SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0161/94

Applicant: Broadacre Foods Ltd
Enterprise Way
South Holland Enterprise Park
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed vegetable processing building

Location: Enterprise Way
South Holland Enterprise Park
Spalding
Lincs

Type: FULL

Date received: 04-MAR-94

12-AUG-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0161/94
14

Date Registered 11 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADACRE FOODS LTD
ENTERPRISE WAY
SOUTH HOLLAND ENTERPRISE PARK
SPALDING

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

PODDINGTONS
43 DOUBLE STREET
SPALDING
LINCS

Tel. No. 761556
(Personal contact name) R. Cook

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ENTERPRISE WAY SOUTH HOLLAND ENTERPRISE PARK SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED VEGETABLE PROCESSING BUILDING

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £2380-00 If you consider no fee is payable include a written explanation instead.

Signed. R. Cook PODDINGTONS Date 10-2-94 Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ⬇

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0·417 hectares
B. If building works are proposed, please state extra floor space to be created:	1238 sq. metres
C. Please state size of any new structure:- (a) max. height:	8·8 metres
(b) max. length:	36·8 metres
(c) max. width:	31·3 metres
D. Please state type and colour of materials for facing external walls:	SEE PLAN
E. Please state type and colour of roofing materials.	SEE PLAN
F. Has a survey of the site been undertaken? State Yes or No	NO

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

INDUSTRIAL

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. *There will be **no** new access to a public road and **no** alteration* to any existing access to a public road		
or		
B. There will be a new or altered access to a public road	✓ ➡	If so, name of road: Will there be— Individual access(es) / New estate road
C. What provision will be made for garages or parking within the site?	PROPOSED PARKING	

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	✓	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	A) TO MAIN SEWER
B. For estate developments, please state how highway surface water will be disposed of	
C. Please state whether a land drain will be affected	

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	YES	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☑ ⬇

Proposed total gross floorspace	1238 sq. m.	Previous total gross floor space	sq. m.				
This new total includes the following net floorspace:							
Retail	sq. m.	Office	sq. m.	Indistrial	sq. m.	Warehousing	sq. m.
Other	sq. m. ➡	If so, please state use:					

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?	TRANSFER EXISTING PREMISES & UP TO 100 LOCAL EMPLOYEES	3-4 SUPERVISORS FROM	
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	N/A		
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development	NO		
Is the proposal related to an existing use on or near the site?	State Yes or No: NO		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	LEASED PROPERTY WHICH WILL NOT BE RENEWED		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	SEE SITE PLAN		
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)	SEE BOTTOM OF PAGE		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	SCREENED & TREATED EFFLUENT TO FOUL MAIN SEWER		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	ACCESS TO GROUND FLOOR AREAS ONLY		

3 DELIVERY LORRIES PER DAY
3 COLLECTION LORRIES PER DAY
2 TO 3 BULKER LOADS OF DRY WASTE PER WEEK
1 SKIP PER WEEK (CARDBOARD ETC)

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE LEASE HOLDER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / Agent) Date .....

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: BROADGATE BUILDERS

Address of owner at which notice was served:
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS PE12 6DR

State Date notice served:
POSTED 11-2-94

Signed R M ..... PODDINGTONS. (~~Applicant~~ / Agent) Date 10-2-94.....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed R M ..... PODDINGTONS. (~~Applicant~~ / Agent) Date 10-2-94.....

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:
Address of tenant at which notice was served:

State Date notice served:

Signed ..... (Applicant / Agent) Date .....

DC INSTRUCTION SHEET

APPLICATION REF: H16/0161/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) Parking provision appears inadequate: County Highways Advice 60 spaces are required: Submission refers to over 100 staff: where will all they park?

Other.....

(As a separate issue you are advised that the design/appearance may not be satisfactory for this prominent location)

Direction authorised by Senior Officer..... DR Date..... 17/2

Revalidation after Direction

Information satisfactory Signed.....DR..... Date...4/3

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

PDM 16-2 RECONSULTS (revalidated) ☐

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

All ☐

Press
PC
WM
Residents

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

WP Note –
G Group available
G* Group essential (longer expiry)

Case Officer: DR

Senior Officer Confirmed DR..... Date....4/3 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Seem to be not got contacted
concerned over design / landscaping.
(at back of flats)
No objection in principle

Inspected by DC
Date 11/3

Site Notice posted by DC
Date
Expiry 11/3
(on lamp post on Planning Pl)

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion
22/3	Agent	will submit amended plans re. improved elevations & Landscaping

---

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 2796·50

Receipt No P3878

Date first Rec'd 11 FEB 1994

Registration

Reference H16/0161/94

Cross-Ref 14R

Date 14-FEB-94 DAC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 1238

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £ 2380
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £ 416.50 (VAT paid in error)
Receipt No
Voucher No
Date
Date

Information

Index sheet 164 OS Plots
Grid ref 525100 247100

Ward [illegible] Parish P. BECK

Inside IBD NO Inside LP area YES

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1975

Linked to property Ref

Dist Bound

Other:

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H14/0161/94

FULL

Applicant: Broadacre Foods Ltd
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed vegetable processing building

Location: Enterprise Way
South Holland Enterprise Park
Spalding
Lincs

Valid date:	04-MAR-94	Terminal date:	29-APR-94
Target dates:		Target Committee:	19-APR-94
To case officer	11-MAR-94	Report deadline:	05-APR-94
Inspected by	18-MAR-94	Agreed TD Ext:	
Extra contacts	25-MAR-94	Case Officer:	
Report if not clear by	08-APR-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 1238 M2
Category: Newbuild
Listed building:
Other Constraints: HAZ
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MAJ	15-MAR-94	05-APR-94
Clerk to Pinchbeck P 0775 723838	08-MAR-94	22-MAR-94
Dir of Environmental	08-MAR-94	22-MAR-94
Cllr T Bray 0775 723794 (Of	08-MAR-94	15-MAR-94
Cllr Mrs P J Buffham	08-MAR-94	15-MAR-94

SITE RECORD

Grid ref: 525100 324710
OS Sheet: 164 Parcel:

L.C.C – Obs Attached JC 18/3/94

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/HJW

Your ref:

Date: 28th April 1994

For the attn. of Mr. D.Roberts

South Holland District Council,
Planning Department,
Priory Road,
Spalding.

Dear Sirs,

REF: H14/161/94 - PROPOSED VEGETABLE PROCESSING BUILDING, ENTERPRISE WAY, FOR BROADACRE FOODS LTD.

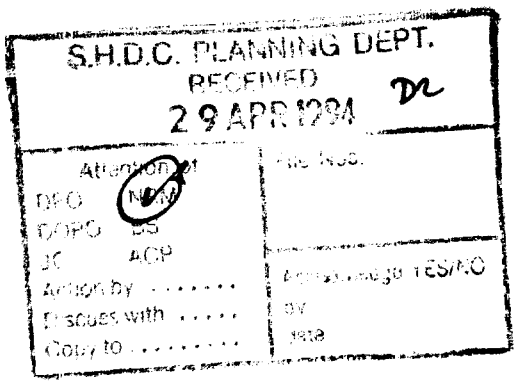
We thank you for your letter dated 14th April 1994.

Unfortunately, we cannot resolve these issues at the moment, as our Clients have advised us that the project is on hold for the time being.

We will, of course, keep you informed of progress.

Yours faithfully,
Poddingtons,

pp T. A. PRIDMORE



Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

Our Ref: 94/1/SH/0076
Contact: Gill Thornalley

Date: 28 March 1994

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Dear Sir,

Planning Application No. H14/0161/94

PROPOSAL: **VEGETABLE PROCESSING BUILDING**
LOCATION: **ENTERPRISE WAY, SPALDING**
APPLICANT: **BROADACRE FOODS LTD**

I refer to your consultation received on 21 March 1994.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Surface water drainage shall be connected to the public surface water sewer.
REASON: To ensure satisfactory drainage of the site.

CONDITION: Liquid and solid vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.
REASON: To prevent pollution of the water environment.

CONDITION: Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.
REASON: To prevent pollution of the water environment.

cont/d

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

CONDITION: All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the foul sewer.

REASON: To prevent pollution of the water environment.

CONDITION: Effluent from boilers and air conditioning systems shall be discharged to the foul sewer.

REASON: To prevent pollution of the water environment.

CONDITION: All washdown and disinfectant waters shall be discharged to the foul sewer.

REASON: To prevent pollution of the water environment.

CONDITION: All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

REASON: To prevent pollution of the water environment.

CONDITION: All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

REASON: To prevent pollution of the water environment.

CONDITION: Surface water from impermeable vehicle parking areas and service areas shall be passed through a storm by-pass oil interceptor. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving minimum 6 minutes retention in each interception chamber.

REASON: To prevent pollution of the water environment.

Advice to Applicant

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

cont/d

NRA

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Manager

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 31.03.94

OUR REF: JC/RCP/PC

TO: DIRECTOR OF PLANNING YOUR REF:

Planning Application H14/0161/94
Vegetable Processing Building, Enterprise Way

I write in response to the above and whilst I have no objections in principle it does appear that the operation could be 24 hours and any potential noise inpact on the dwellings abutting the industrial area should therefore be considered.

I would suggest that details of refrigerated vehicle parking, electric hook up points and the location of fixed refrigeration plant should be considered.

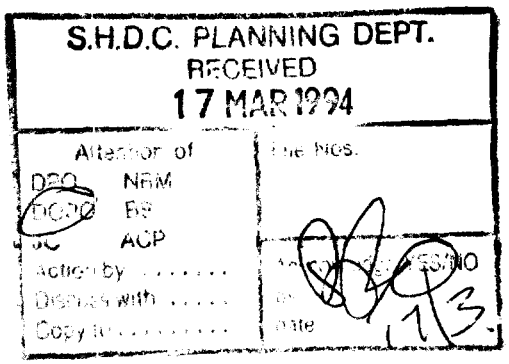
M Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
-5 APR 1994 DR
Attention of NPM
File Nos.
Acknowledge YES/NO
By:

NATIONWIDE
PRODUCE LTD
International Produce Marketing

Compass House · 7 Enterprise Way
South Holland Enterprise Park · Pinchbeck · Spalding · Lincs · PE11 3YR
Telephone: (0775) 711485 Fax: (0775) 711439

Mr.Brian Smith
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE



14th March 1994

Dear Mr.Smith,

Ref Broadacre Foods Limited
Business Rates- South Holland Enterprise Park

I note that we have as yet had no reply from the Council regarding my request for a rates "holiday" for our proposed new factory at the above address.

Our negotiations with Broadgate Builders/Greens Structural are at a very advanced stage as are the ones with competing developers in another council area.

We must make a decision soon. although the Spalding Guardian appears to have incorrectly deduced we have already made it, as it is our intention to have the plant up and running by October of this year. I assume that your position is that until you give detailed planning permission there is little point in discussing our request over "holidays".

However from our point of view it would help our decision as to where we locate the plant if we know if there is going to be direct assistance from the local council and encouragement to bring up to 100 new jobs to the council's area.

Additionally we are also now in discussion with one of our joint venture partners from Asia to look at increasing and moving another plant which is at this time based on the South Coast to Spalding or wherever the vegetable preparation factory is loacted alongside the venture already proposed. This second venture packs dried fruit and nuts into retail packs for both the Cash and Carry and Supermarket outlets in this country and could be a significant employer of local personnel.

NATIONWIDE
PRODUCE LTD
International Produce Marketing
Compass House · 7 Enterprise Way
South Holland Enterprise Park · Pinchbeck · Spalding · Lincs · PE11 3YR
Telephone: (0775) 711485 Fax: (0775) 711439

As you will realise time is of the essence as to the ability to complete the factory(s) and we hope ,although we realise there is a set process on decision making within the council that an answer can be forthcoming in the very future both for the rates "holiday" question and the factory detailed planning permission.

Meanwhile we remain,
Yours sincerely,
for and on behalf of Nationwide Produce Limited

Colin Galbraith
Managing Director

SOUTH HOLLAND DISTRICT COUNCIL

CHIEF EXECUTIVE

CHRIS SIMPKINS

Mr C Galbraith,
Broadacre Foods Ltd.,
Compass House,
7 Enterprise Way,
South Holland Enterprise Park,
Spalding,
Lincs.
PE11 3YR.

Your Contact: Chris Simpkins

Our Ref: CJS/PW

Your Ref:

Date: 14th March 1994.

Dear Mr Galbraith,

PROPOSED NEW FACTORY FOR BROADACRE FOODS

Brian Smith has passed me a copy of your letter to him dated 3rd February 1994 in order that I may respond to your request for a business rate "holiday".

I am afraid that the District Council has very specifically decided not to provide such a form of financial assistance. Nevertheless, the Council is obviously interested to learn of your proposals for new premises on the Enterprise Park and, in certain circumstances, may be prepared to consider ways in which modest financial support could be given in return for a commitment to provide new jobs. I am aware that you are currently in discussion with Broadgate Builders regarding your proposals and, subject to the outcome of those discussions, it may be possible for the Council to provide some financial assistance, but it would normally be by way of an interest free loan. If you would care to let me know when you have concluded your negotiations with Broadgate Builders I will then consider whether there is a mechanism whereby the Council might assist.

Yours sincerely,

Chief Executive

File with plans

cc Director of Planning and Building Control Services
Mr D Bissett-Clarke, Broadgate Builders

Chief Executive's Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 711253

Poddingtons,
43 Double Street,
Spalding,
Lincs.
PE11 2AA.

Mr D Roberts

DJR/JJ H14/0161/94

TAP/HJW

02 Aug 1994

Dear Sir,

PROPOSED VEGETABLE PROCESSING BUILDING, ENTERPRISE WAY FOR BROADGATE FOODS LTD.

Further to your letter of 28th April 1994. I would be grateful if you could advise me what the current position is with this application, and whether or not your Clients wish to proceed with this proposal.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Poddingtons,
43 Double Street,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H14/161/94

14 Apr 1994

Dear Sir,

PROPOSED VEGETABLE PROCESSING BUILDING
ENTERPRISE WAY FOR BROADACRE FOODS LTD.

Further to our meeting of 22nd March 1994. I would be pleased to learn if you are in a position to supply the revised elevational details and landscaping proposals as discussed.

The Council's Environmental Services Department have also raised a number of queries over the proposal, relating to refrigerated vehicle parking, electric hook up points and the location of fixed refrigeration plant.

I would request your comments on and details relating to these matters.

I look forward to your early response.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mr Colin Galbraith,
Nationwide Produce Ltd,
Compass House,
7 Enterprise Way,
South Holland Enterprise Park,
Pinchbeck,
Spalding,
Lincs.
PE11 3YR.

Mr R J Smith

RJS/JJ H14/0161/94

21 Mar 1994

Dear Mr Galbraith,

BROADACRE FOODS LIMITED.

Thank you for your letter dated 14th March, which no doubt crossed in the post with the letter of same date from Mr Chris Simpkins the Council's Chief Executive. I shall make sure that Mr Simpkins is aware of your latest letter.

We are making progress with your application for planning permission. The application was received in complete form from your Agents Messrs Poddingtons on 4th March: if the decision needs to be made by the Council's Planning Committee it is likely that the application will be reported to the meeting on 19th April.

I am confident that the Council will find the principle of your proposal acceptable. However, we have some reservations about the design of the building and landscaping. Poddingtons have already been alerted to this by letter dated 18th February 1994. If they wish to arrange to meet Mr David Roberts the Senior Planning Assistant dealing with the application, there is the possibility that the application may be determined at an earlier date.

Yours sincerely

R J Smith
Deputy Director of Planning
and Building Control Services

cc Poddingtons
Chief Executive

C. Galbraith,
Broadacre Foods Ltd,
c/o Compass House,
7 Enterprise Way,
South Holland Enterprise Park,
Spalding,
Lincs.
PE11 3YR.

Mr B Smith

DPBCS/JJ 1870.14

10 Feb 1994

Dear Mr Galbraith,

PROPOSED NEW FACTORY FOR BROADACRE FOODS: ENTERPRISE PARK, SPALDING.

Thank you for your follow-up letter to our recent meeting, the contents of which would appear to reflect the issues we discussed at that time. As I stated at our meeting whilst the Council is keen to encourage and be supportive of initiatives such as that of Broadacre Foods it does not have or seek to promote an "incentive policy" as such. However, it has in the past examined the circumstances of a particular situation with a view to identifying whether or not it could legitimately offer some means of tangible support to an incoming enterprise. To that end therefore I have referred your letter to the Council's Chief Executive Mr Chris Simpkins for his consideration of your Company's situation and the suggestions put forward by yourself.

Yours sincerely

B Smith
Director of Planning and
Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Director of Planning and Building Regulations

To: Chief Executive

Our Ref: RJS/JJ F.1870.14

Your Ref:

Date: 10 Feb 1994

PROPOSED NEW FACTORY FOR BROADACRE FOODS: ENTERPRISE PARK, SPALDING.

Please find draft of a reply to Mr Galbraith of Broadacre Foods. I note his suggested "incentives". Obviously his motto is "nothing ventured nothing gained". However, I do wonder whether or not consideration might be given to "subsidising" the business rate for a twelve month period?

B Smith
Director of Planning and
Building Control Services

Enc.

copy of their representations to the applicant at the address gi at the top of this notice.
3t2090 187/507 LF15-3

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H09/0959/93
Broadgate Homes RESERVED MATTERS
Residential development. Amended plans received.
Wignals Gate, Holbeach, Spalding, Lincs.

H14/0184/94
Broadacre Foods Ltd FULL
Proposed vegetable processing building.
Enterprise Way, South Holland Enterprise Park.

H18/0209/94
Turners Turkeys Ltd FULL
Steel framed extension to chiller room.
Chalk Lane, Sutton Bridge, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H08/0215/94
David Cordner FULL
Office building to accommodate existing business.
Land adjoining "Jensalbry", Boston Road, Gosberton, Spalding, Lincs.

H11/0221/94
Mr N. N. Law FULL
Change of use from agricultural potato store to carpenters workshop.
Seagate Road, Sutton Crosses, Long Sutton, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H08/0120/94
E. A. Beniston FULL
Replace old garage and shed with new pre-fabricated garage.
72 High Street, Gosberton, Spalding, Lincs.

H09/0213/94
A. R. Bennett ADVERTISEMENT
Erection of two fascia signs, perspex, with timber side frames.
Silverdale Veterinary Surgery, 21/23 Boston Road, Holbeach, Spalding, Lincs.

H11/1051/93
National Westminster Bank ADVERTISEMENT
Removal of existing lettering and logo. Erection of new fascia and projecting logo.
National Westminster Bank, 25 Market Place, Long Sutton, Spalding, Lincs.

H14/0186/94
Mr P. Wong CONDITION COMPLIANCE
Specification for filtration/extraction unit. (Condition 3 of application H14/0606/93)
44 Knight Street, Pinchbeck, Spalding, Lincs.

H16/0198/94
Mrs S. Carlton FULL
Change of use to restaurant.
27 Red Lion Street, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

March 15, 1994.

©WVN 3t4646 187/507LF15-3

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3t4712

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3t4649

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Pete, S

THE BAR
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South H
Market Pla
Tuesday 22
Tickets:
Box offic

UNRIV
E
ORDERS NOW BEING TAKEN
4t2092

Lincs Free Press Tuesday 15th March 1994

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Broadacre Foods Ltd
is applying to the Council for planning permission for the following:

Reference No: H14/0161/94
Description: Proposed vegetable processing building

Location: Enterprise Way
South Holland Enterprise Park
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 05-APR-94
Any observations should be sent to me by 05-APR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

15-MAR-94

SOUTH HOLLAND DISTRICT COUNCIL

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/RMM

Your ref: DJR/JJ H14/0161/94

Date: 4th August 1994

South Holland District Council
Planning & Building Control Department
Priory Road,
Spalding
Lincs

Dear Sir,

PROPOSED VEGETABLE PROCESSING BUILDING, ENTERPRISE WAY - FOR BROADGATE FOODS LTD.

