special regard to the needs of rural areas Paras 83-84 confirm that it is essential to maintain existing businesses and to enable diversification of the economy as agricultural needs change.

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

Amount; the application is made for the change of use only- no alteration to the external elevations are proposed.

It is proposed to retain the site in 12 separate units although flexibility is sought to move between B1c, B2 and B8 within the site as a whole- it is anticipated that the method for achieving this will be discussed within the wider application process.

Layout; the layout remains unchanged- adequate parking and manoeuvring space is available within the yard shared with between the units.

Scale/ appearance; no alterations to the external appearance of the building are proposed. In correspondence with Mr D Gedney of SHDC - he confirmed that as such no elevations- existing or proposed are required.

Access; no alterations to the access are proposed- detail of transportation are set out in the Transportation Statement from Northern Transport Planning Ltd. which accompanies this submission.

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Planning Issues

Principle of development; The application seeks retrospective permission for a change of use of the building from agricultural storage to a B1c, B2 general industrial / B8 storage use.

The current intensity of the use is very low and as such impacts are also minimal. Whilst currently all of the units are occupied with either B2 or B8 uses the impacts of the use external to the site are considered to be minimal and to not cause unacceptable harm to the local environment.

Policy at both local and national levels stresses the importance of securing a prosperous rural economy and the reuse of the formerly redundant agricultural buildings will assist in that. The site and the units thereon are now evidently not the correct size to meet the needs of the agro business within and around south Holland, there is no default agricultural use that they can be put to within the locality and as such either they are left empty, which is nonsensical and unsustainable as they attract business rates, or an alternative use is found for them appropriate to the scale of the units and the location.

National and local policy encourages the reuse of redundant rural buildings provide that there are no significant adverse impacts.

It is considered that the proposal is consistent with LP7.

LP7 Other Employment Sites New employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings.

NPPF para 38

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

The proposal is considered with both provisions of both LP7 and NPPF para 38 (a).

Business need;

Since restarting the commercial occupation of the site in 2009 the occupancy has grown reflecting significant demand in the locality for this form of industrial offer. The site has been fully occupied since 2012 giving a period of 7 years without significant issue leading to an enforcement complaint.

Impacts;

Noise- the site is relatively isolated and although some of the occupants are B2 uses there is no record of noise complaints –

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

notwithstanding that the site has been fully occupied since 2012.

Traffic;

Transportation Statement (TS) addresses the current position in relation to use and transport impacts.

The site with its current use is very low key and has approx. 10 vehicle movements per hour into/ out of the site in the am peak and 14 vehicle movements per hour in the pm peak; the TS also confirms that there is more than adequate capacity on Austendyke and the local network.

3.7 Summary

- 3.7.1 Traffic flows on Austendyke Road are at a modest level, with peak two-way flows of around 250 vehicles per hour. Traffic movements into and out of the site at Poplar Farm are at a low level, with 10 vehicle movements in the morning peak hour and 14 vehicle movements in the evening peak hour. Traffic flows at the site access are well within capacity, with no discernible congestion or delays. The site access arrangements have a proven record of safe operation with no road safety issues that would justify withholding planning permission for the proposed development.

Access;

Matters in relation to the dimensions of and suitability of the existing access are addressed in the transport statement.



View of access into site and onto Austendyke



Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.



Flood risk;

It is acknowledged that the site lies within FZ3 and as such a site-specific FRA is included- however it is noted that as the building have a historic use- and indeed are currently used for commercial purposes the application to maintain this use will not increase risk.

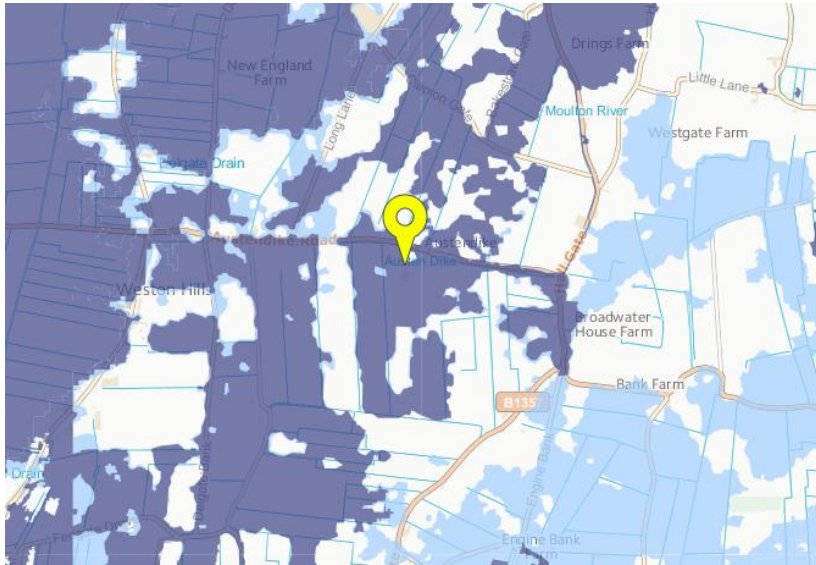
In addition, it is noted that the FRA is predicated on not increasing the risk associated with the use of a site- to individuals or to flood risk elsewhere.