Thank you for your letter of the 2nd August, concerning the above.

We wish to confirm that our Client no longer wishes to proceed with this.

Yours faithfully,
Poddingtons,

T.A. PRIDMORE

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 AUG 1994 DC
Attention of
DPO NRM
DCPO
JC ACP
Action by .....
Discuss with .....
File Nos.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218
VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

S.H.D.C. PLANNING DEPT.
RECEIVED
15 MAR 1994

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0161/94

Applicant: Broadacre Foods Ltd
Enterprise Way
South Holland Enterprise Park
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed vegetable processing building

Location: Enterprise Way South Holland Enterprise Park
Spalding Lincs

Type: FULL

Date received: 04-MAR-94

08-MAR-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 22-MAR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference #14/0761/94.

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Enterprise Way, Pinchbeck

3. Name, classification and number of road

U C

4. Date application referred 17-2-94

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Vegetable Processing Building.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to~~ restrict the grant of permission.

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse~~ the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

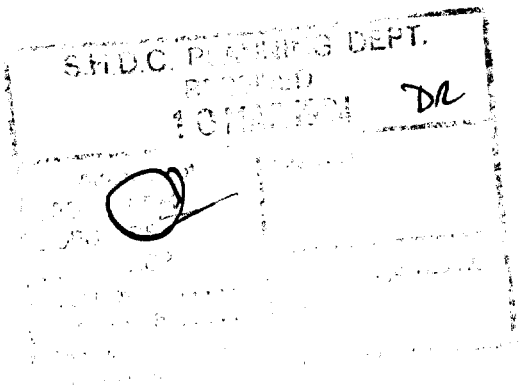
Date: 10-3-94 Signed: [signature]
Director of Highways and Planning

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992



Our ref
SH/940031
Your ref
H14/0161/94

08 March 1994

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING Lincs
PE11 2XE

Dear Sir

Proposal : Build a vegetable processing building
Location : Enterprise Way, South Holland Enterprise Park, Spalding
Applicant: Broadacre Foods Ltd

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

Both foul and surface water can be accommodated in the existing public sewers.

If the Applicant proposes to discharge any "Trade Effluent" to the public sewerage system from these proposals, then prior written consent of Anglian Water is required under the provision of Section 118 of the Water Industry Act 1991.

The consent of Anglian Water for the discharge of trade effluent to the foul sewer as a result of this development is not implied by these observations.

The existing water distribution system is unable to supply the proposed development of Enterprise Park and substantial off-site works have been undertaken. A contribution will be required from the developer for this site towards the cost of the works. Further mains reinforcement may be required subject to the demand of this development.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully

Philip Laws
Customer Services Manager

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0161/94

Applicant: Broadacre Foods Ltd
Enterprise Way
South Holland Enterprise Park
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

SOUTH HOLLAND D.C.
PLANNING
04-03-94
REF Valid

Description: Proposed vegetable processing building

Location: Enterprise Way
South Holland Enterprise Park
Spalding
Lincs

Type: FULL

Date received: 11-FEB-94

18-FEB-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
Parking provision appears inadequate: County Highways advise 60 spaces are required: Submission refers to over 100 staff: Where will all staff park?
As a separate issue you are advised that the design/appearance may not be satisfactory for this prominent location.
Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

D Roberts

Principal Planning Officer

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAR 1994
161/94

PODDINGTONS

Architectural Design Consultants

TAP/HJW

2nd March 1994

South Holland District Council,
Planning Dept.
Priory Road,
Spalding.

Dear Sirs,

BROADACRE FOODS LTD. - REFERENCE H14/0161/94

Thank you for your correspondence dated 18th February 1994.

Reference the parking, this was discussed with Mr. Briggs at Highways and a formula based on floor area agreed (9 spaces) to the front of the property and 14 to the rear are shown on the plan.

The number of employees as stated is misleading and we apologise for any misunderstanding that this may have caused.

As with most businesses of this kind two shifts of 50 will be worked, and again as is usual gang labour will be employed for the process.

In practical terms, each shift will consist of two office staff, two supervising staff, and one engineer, all of whom can be expected to travel to work by car. The remaining number will be gang labour who will travel by mini bus, three or possibly four buses.

Regarding your comments in respect of the design/appearance we intend to submit sketch alternatives within the next few days.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218
VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/HJW

Your ref:

Date: 18th February 1994

South Holland District Council,
Planning Dept.
Priory Road,
Spalding.

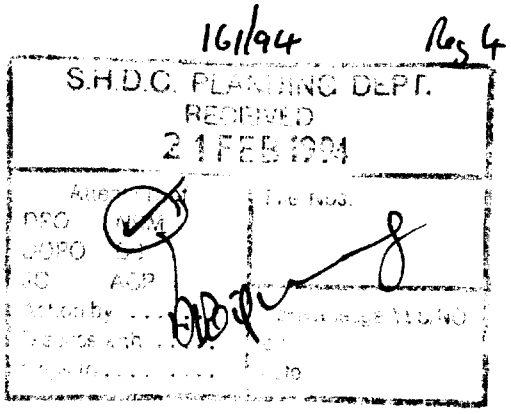
Dear Sirs,

PROPOSED VEGETABLE PROCESSING BUILDING FOR BROADACRE FOODS LTD.
ENTERPRISE WAY, SOUTH HOLLAND ENTERPRISE PARK, SPALDING.

We enclose herewith letters in support of the above planning application, which we submitted on 11th February 1994.

Yours faithfully,
Poddingtons,

pp T. A. PRIDMORE



enc.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

SOUTH HOLLAND DISTRICT COUNCIL

DR. TO: DATE: 16-2-94

NAME Broadacre Foods Ltd

ADDRESS Enterprise Way
South Holland Enterprise Park
Spalding
Lincs

POST CODE

	REFUNDS	AMOUNT	
	REFUND OF PLANNING/~~BUILDING REG/NOTICE~~ FEE		
	REFERENCE: H14/0161/94		
	APPLICANT: Broadacre Foods Ltd		
	FEE RECEIVED £2796.50		
	RECEIPT NO: P3878 DATE: 14-2-94		
	FEE REQUIRED: £2380.00		
	REASON FOR REFUND: over payment.		
	AMOUNT TO BE REFUNDED £416.50		
	TOTAL:	416	50

Creditor	Invoice Reference	O'N	St.Ref	STORES RECEIVED REF.
	H14/0161/94	0		

	Allocation			Amount						ORDER No/MIN REF.
	Main	Sub	Detail	£				p		
	451	340				4	1	6	50	
										CHECKED FOR PAYMENT Clayton.
										CERTIFIED FOR PAYMENT
										AUTHORISED OFFICER
	~~134~~	~~9 486~~								RECEIVED TREASURER'S DEPT.
			Total			4	1	6	50	

PLEASE RETURN CHEQUE TO:

CL~~AIRE THOMA~~S

C/~~O PLANNING & B C SERVICES~~

South Holand District Council
Council Offices
Priory Road
Spalding
Lincs

3rd February 1994

Dear Sirs,

New Factory Premises South Holland Enterprise Park

We have enclosed this letter along with a planning application to give a short resume of our company's history and activities.
Broadacre Foods Limited is a relatively new company which was formed in early 1991 and went into production in November of the same year on a site at Bourne,Lincs.
Broadacre is a wholly owned subsidiary of Nationwide Produce Limited which is a major distributor of local and imported produce to retail, pre-packing, wholesale and processing outlets in the U.K., Ireland, Germany and Scandinavia.
Nationwide Produce Limited was formed as a company just over 20 years ago and operated for its first 12 years as a sole trader based in Southport,Merseyside. The company spread its procurement base to the Eastern region during 1986 and at the same time because of the change of nature of its business also changed its title to the present one. At the same time it became a limited company.
Due to the massive increase of business in the Eastern region the company has just opened a brand new purpose built set of offices at the South Holland Enterprise Park.
Broadacre Foods was a natural development for the company as its local supplier base in the Eastern region made it sense for the company to be involved directly with an added value outlet to its operations.

The company leased its first premises in Bourne and that unit is now working flat out 7 days per week up to 21 hours per day and is still failing to meet demand. In addition several customers are asking for further product lines and due to the lack of production space the company is unable to meet these requirements.
The factory unit at present employs approximately 25 people with some casual labour requirement on top of that number at times of production peaks.

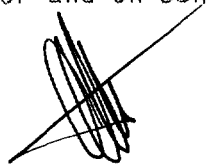
SOUTH HOLLAND D.C.
PLANNING
21 FEB 1994
REF 161/94

Broadacre Foods Limited
Victor Way, Cherry Holt Road, Bourne, Lincolnshire. PE10 9PT
Telephone: 0775 712472 Fax: 0775 711439

Directors: T. O'Malley, C.H. Galbraith, M.J. Murfitt

We can stay where we are for a further 7 years if we want as we have an option on our lease but it would seem more sense that at the break point in it we move to larger premises.
We have been offered several different sites including new units which could be adjusted for our use, older premises refurbished and in South Holland Broadgate Builders and Greens Structural have come up with a scheme to provide a brand new factory purpose built to our requirements.
Although it is not the cheapest of the options we have been offered we do admit that it is well positioned for our distribution needs and it is closely located to our Nationwide Eastern region offices.
It is likely that the factory will provide employemnt for around 100 local people as we intend only to bring a few of our supervisory staff from the present location to Spalding with the rest being recruited in the Spalding catchment area.
We hope that you can consider the application positively as the knock on effects will have benefit for local transporters and storage companies and should be provide a boost to the local economy . In addition it would seem a great shame if the project went ahead in an adjacent district when all concerned would prefer it went ahead in South Holland.

Yours sincerely,
for and on behalf of Broadacre Foods Limited



Colin Galbraith
Director/ Broadacre Foods Limited
Group Managing Director /Nationwide Produce Limited

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E22

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

2nd February 1994

Dear Sir,

DETAILED PLANNING APPLICATION BY BROADACRE FOODS FOR VEGETABLE PROCESSING FACTORY AT ENTERPRISE WAY, PINCHBECK

I am writing in support of this application and to explain our role in enabling the project to proceed.

Broadacre Foods are a wholly owned subsidiary of Nationwide Produce who have recently opened their Eastern England office on the Enterprise Park.

Broadacre Foods are currently leasing a factory in Bourne and have been considering their options so that planned expansion can proceed. Their present factory is available to them on a renewable lease, however they would prefer to relocate to a larger site and have been negotiating to lease an existing factory in Wisbech.

We have been given the opportunity to submit a lease proposal to Broadacre Foods and together with D. A. Greens of Whaplode we believe we will be able to ensure that this growing company will relocate to South Holland.

Their business is the processing of onions and potatoes for the prepared food industry and the siting of their proposed factory will, in our opinion, supplement the recent initiative to create a Food Technology Centre within the Enterprise Park.

We understand that the business will grow from employing 25 personnel at present to approximately 100 employees once the new factory is operational. All of the jobs will be new to South Holland.

SOUTH HOLLAND D.C.
161/94

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3878
Date received : 14-FEB-94

Received from

Broadacre Foods Ltd

Address

Enterprise Way
South Holland Enterprise Park
Spalding
Lincs

Fee paid	£ 2796.50
VAT	£ 0.00
Total received	£ 2796.50

Cash/Cheque : Cheque

Signed. SANICKS
(Authorised Collector)

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To SHDC.

Planning Reference H14/0161/94

The following are my observations upon the enquiry under the reference quoted above:—

PROCESSING FACTORY, ENTERPRISE WAY.

The proposed site doesn't show enough staff parking within the site. From the parking Guide 60 spaces are required and the applicant refers to over 100 staff. Where will all these park?

I shall be pleased if you will raise this point with the applicants

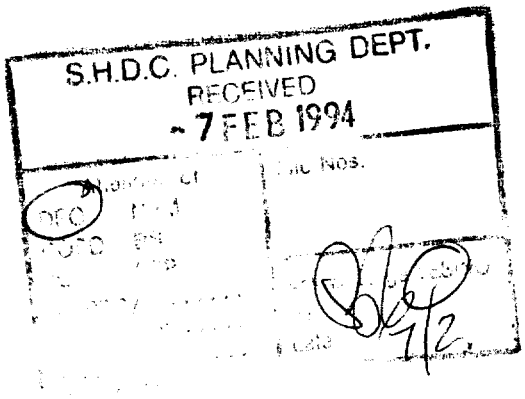
Date 17-2-94

Signed

for Director of Highways and Planning

BROADACRE Foods

Mr.Brian Smith
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE



3rd February 1994.

Dear Mr.Smith,

Ref Broadacre Foods New Factory Premises

I was very pleased to have met you and Mr.Curnock a short time ago and since then we have been discussing our needs for new factory accomodation to produce high quality chilled prepared vegetables in the South Holland area.
I have been discussing the matter with several developers in the Lincs and East Anglian region and of course they are willing to try and give us some incentive to locate in their area considering that the factory will employ a minimum of 50 people and with the introduction we hope within a short period of time of shift systems will allow up to 100 people to be employed in our premises.
Broadgate Builders in conjunction with Greens Structural have been trying to attract us to a site in the South Holland Enterprise Park and we have suggested that we try and seek planning permission from South Holand for factory premises standing on approximately one acre , with a building of just over 12.000 square feet.
However before we commit ourselves , as the Broadgate/Greens option is by no means the cheapest we would like to ask the Council if they would considering offering an incentive in the form of a rates holiday so as we could settle on the South Holland Enterprise Park and get the project under way, always assuming that the council will grant the relevant planning permission.

I would therefore like to request , if you give planning permission ,that you give us a 2 year rate free 'holiday' from day 1 of occupancy, then in year 3 reduce it to a 50% 'holiday' and in year 4 bringing it down to 25%.

/continued

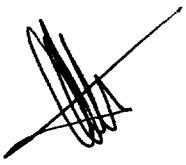
Broadacre Foods Limited
Victor Way, Cherry Holt Road, Bourne, Lincolnshire. PE10 9PT
Telephone: 0775 712472 Fax: 0775 711439

Directors: T. O'Malley, C.H. Galbraith, M.J. Murfitt

I would hope that you could give this serious consideration as we would like to give the go ahead on the project and look for completion and occupancy in the late summer/early Autumn of this year.

Meanwhile my thanks in advance for your consideration in this matter.

Yours sincerely,
for and on behalf of Broadacre Foods Limited



Colin Galbraith
Director

Please reply to :
Broadacre Foods Limited
c/o Compass House
7 Enterprise Way
South Holland Enterprise Park
Spalding Lincs PE11 3YR

APPLICATION NO. : .....

CONTENTS PAGE (30 PAGES and OVER)

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DECISION NOTICE	2
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CHECK SHEETS AND FRONT FILE SHEET	7-10
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POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	43-48

CONDITIONS:–

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) F7 - before the building - - (drawing No 2555-3 dated Feb 93) - - -

(2) The access shall, for the first 15m from the highway boundary be suitable hardened in accordance with details to be approved

(3) B6 (amended) before - - - - - - - - from the rear of the footway.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

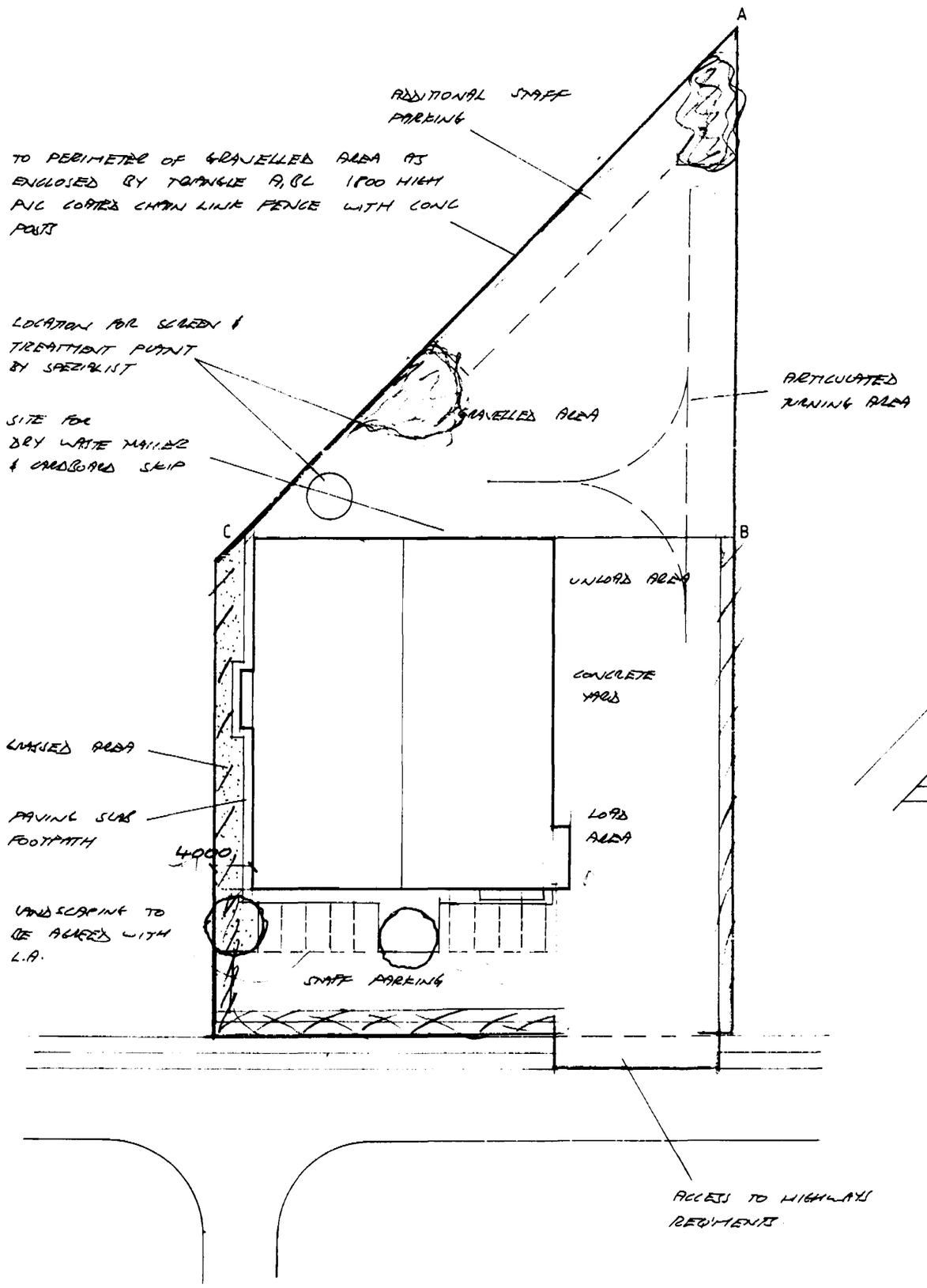
(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) F7 - - - - - - - - - - Enterprise Way

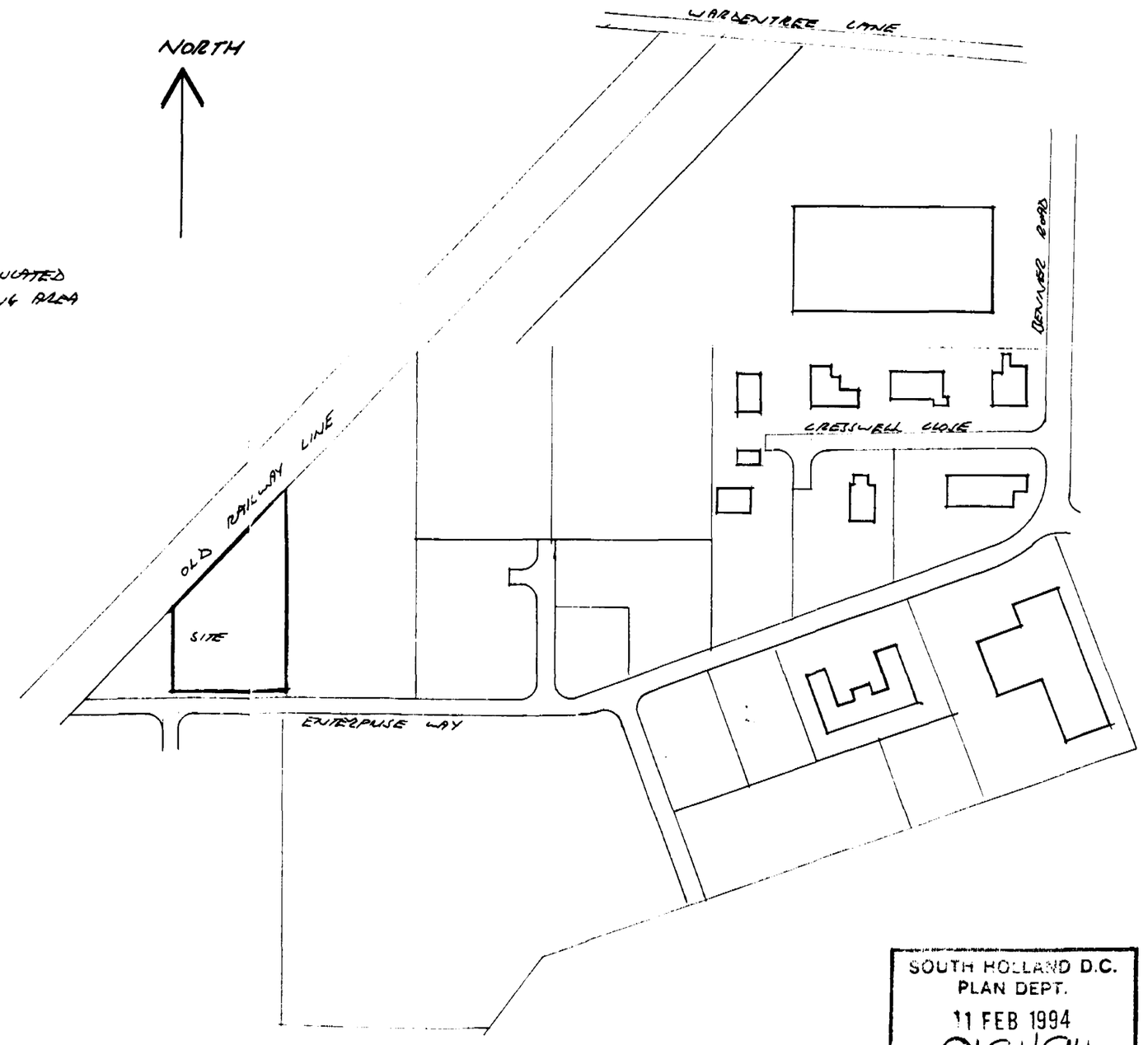
(2) To ensure unsuitable material is not trafficked onto the adjoining carriageway in the interest of highway safety

(3) B6

Note:– use continuation sheet(s) as necessary.



SITE PLAN SCALE 1-500



LOCATION PLAN SCALE 1-2500

SOUTH HOLLAND D.C.
PLAN DEPT.
11 FEB 1994
REF 0161/94

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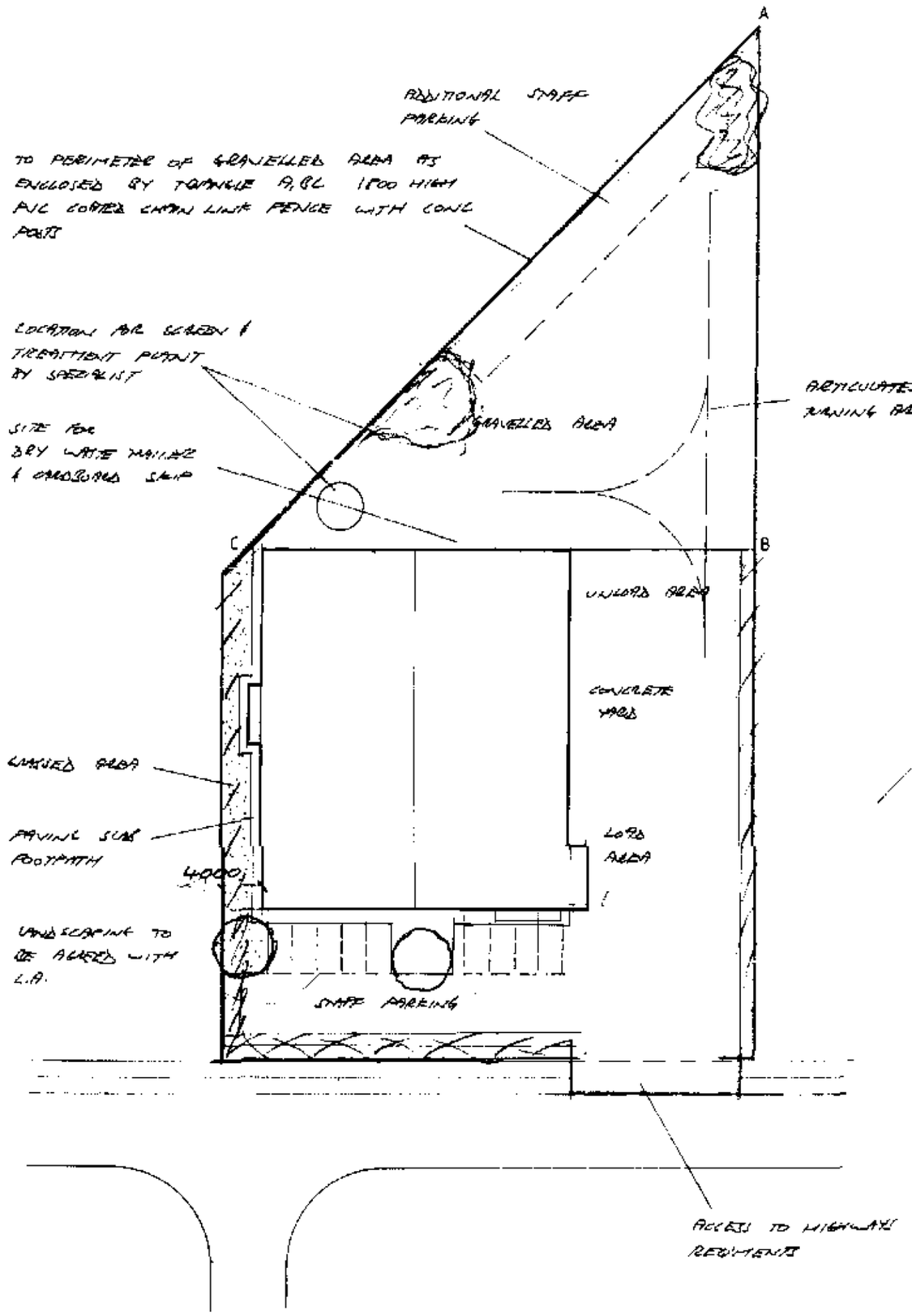
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PODDINGTONS
43 Double Street,
Spalding,
Lincs, PE11 2AA
Telephone:
Spalding (0775) 61856
68296
architectural design consultants

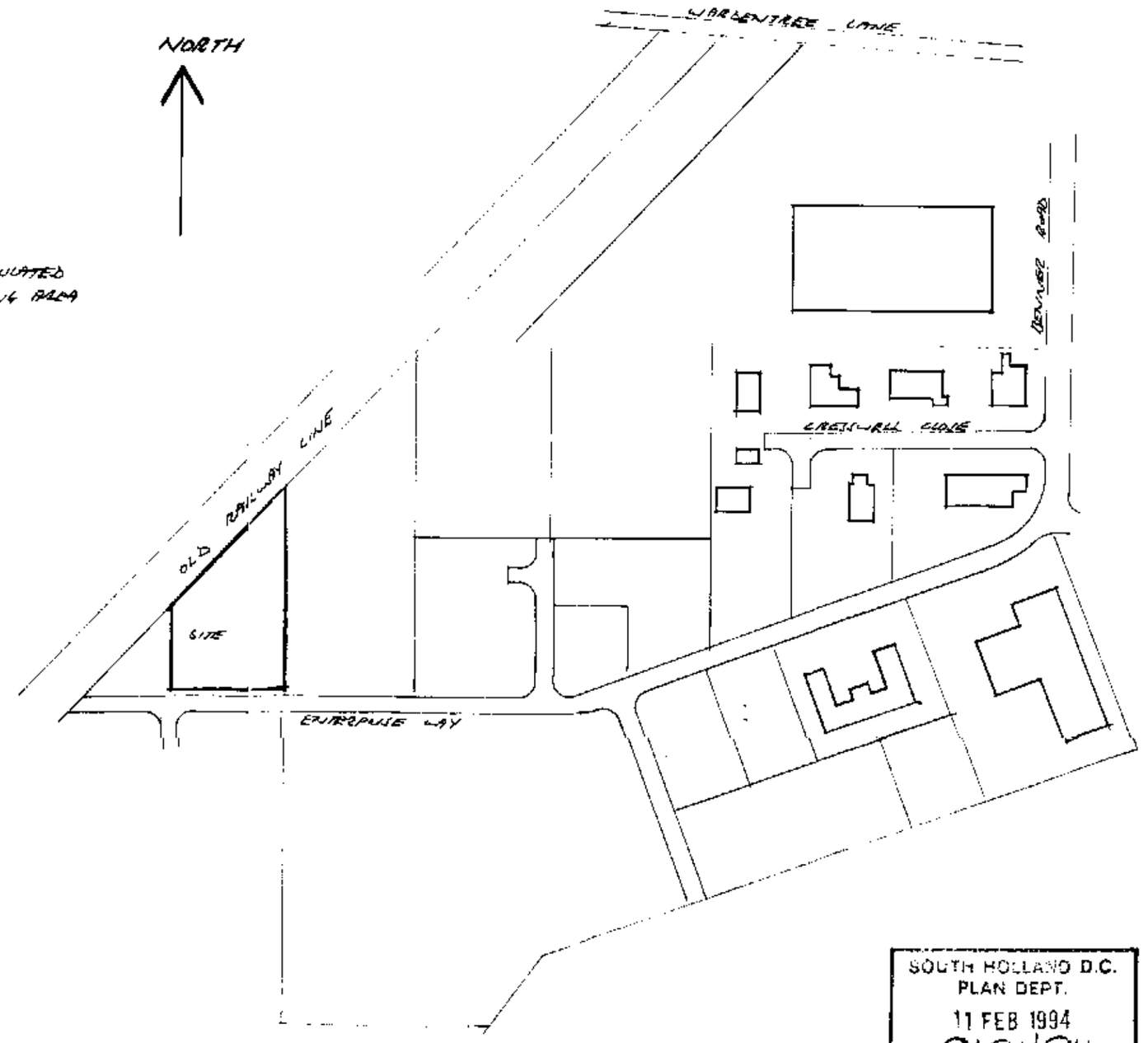
project
BROADACRE FOODS LTD.
PROPOSED VEGETABLE PROCESSING BDLG
AT
ENTERPRISE WAY, SOUTH HOLLAND
ENTERPRISE PARK, SPALDING.

drawing
SITE & LOCATION PLAN

scale	drawing no
	2555-3
date	drawn
FEB 93	



SITE PLAN SCALE 1:500



LOCATION PLAN SCALE 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
11 FEB 1994
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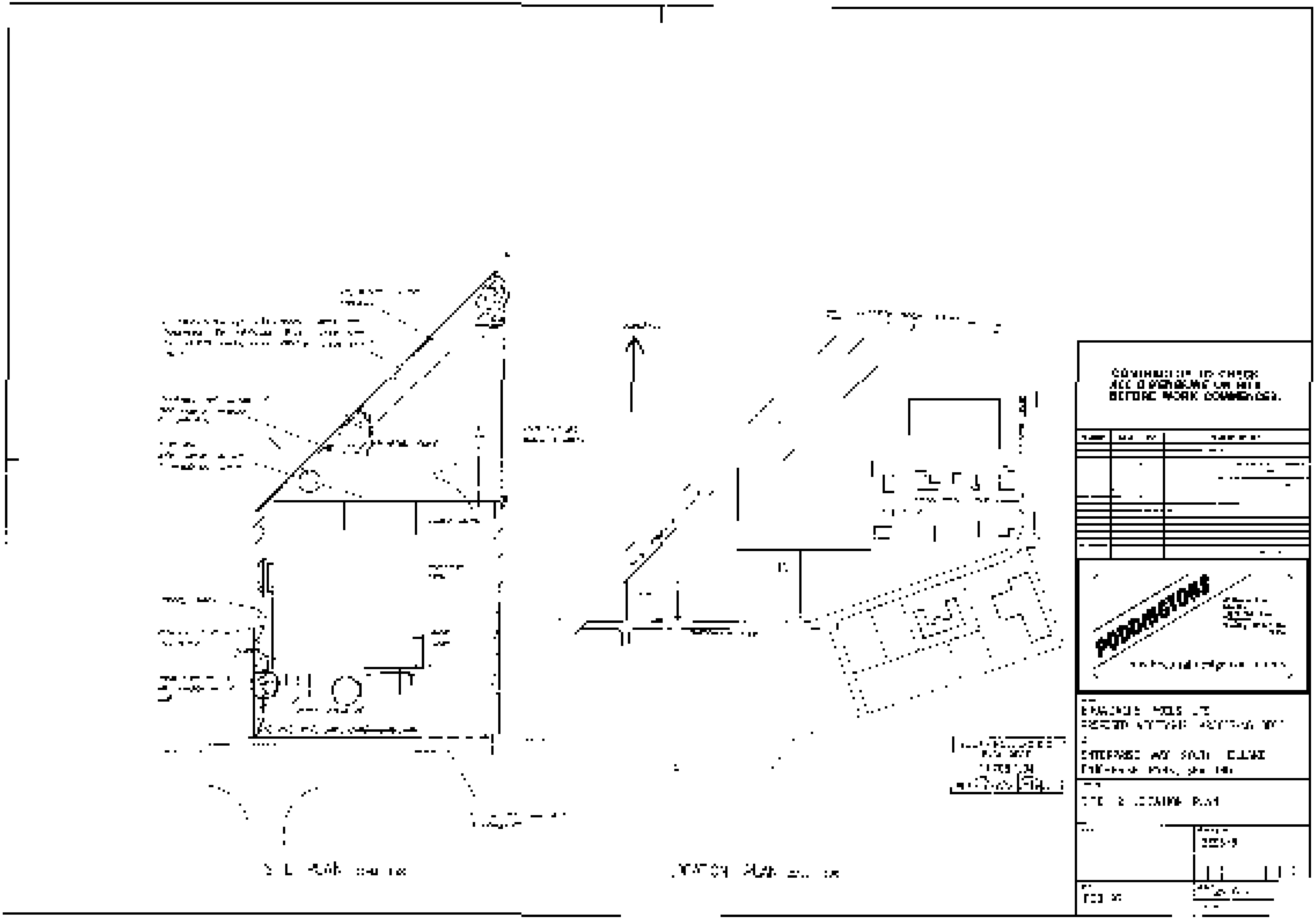
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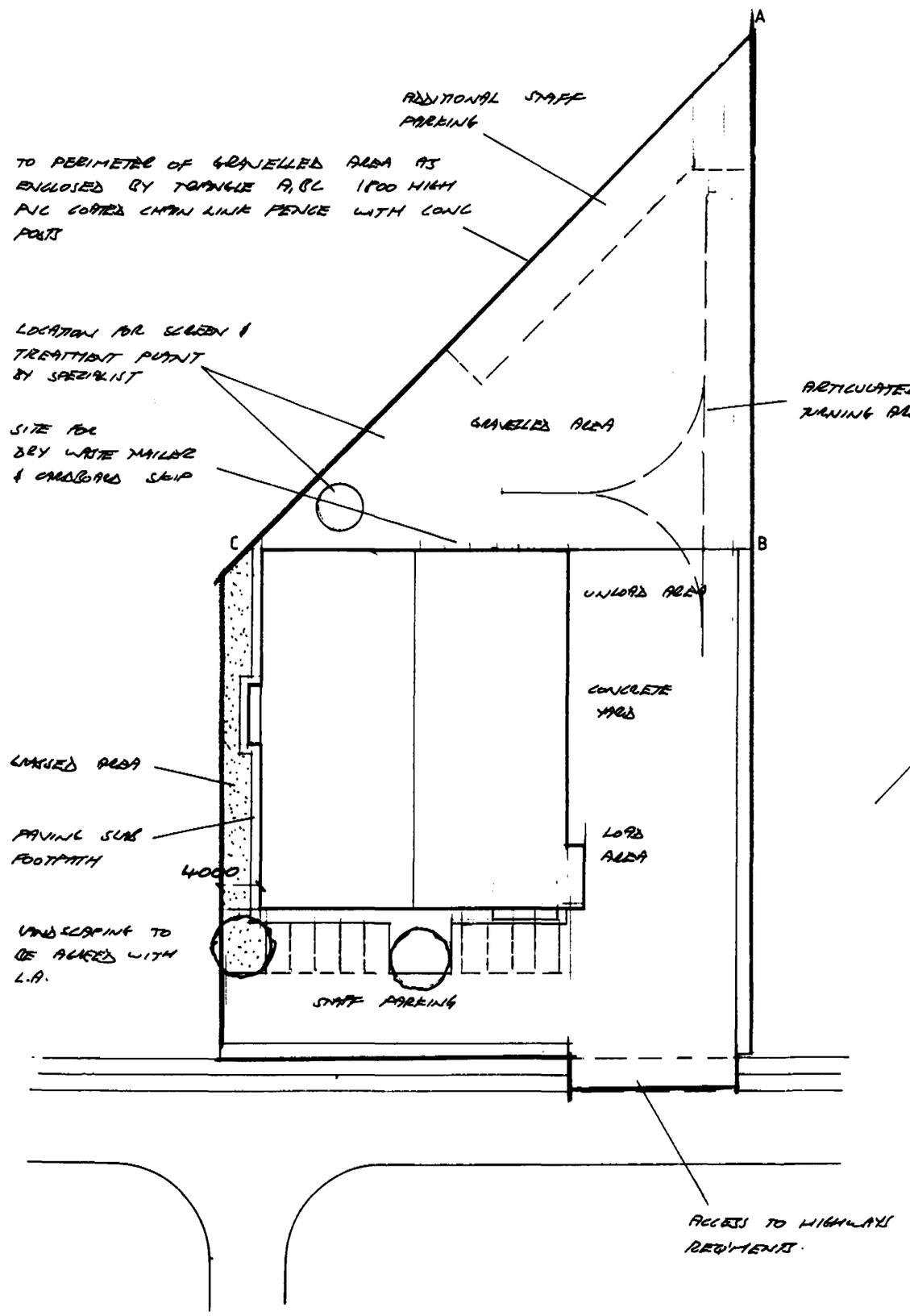
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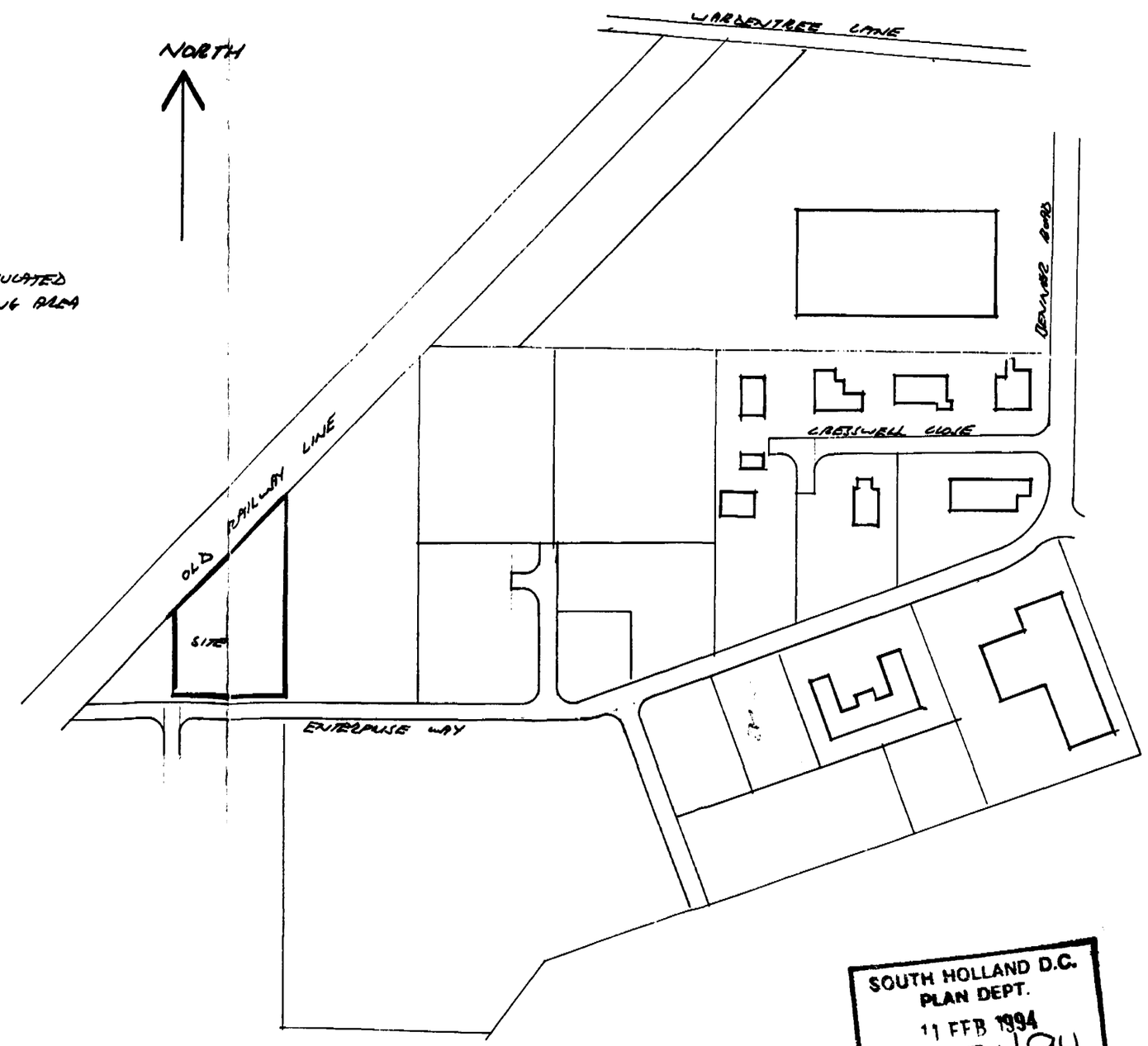
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SITE PLAN
LOCATION PLAN
CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES.
SITE & LOCATION PLAN