The historic agricultural use for Myers Farms – which was superseded with a commercial agriculture storage was equivalent or greater in terms of the intensity of use and people on site as the current use- and as such the is no material increase in actual flood risk or consequential risk.

4.6 Summary

- 4.6.1 Employment uses of the site at Poplar Farm generate only a small volume of traffic, with generated traffic movements below the 'materiality threshold' of 30 vehicle movements per hour set out in Government guidance. As such it is appropriate to conclude that traffic generated by the employment uses would not materially affect operation of the wider highway network. The analysis provided in this report confirms that existing site access arrangements will continue to operate safely and satisfactorily in the future, with traffic flows remaining well within capacity and no discernible traffic queues.
- 4.6.2 Extensive concrete surfaced areas to the front, side and rear of the existing buildings are available for parking and servicing. Whilst parking spaces are not formally marked out, it is clear that ample parking space is available, consistent with the Council's standard. Recent traffic surveys demonstrate that the majority of service vehicles attracted to the site are light vans, with no heavy goods vehicles recorded. Swept path analysis however demonstrates that the vehicles up to the size of a 16.5 metre articulated vehicle can be accommodated, when required.

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.



Matters in respect to the FRA are addressed in detail in the accompanying FRA from Ellingham Consulting.

Ecology;

The use is currently in operation and as such its continuation and low intensity will have no material impact on ecology.

Having reviewed the governments magic Website it is evident that the site is not subject to any ecological designations.

Heritage;

It is noted that Austendyke hall – situated some 250m from the site is listed as Gr II.

The proposal is not within the curtilage of the listed building and is not considered to be within its functional setting.

Notwithstanding this the NPPF requires consideration of any adverse impact on heritage assets.

It is reiterated that the proposal is not for physical development and that the units are already in situ and no external changes are proposed- therefore it is only the use of the buildings that can impact on the heritage asset.

The extent of the proposal is to maintain the existing use. It is considered that this causes no material harm to interest of heritage importance and will generate / maintain significant public benefit through provision of local employment and economic benefits that flow from this.

It is considered that impact on heritage assets is not material and the proposal accords with the provision of section 16 of the NPPF.

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Conclusions

Common sense planning

The site and the units are in existence and are no longer suitable for their historic use – the units are in good condition and in a relatively sustainable and accessible location in relation to Spalding and the A16.

Therefore, it is sensible to seek an alternative and appropriate use for the site- and indeed the development plan and NPPF both support diversification in the rural economy and in particular employment uses in redundant rural buildings.

The policies require that commercial operations should be able to operate without causing significant harm to the locality, the ongoing operation of the entire site for 7 years without complain indicates that this is the case.

The existing uses have been ongoing since 2012 and the site/ occupiers currently employ approx. 40 people- in the context of the rural economy this is a significant rural employer and the refusal of the application would inevitably lead to significant commercial impacts on the tenants and their businesses.

Overall it is considered that the proposal is acceptable having regard to the development plan and other material consideration and it is requested that permission be granted for continued use as B1c, B2 and B8 use.

I trust that this is in order, however if you have any further question or require clarification please contact me.

Tim Slater
BA (Hons) DMS MRTPI
3D Planning Ltd

Planning Design and Access Statement in support of an application for planning permission for the change of use of Poplar Farm to B2 industry and B8 storage retrospective.

Annex 1 Heritage listing.

MOULTON AUSTENDIKE ROAD TF 22 SE (north side)
Austendike

9/89 Austendike Hall 7.2.67 G.V. II

House. Mid C18 with C19 alterations. Red brick with some render and some ashlar dressings. Slate roof with broken dentillated eaves, tumbled gables, single ridge and 2 gable stacks. 2 storeys with attic, 4 bay front with ashlar quoins. Doorway with panelled door and reveal. Doorway flanked by single projecting bay windows with raking roofs and each with 2 glazing bar sashes. Single glazing bar sash further left with segmental head. Single semi-circular headed glazing bar sash over doorway with ornate glazing bar head. This window is flanked by single Venetian windows and to the far left is a single glazing bar sash with segmental head. 4 C19 slate hung dormers with segmental heads and single glazing bar

casements. The original dormers would have broken through the dentillated eaves.



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