SITE PLAN SCALE 1-500



LOCATION PLAN SCALE 1-2500

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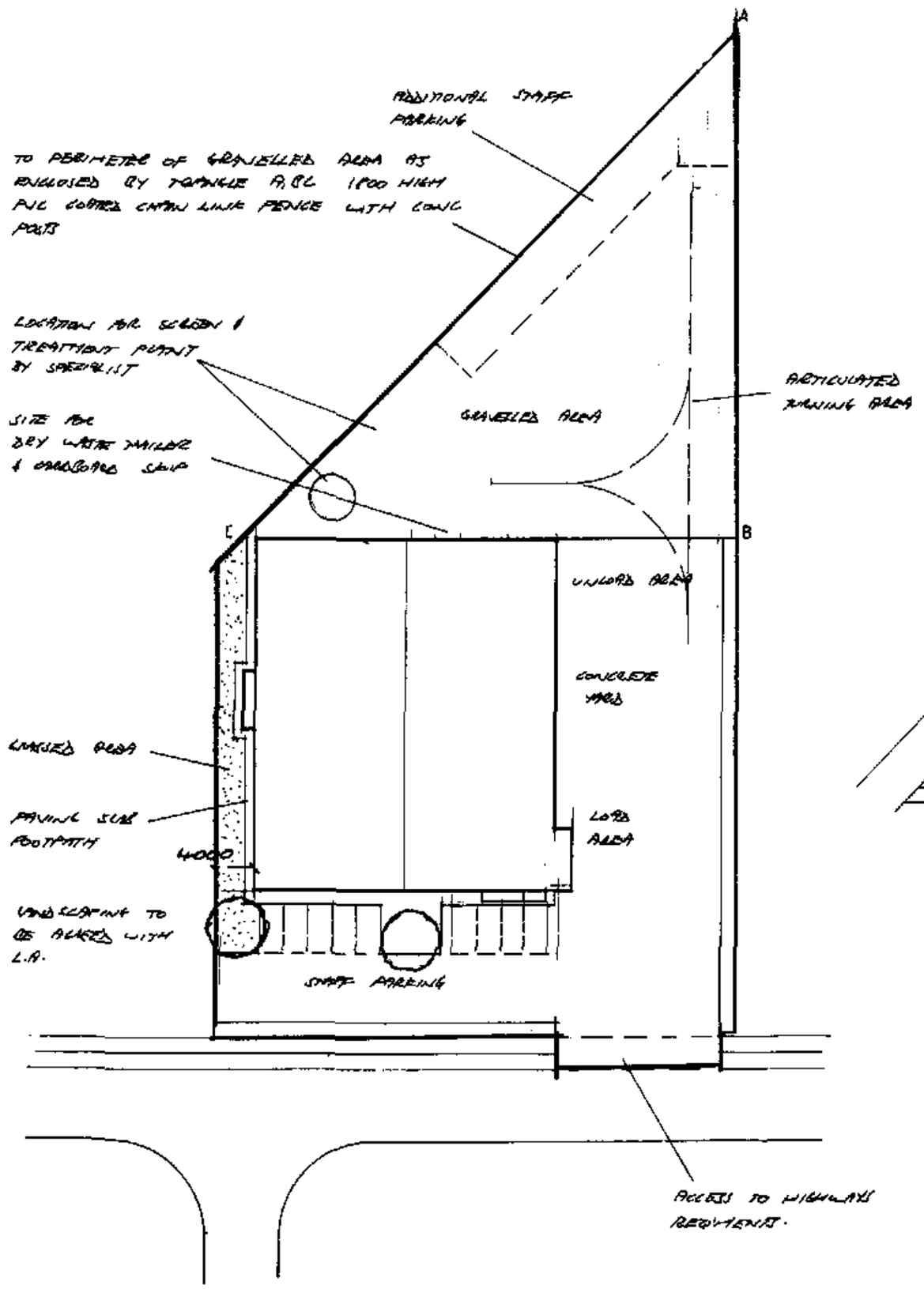
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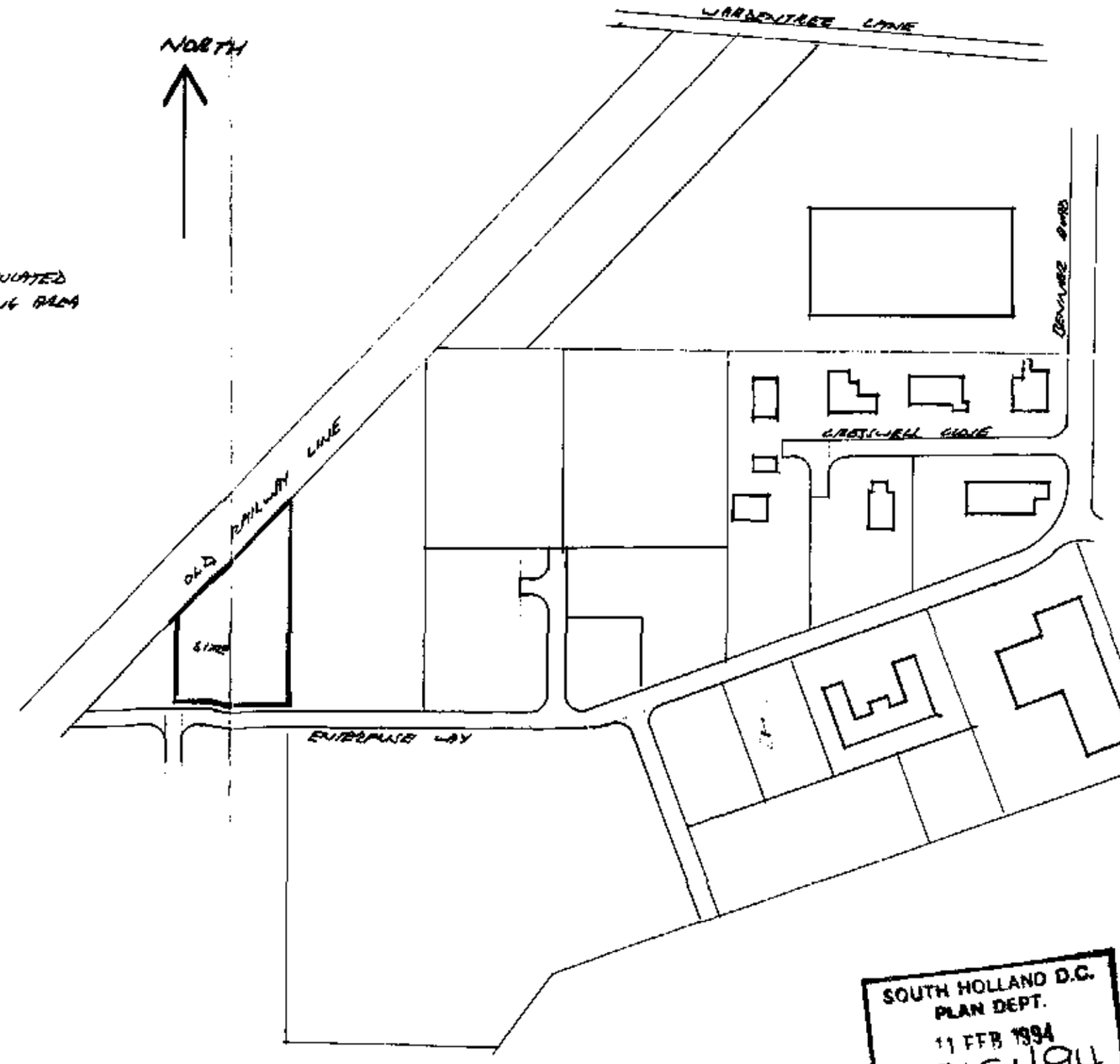
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SITE PLAN SCALE 1-500



LOCATION PLAN SCALE 1-2500

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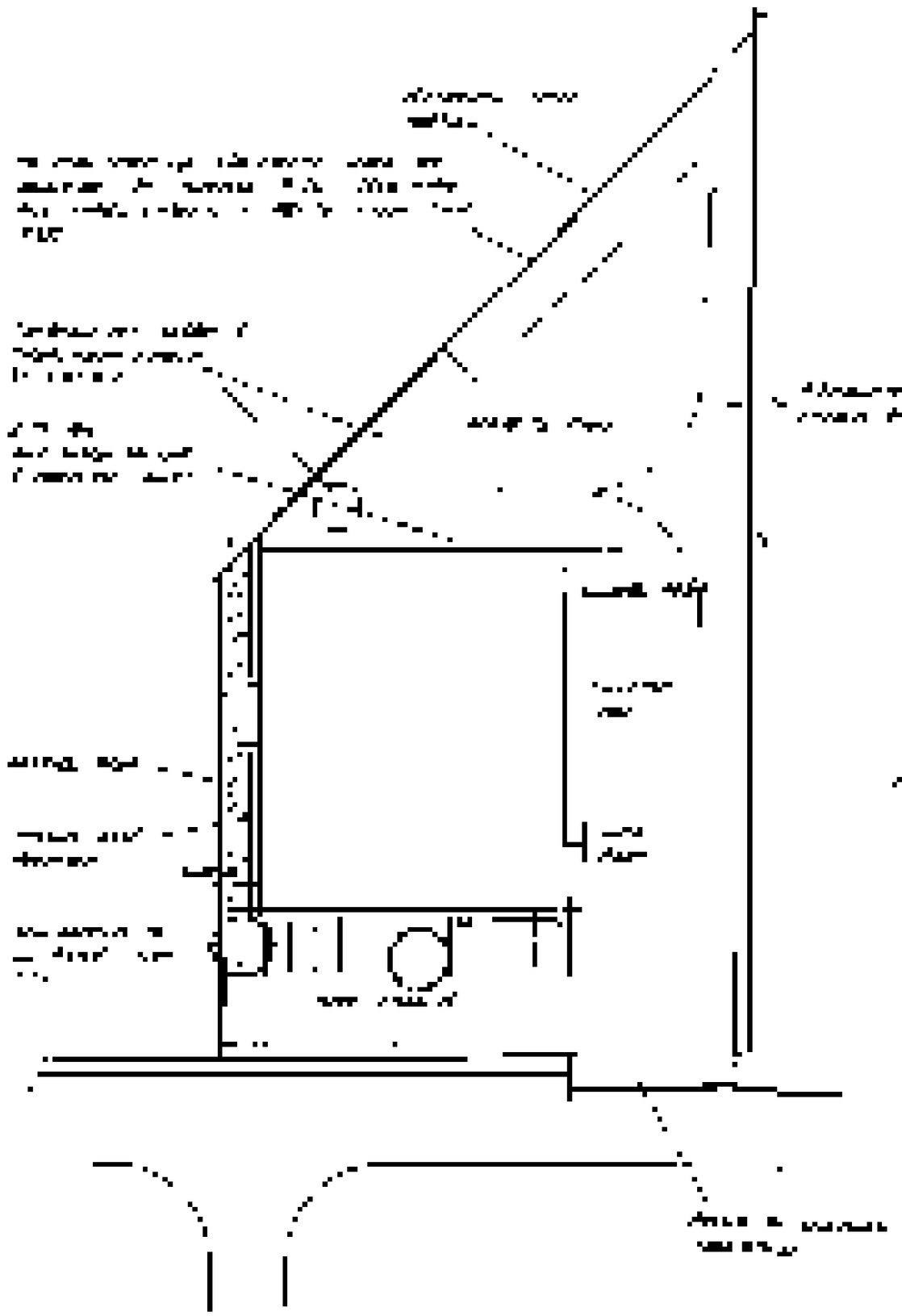
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68296
architectural design consultants

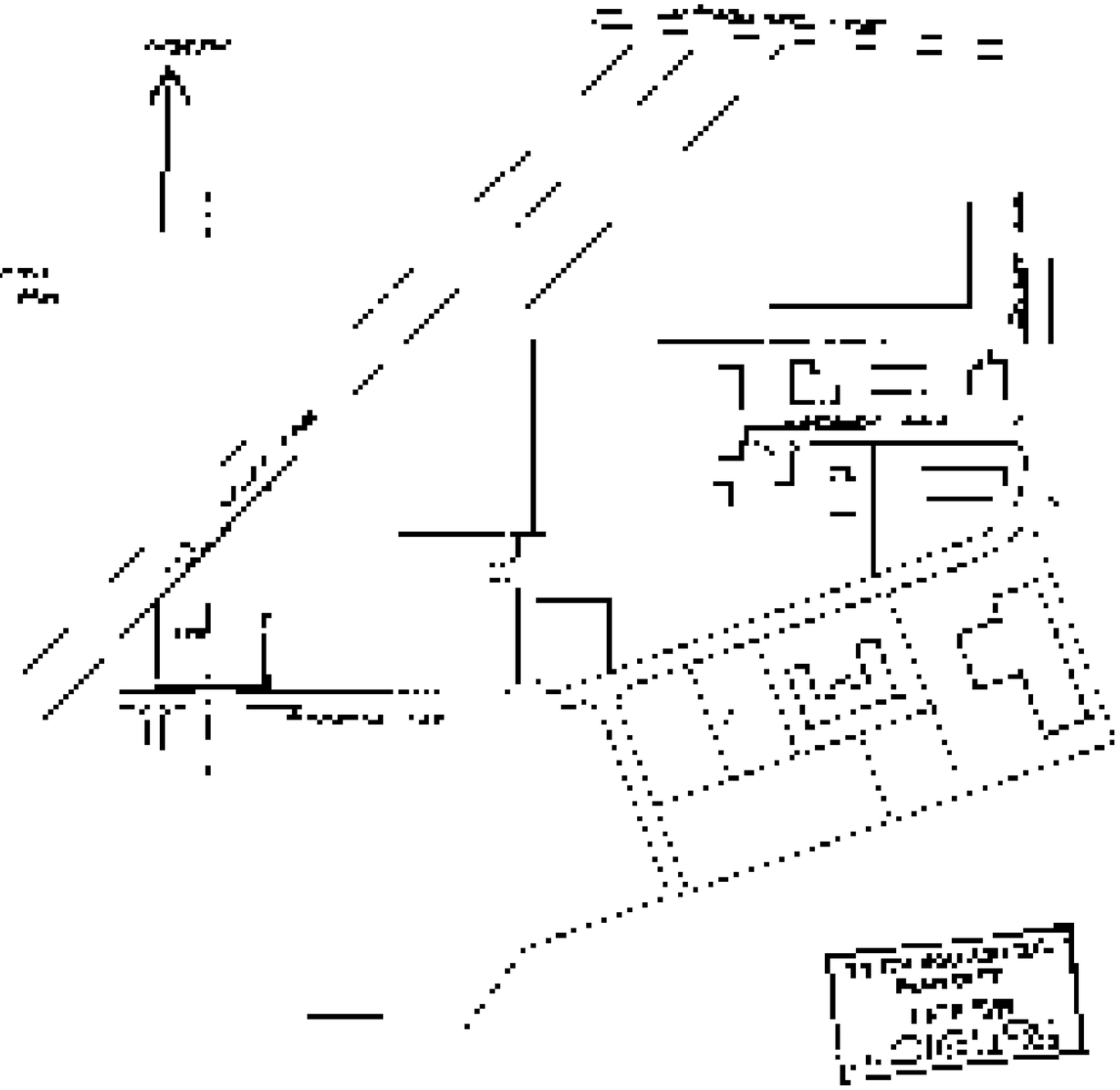
project
BROADACRE FOODS LTD.
PROPOSED VEGETABLE PROCESSING BLDG
AT
ENTERPRISE WAY, SOUTH HOLLAND
ENTERPRISE PARK, SPALDING.

drawing
SITE & LOCATION PLAN

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date	drawn / checked
FEB 93	



SITE PLAN



LOCATION PLAN

CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES.

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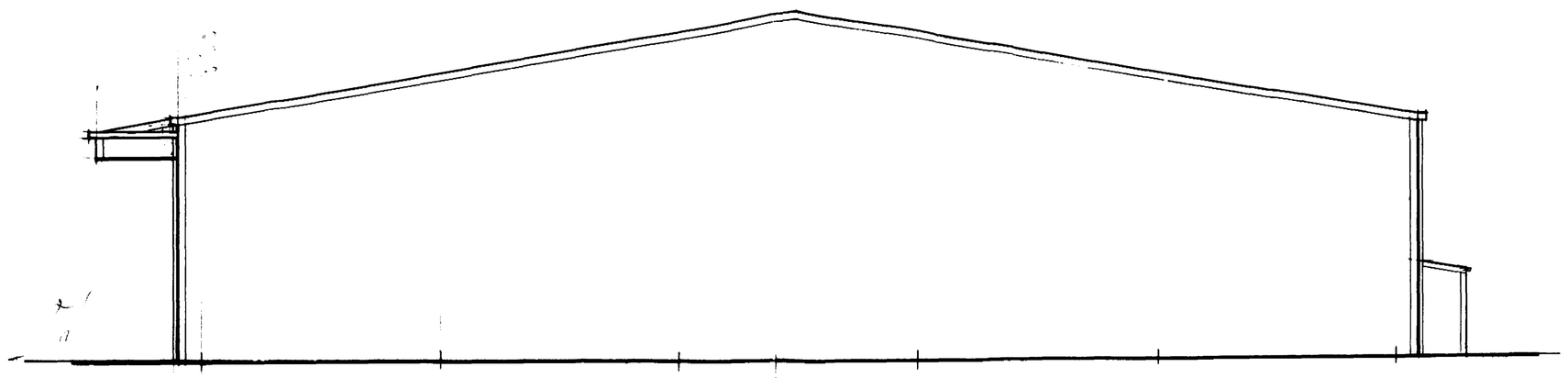
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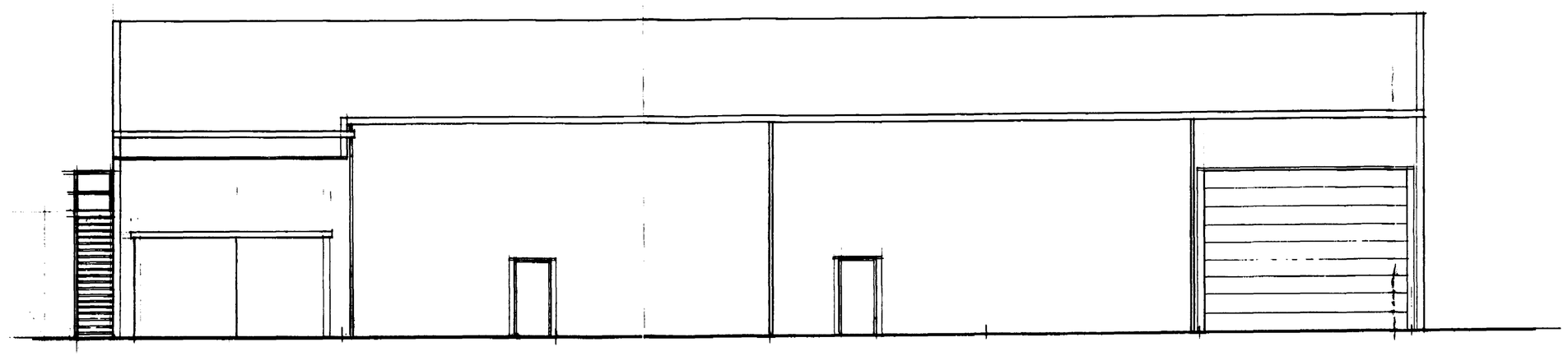
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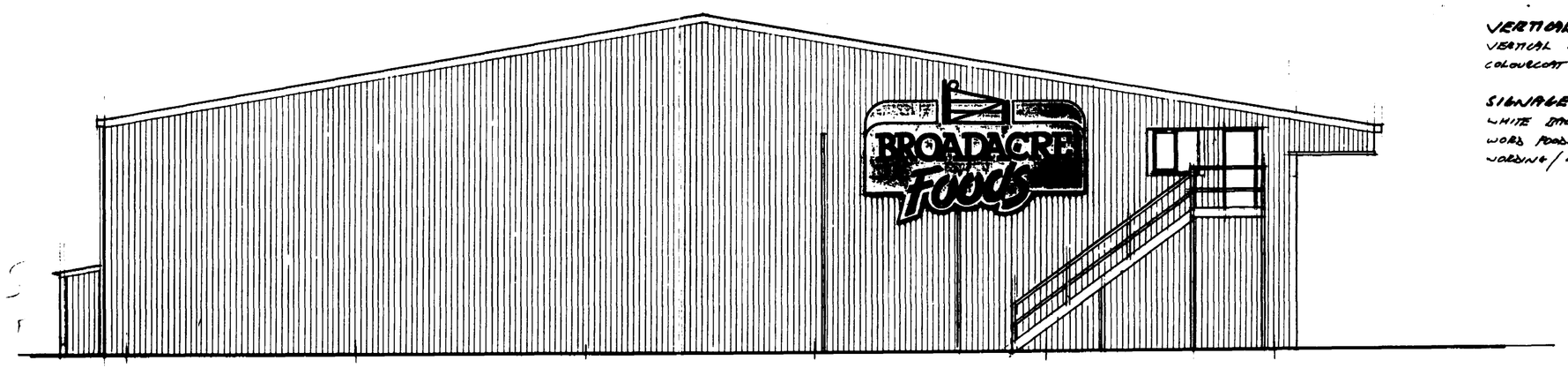
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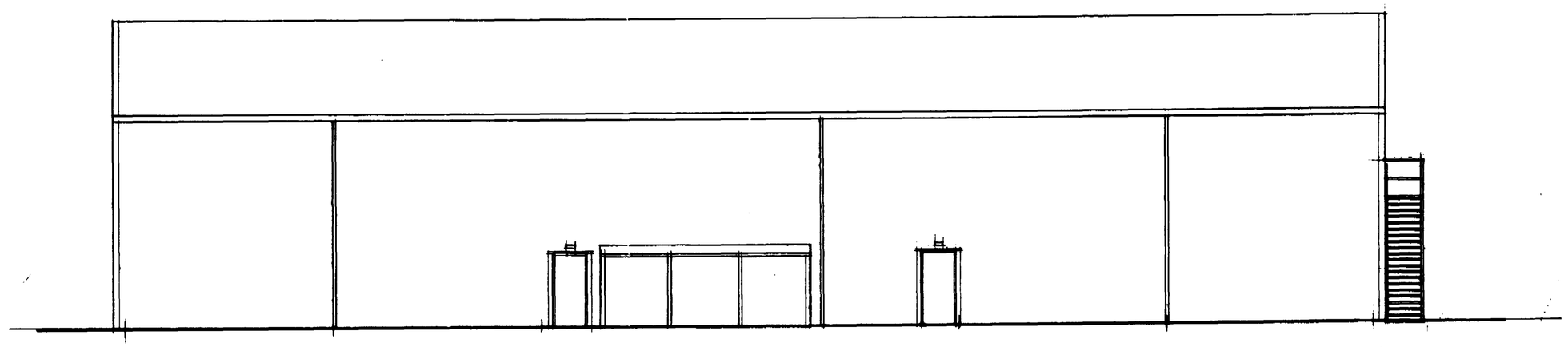
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EAST



SOUTH



WEST

ROOF
COLOURCOAT HP200 COLOUR MOORLAND GREEN

VERTICAL CLADDING
VERTICAL CLADDING, GUTTERS, DOWNPIPES TO BE COLOURCOAT HP200 COLOUR OLIVE GREEN

SIGNAGE
WHITE BACKGROUND
WORD FOODS IN LIGHT GREEN, REMAINDER OF WORDING/LINES IN DARK GREEN.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

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SOUTH HOLLAND D.C.
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11 FEB 1994
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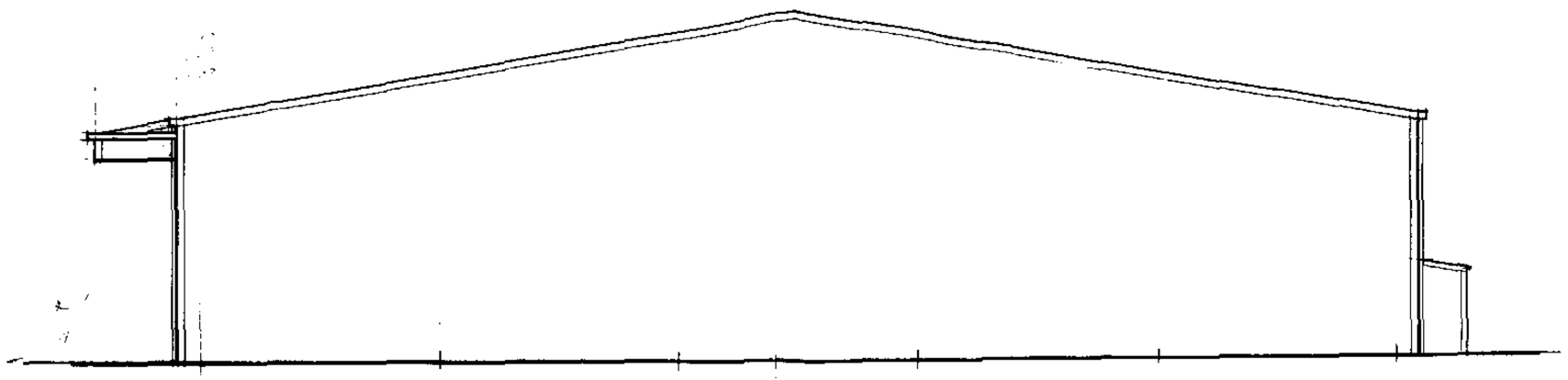
PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
BROADACRE FOODS LTD.
PROPOSED VEGETABLE PROCESSING BLDG
AT
ENTERPRISE WAY, SOUTH HOLLAND
ENTERPRISE PARK, SPALDING.

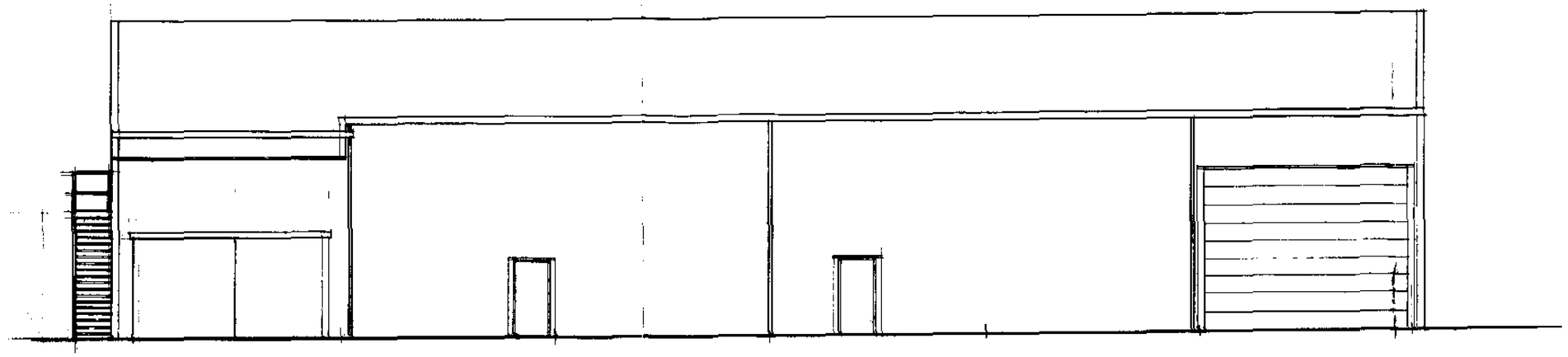
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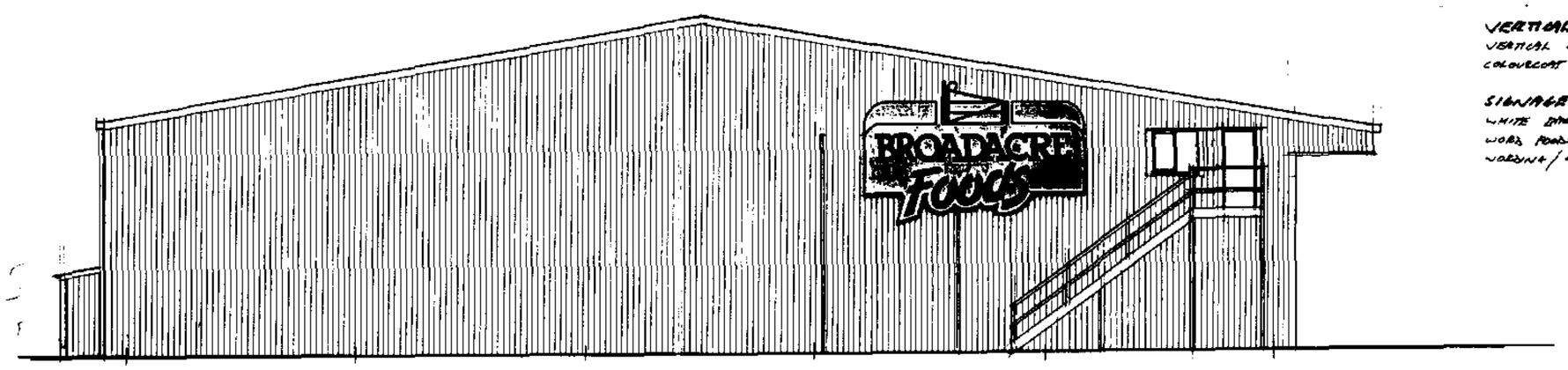
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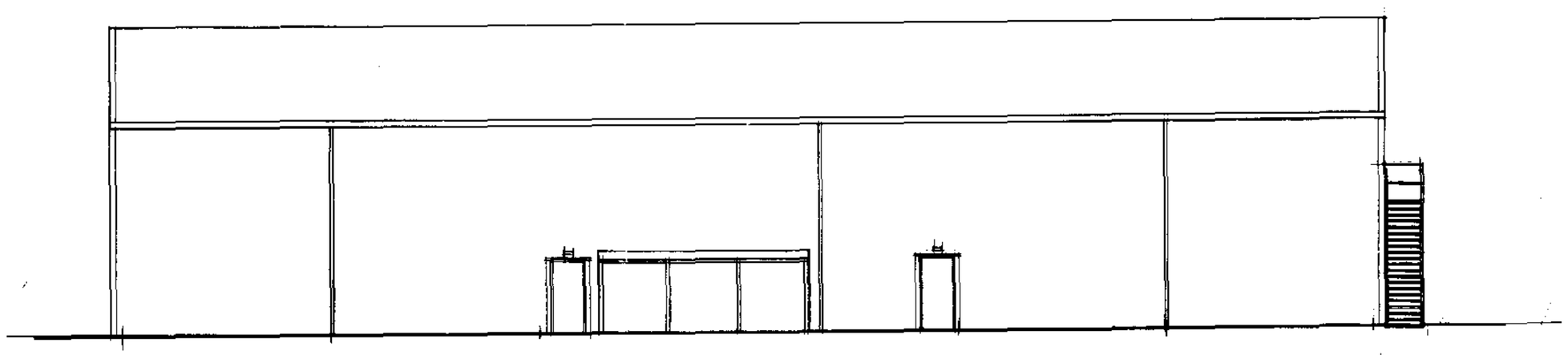
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EAST



SOUTH



WEST

ROOF
COLOURCOAT HPS200 COLOUR MOORLAND GREEN

VERTICAL CLADDING
VERTICAL CLADDING, GUTTERS, DOWNPIPES TO BE COLOURCOAT HPS200 COLOUR OLIVE GREEN

SIGNAGE
WHITE BACKGROUND
WORD MARK IN LIGHT GREEN, REMAINDER OF WORDING/LINES IN DARK GREEN.

SOUTH HOLLAND D.C.
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11 FEB 1994
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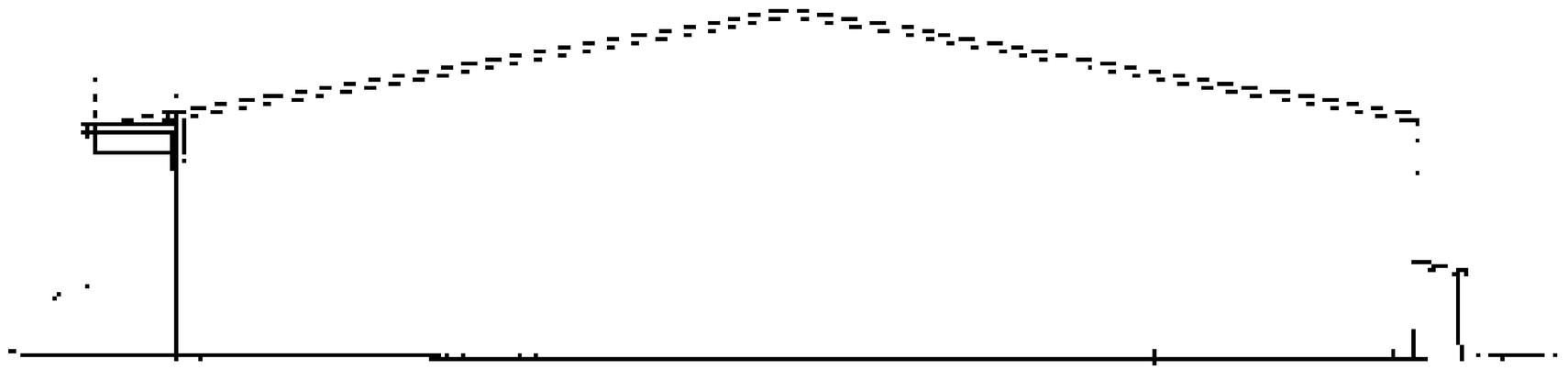
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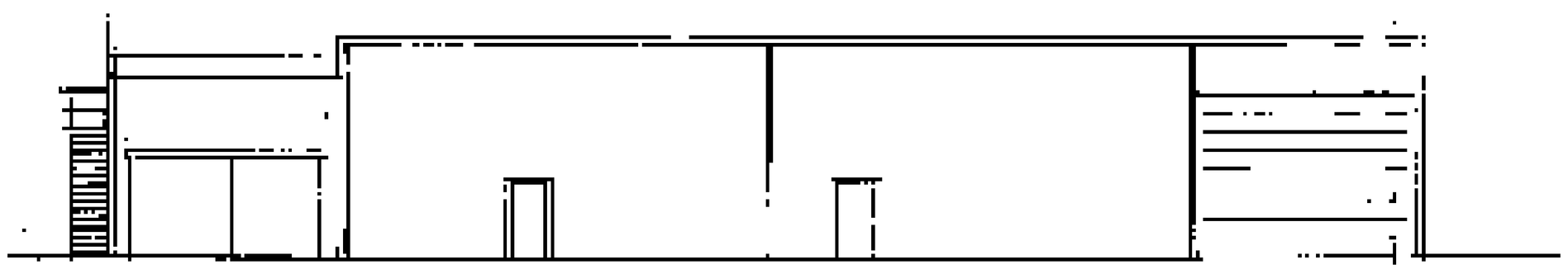
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BROADACRE FOODS LTD.
PROPOSED VEGETABLE PROCESSING BLDG
AT
ENTERPRISE WAY, SOUTH HOLLAND
ENTERPRISE PARK, SPALDING.

drawing
ELEVATIONS

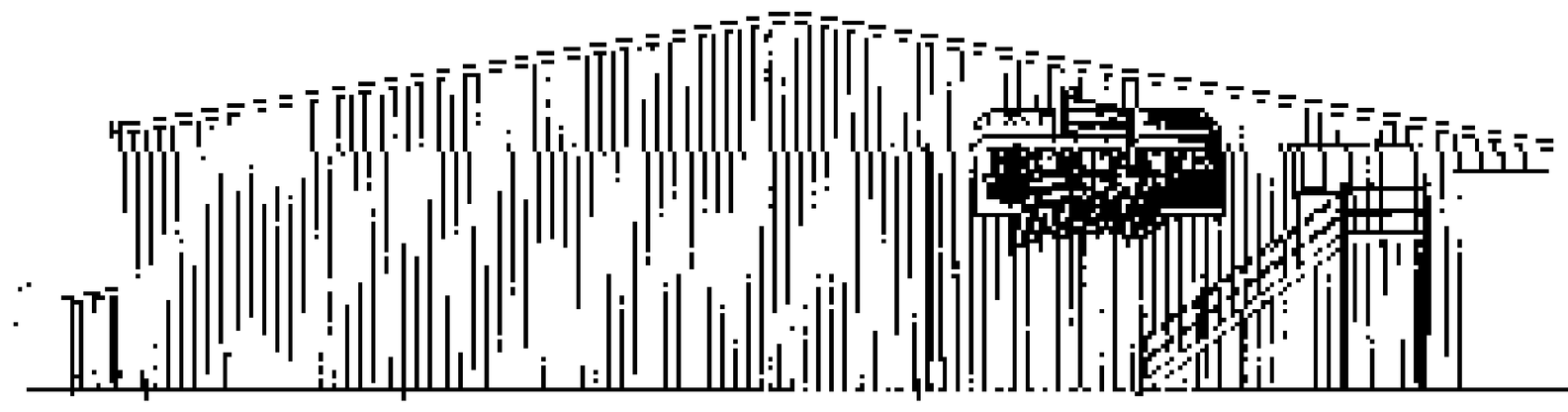
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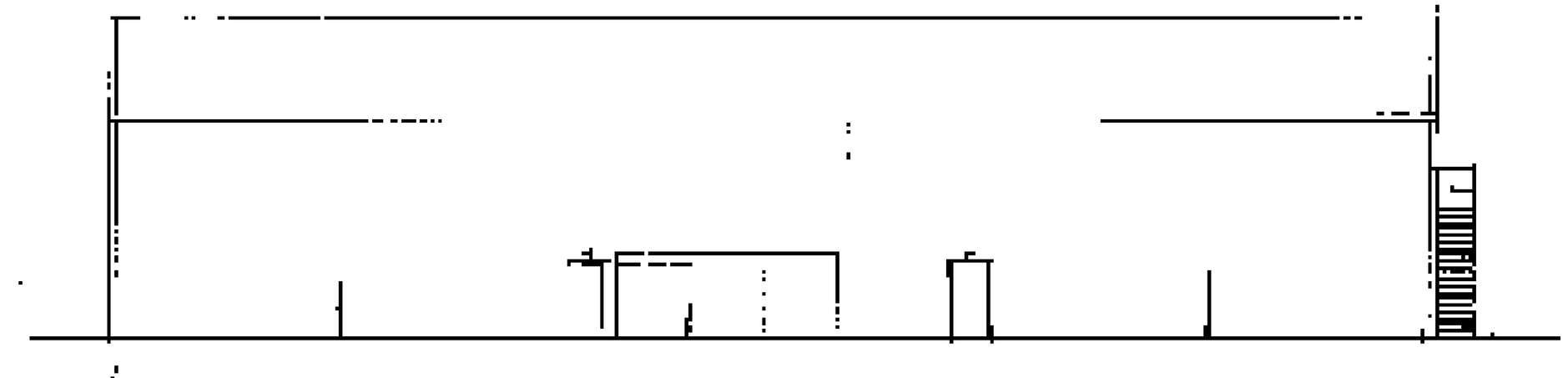
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EAST



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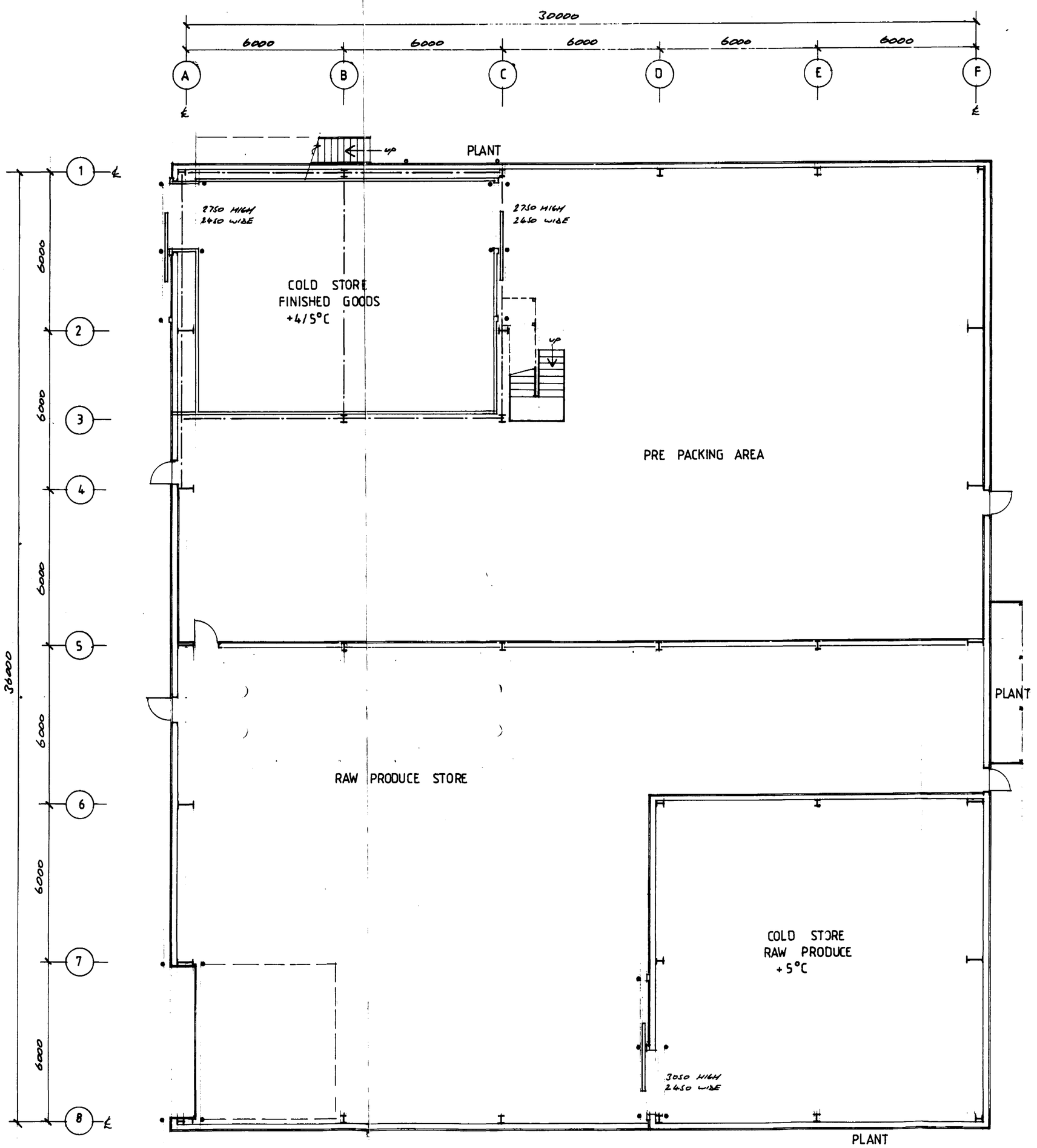


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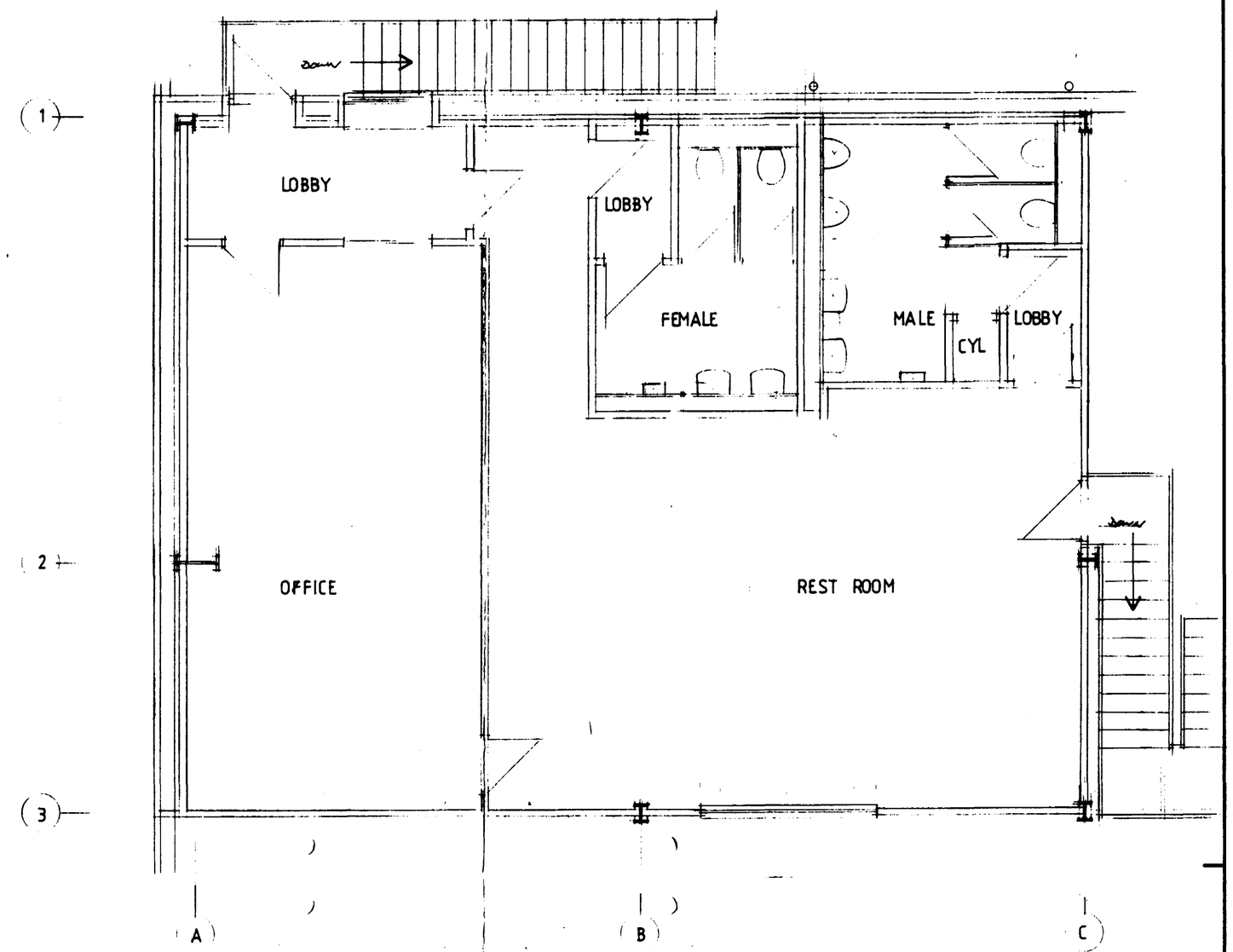
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POOLSTONE

Architectural Design Consultants



GROUND FLOOR PLAN SCALE 1-100



FIRST FLOOR PLAN SCALE 1-50

SOUTH HOLLAND D.C.
PLAN DEPT.
11 FEB 1994
REF 0161/94

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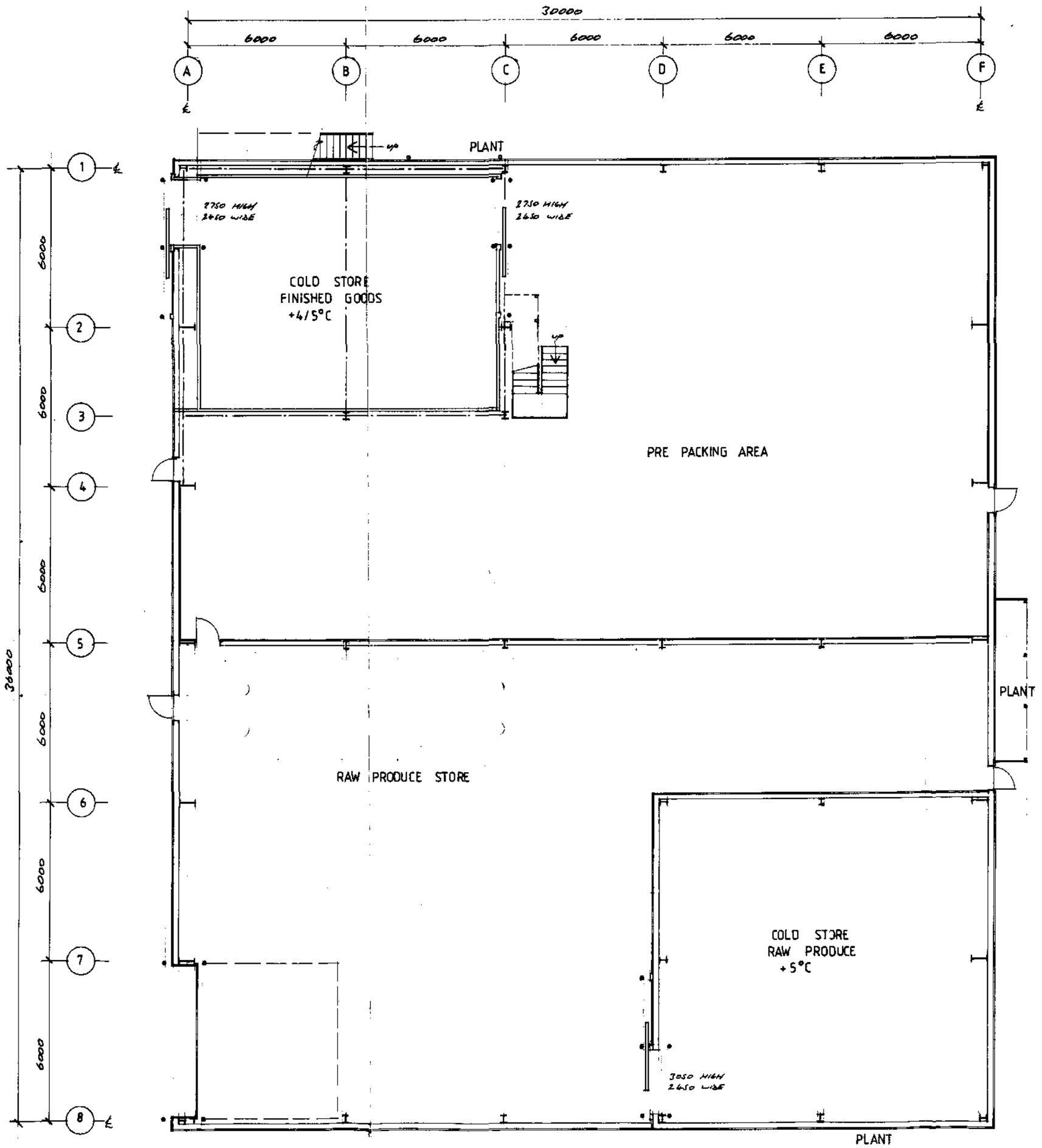
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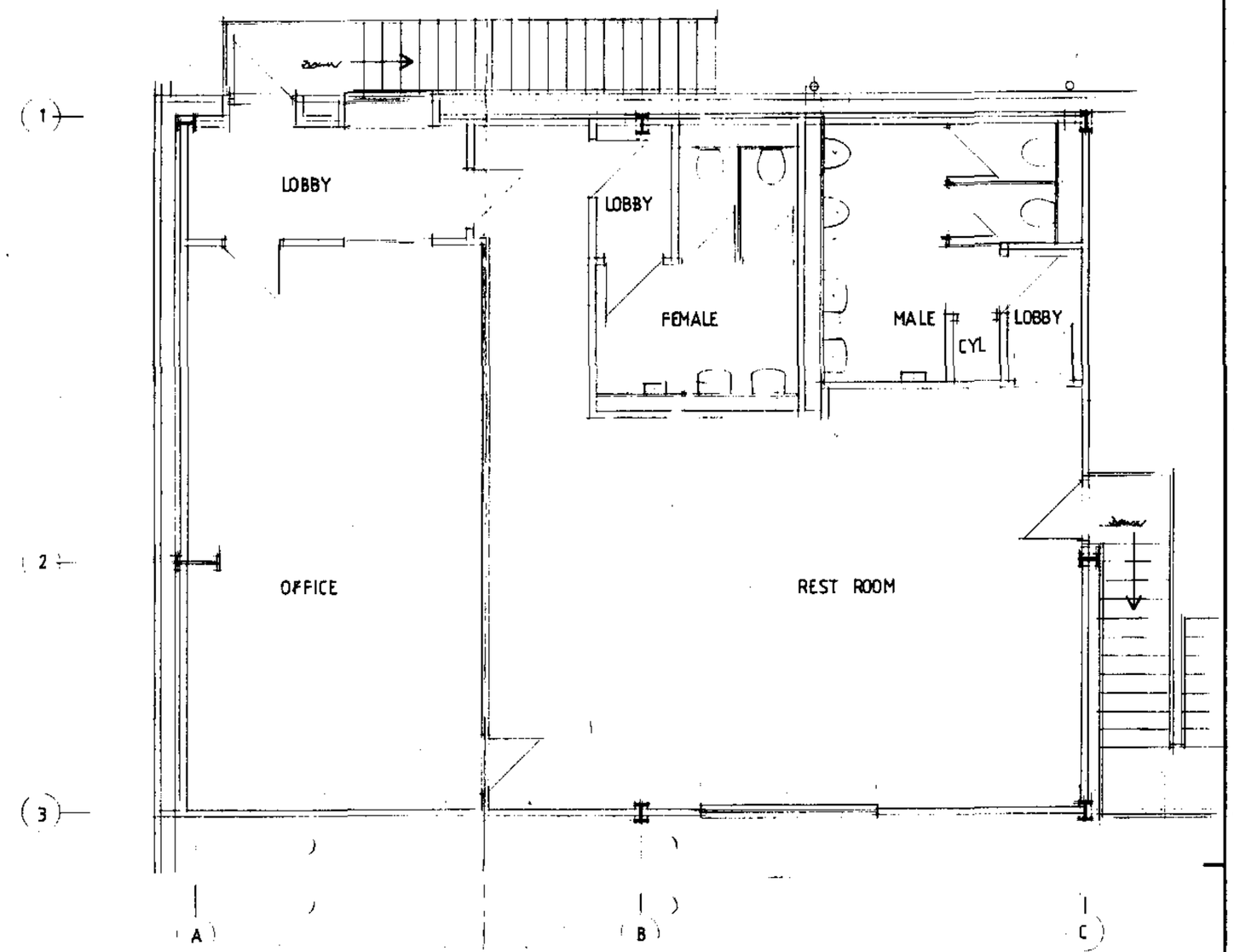
project
BROADACRE FOODS LTD.
PROPOSED VEGETABLE PROCESSING BLDG
AT
ENTERPRISE WAY, SOUTH HOLLAND
ENTERPRISE PARK, SPALDING.

drawing
FLOOR PLANS

scale	drawing no.
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FEB 94	checked



GROUND FLOOR PLAN SCALE 1-100



FIRST FLOOR PLAN SCALE 1-50

SOUTH HOLLAND D.C.
PLAN. DEPT.
11 FEB 1994
REF 016194

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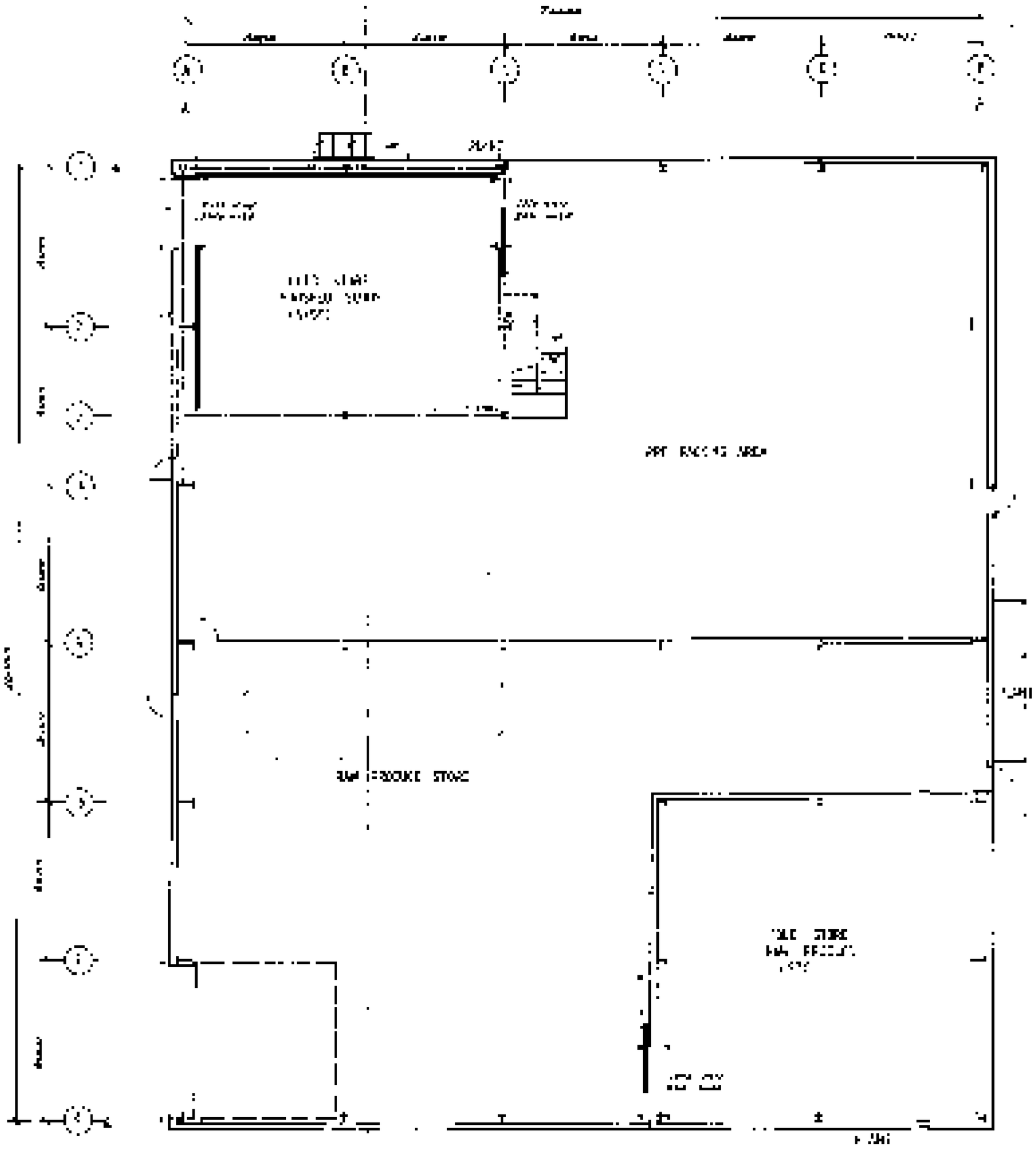
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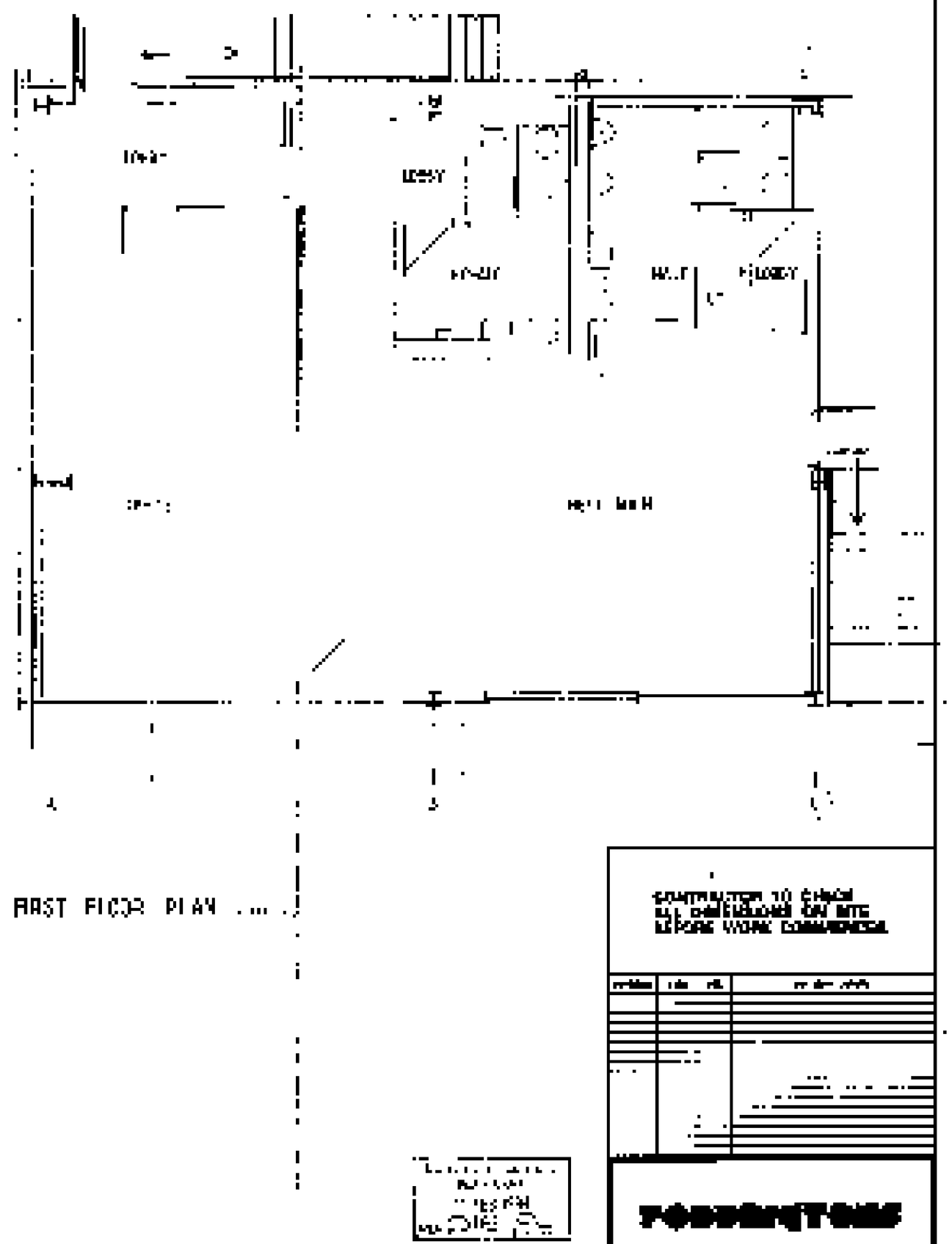
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ENTERPRISE PARK, SPALDING.

drawing
FLOOR PLANS

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FEB 94	checked



GROUND FLOOR PLAN



FIRST FLOOR PLAN

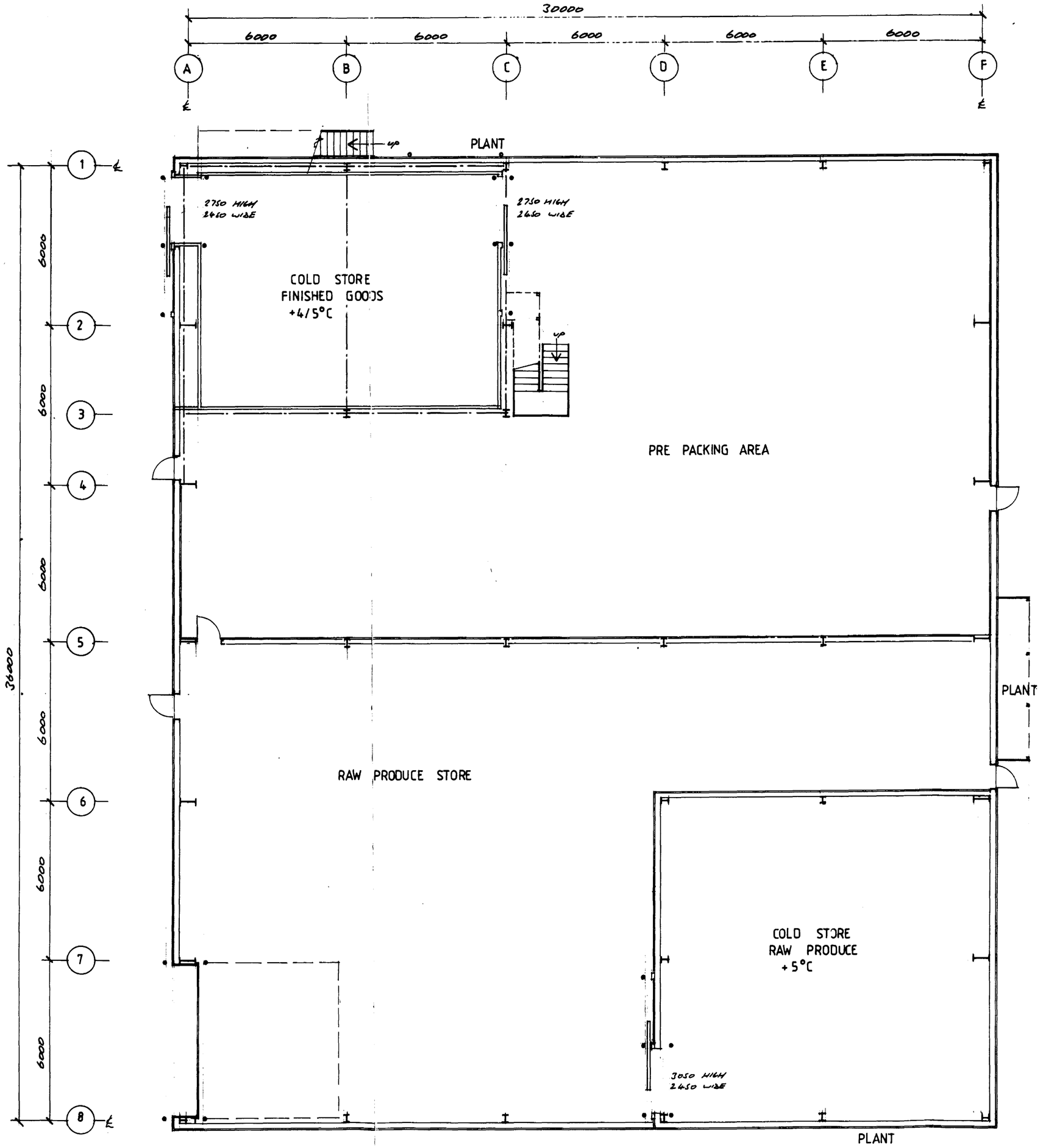
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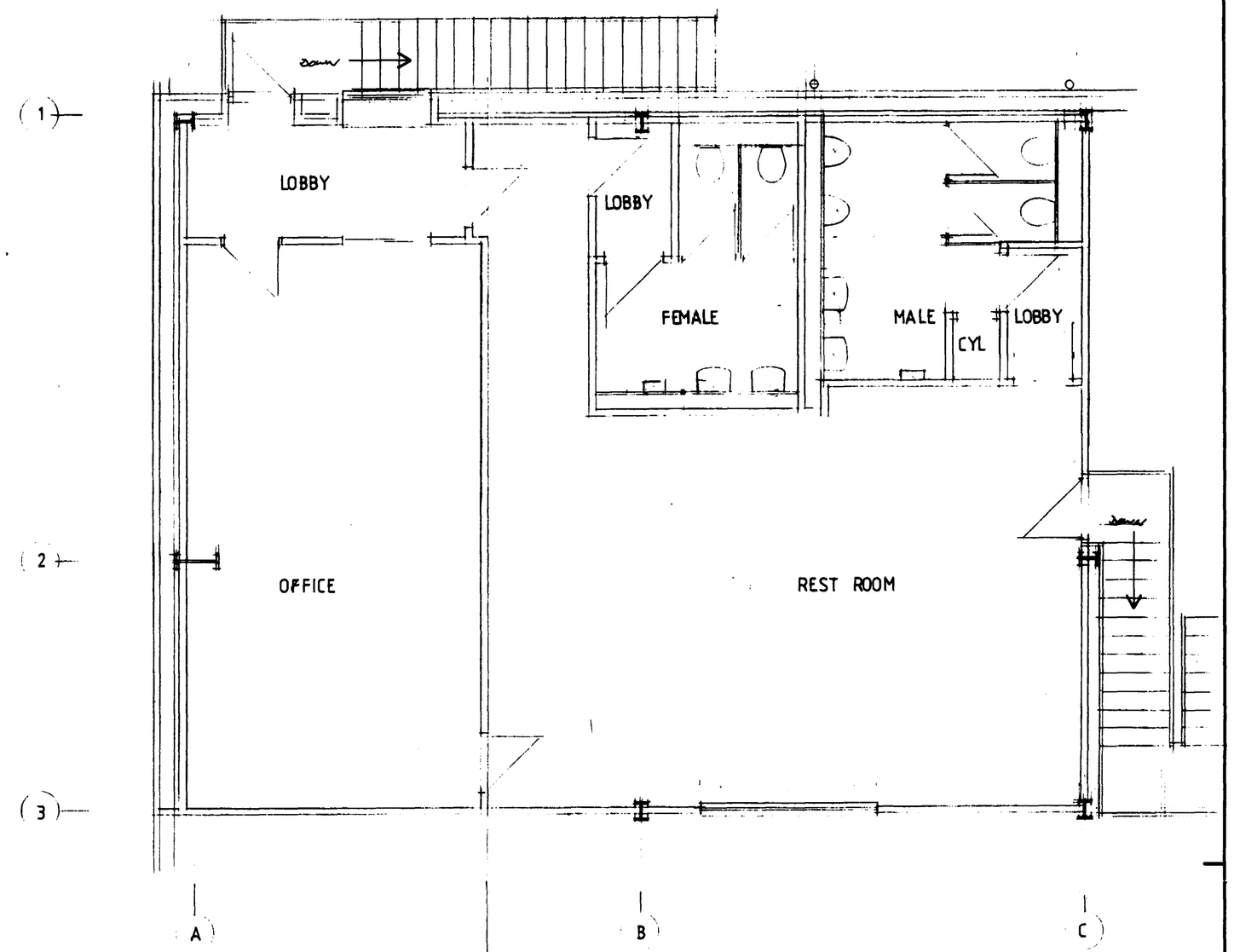
Architectural Design Consultants

PROPOSED NEW STORE

FLOOR PLANS



GROUND FLOOR PLAN SCALE 1-100



FIRST FLOOR PLAN SCALE 1-50

SOUTH HOLLAND D.C.
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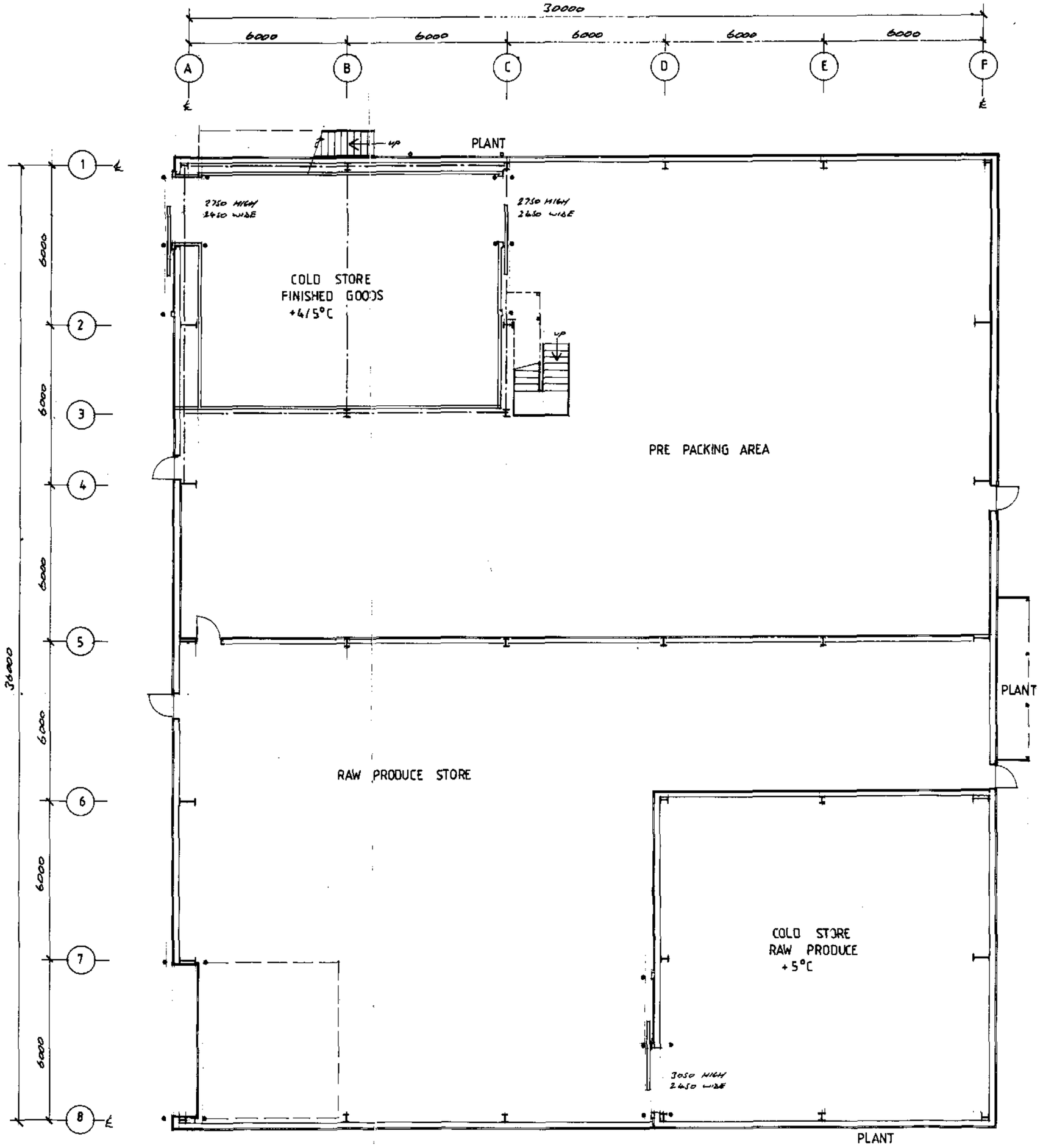
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BROADACRE FOODS LTD.
PROPOSED VEGETABLE PROCESSING BLDG
AT
ENTERPRISE WAY, SOUTH HOLLAND
ENTERPRISE PARK, SPALDING.

drawing
FLOOR PLANS

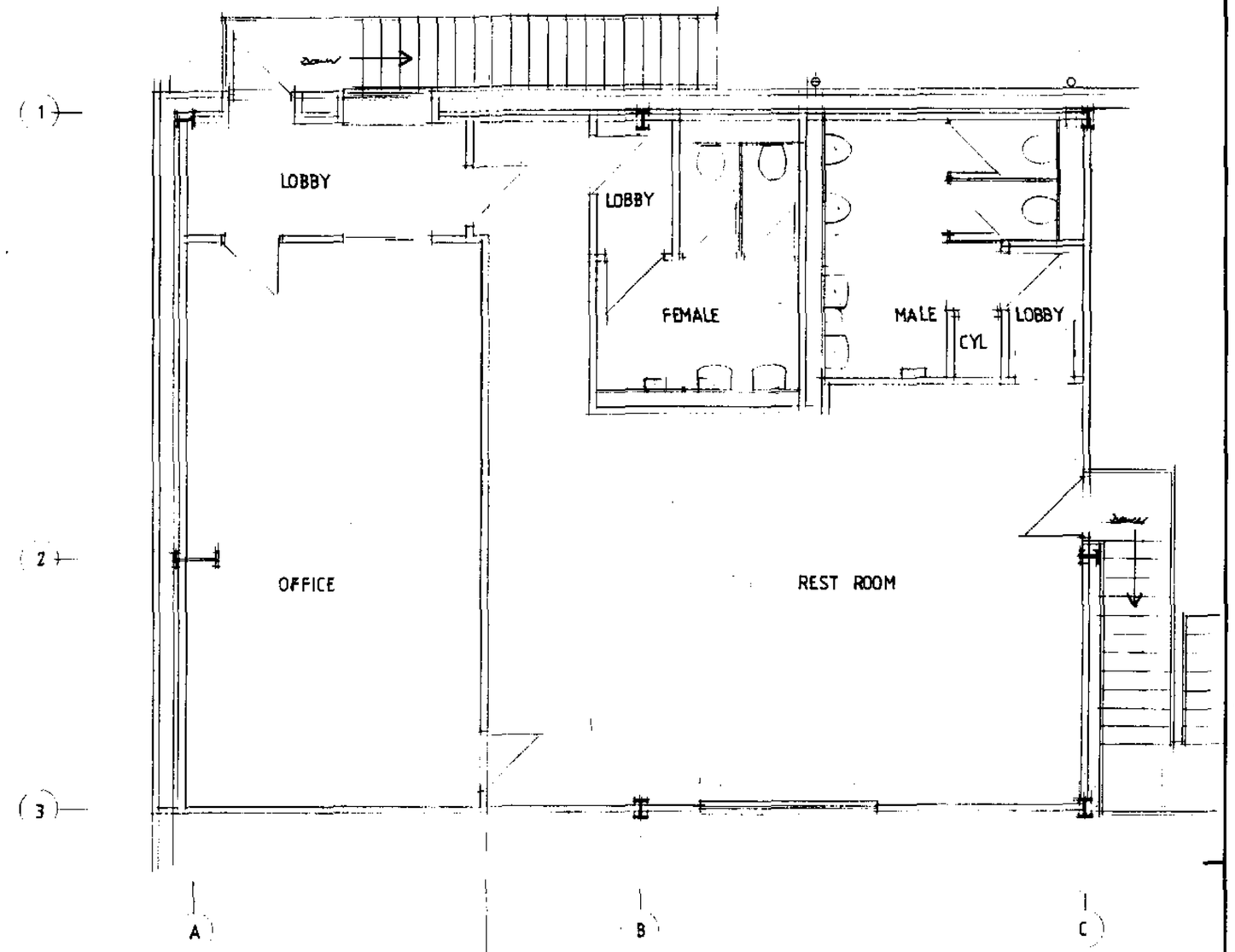
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1-50
1-100

drawing no.
2555-1

FEB 94



GROUND FLOOR PLAN SCALE 1-100



FIRST FLOOR PLAN SCALE 1-50

SOUTH HOLLAND D.C.
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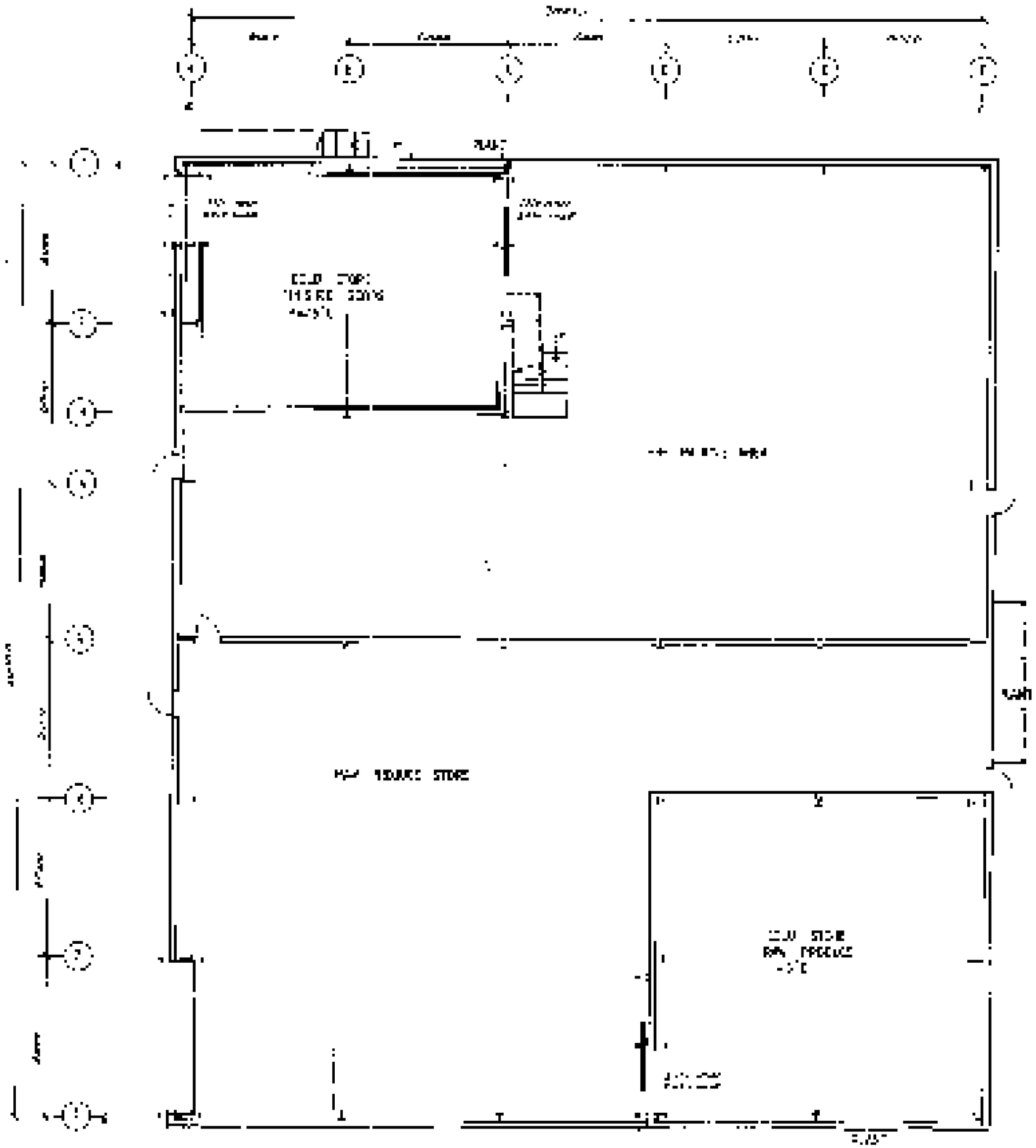
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Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
BROADACRE FOODS LTD.
PROPOSED VEGETABLE PROCESSING BLDG
AT
ENTERPRISE WAY, SOUTH HOLLAND
ENTERPRISE PARK, SPALDING.

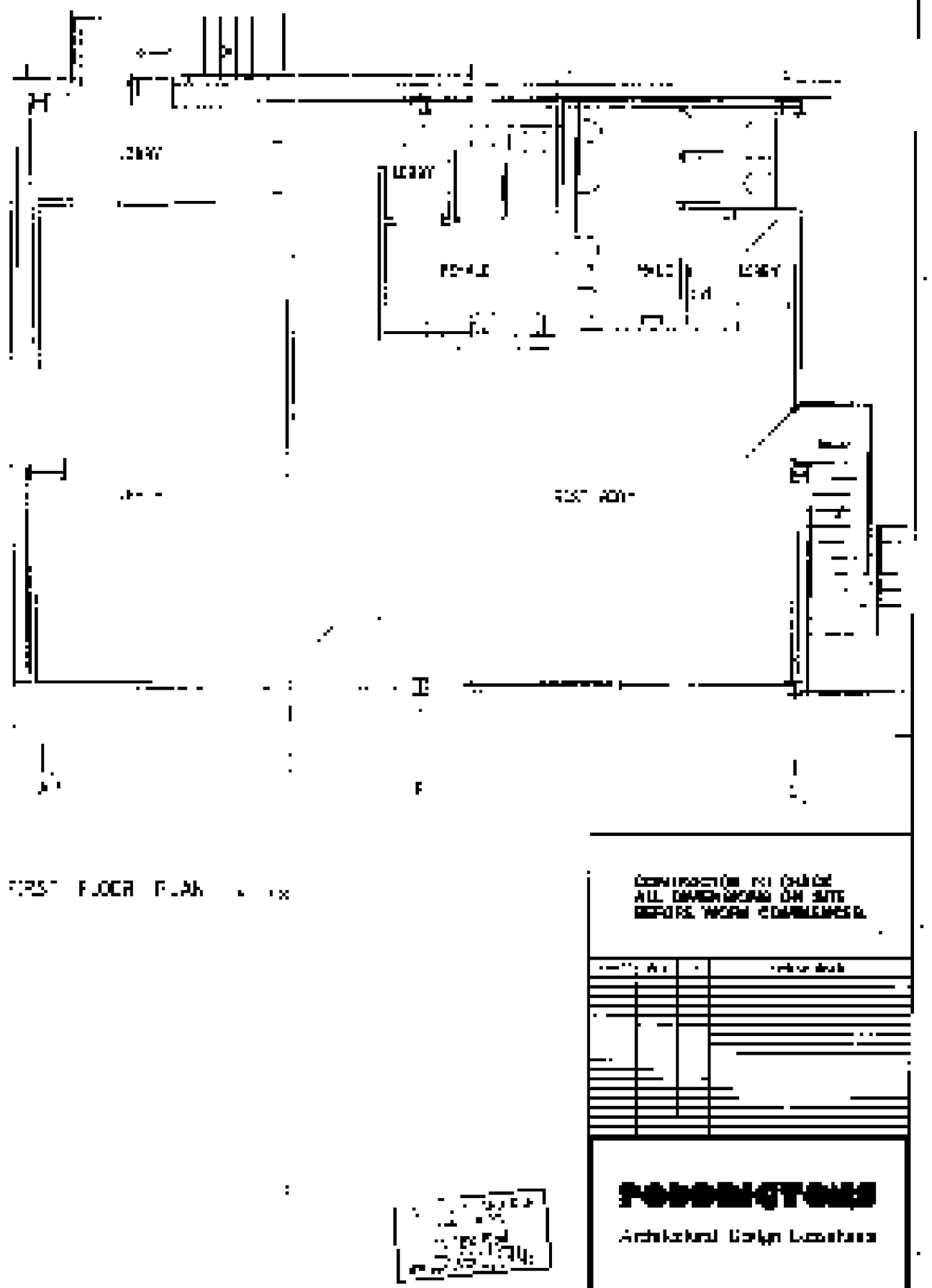
drawing
FLOOR PLANS

scale	drawing no.
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FEB 94



GROUND FLOOR PLAN

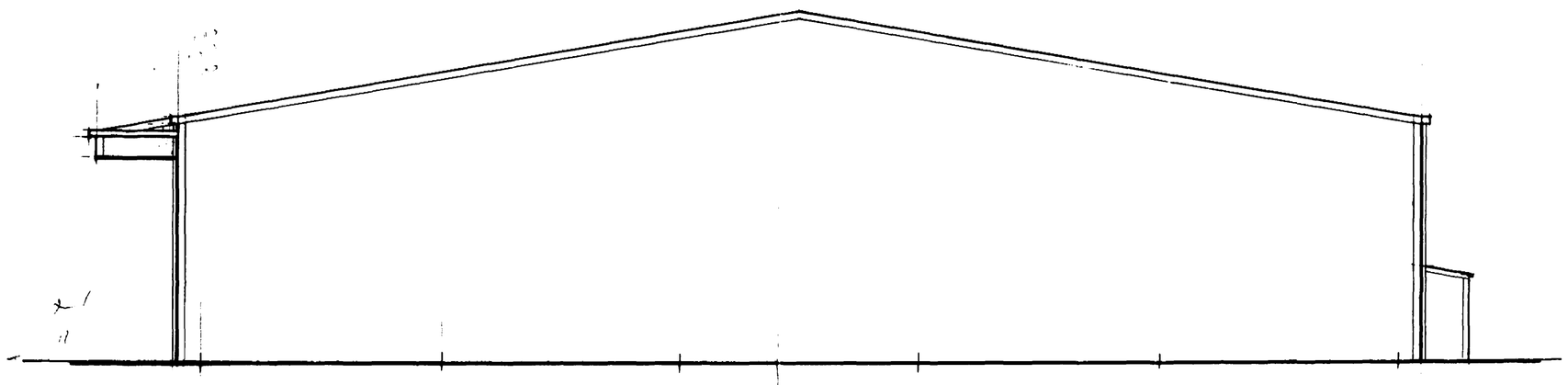


FIRST FLOOR PLAN

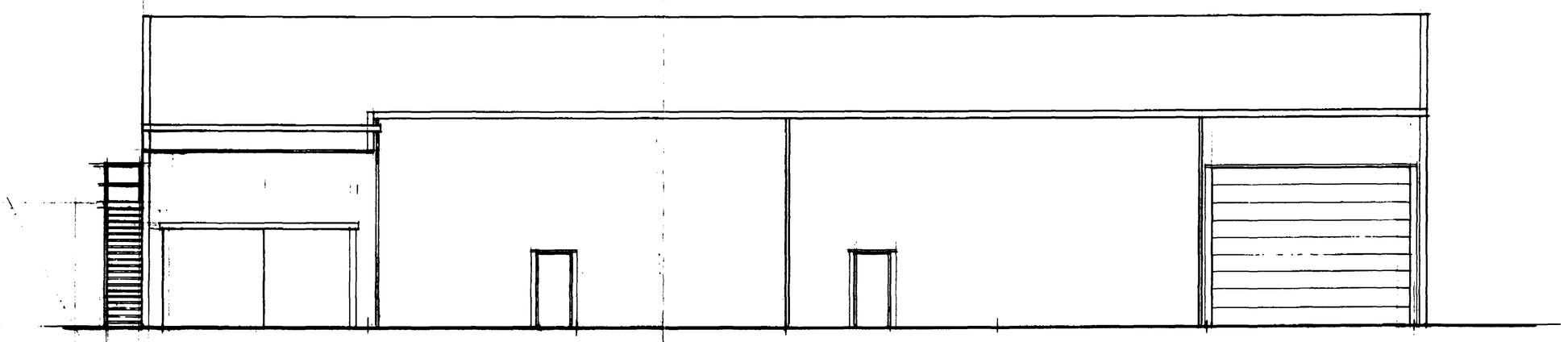
CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES.

PENNINGTONS

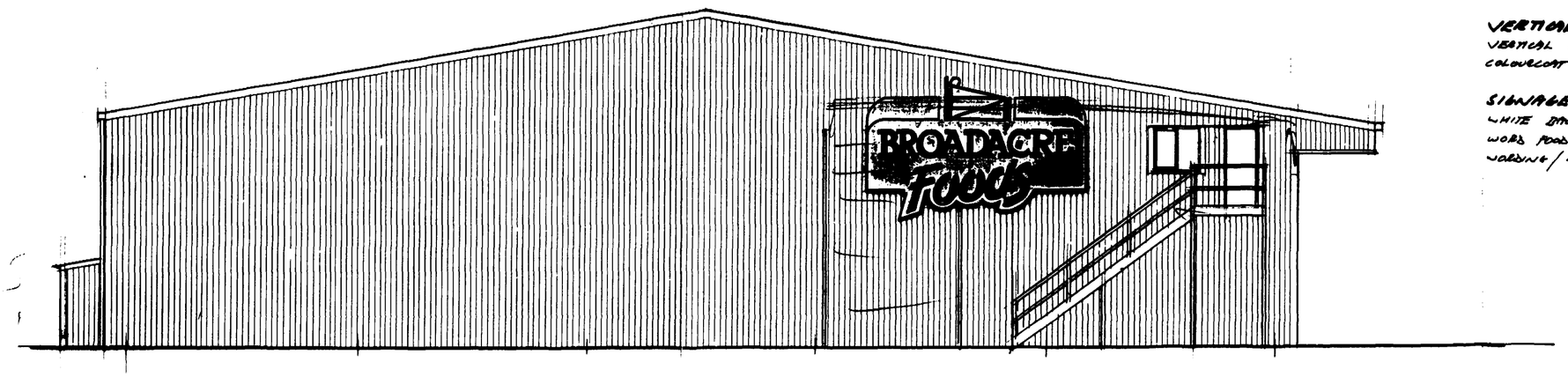
Architectural Design Consultants



NORTH



EAST

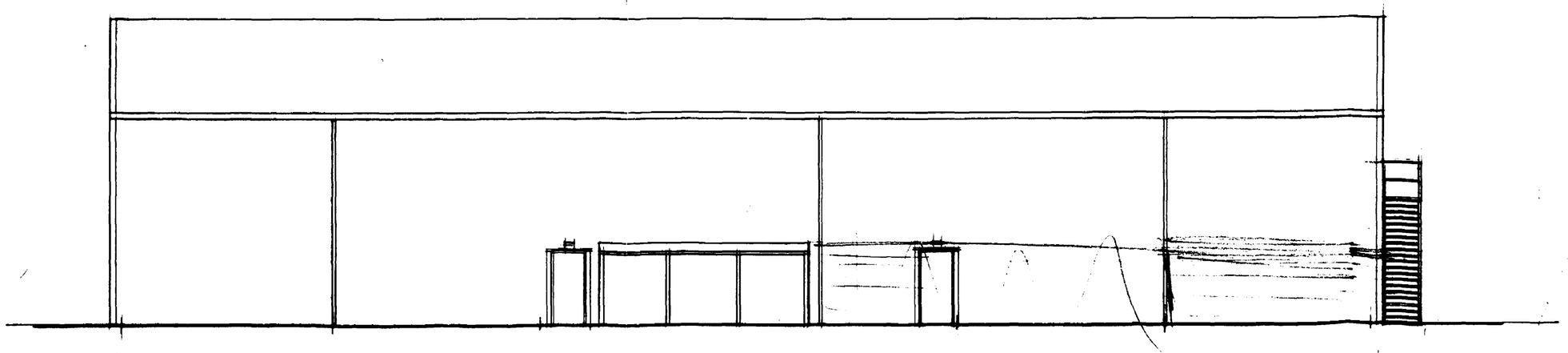


SOUTH

ROOF
COLOURCOAT HP200 COLOUR MOORLAND GREEN

VERTICAL CLADDING
VERTICAL CLADDING, GUTTERS, DOWNPIPES TO BE
COLOURCOAT HP200 COLOUR OLIVE GREEN

SIGNAGE
WHITE BACKGROUND
WORD 'FOODS' IN LIGHT GREEN, REMAINDER OF
WORDING/LINES IN DARK GREEN.



WEST

SOUTH HOLLAND D.C.
PLAN DEPT.
11 FEB 1994
REF 0161/94

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

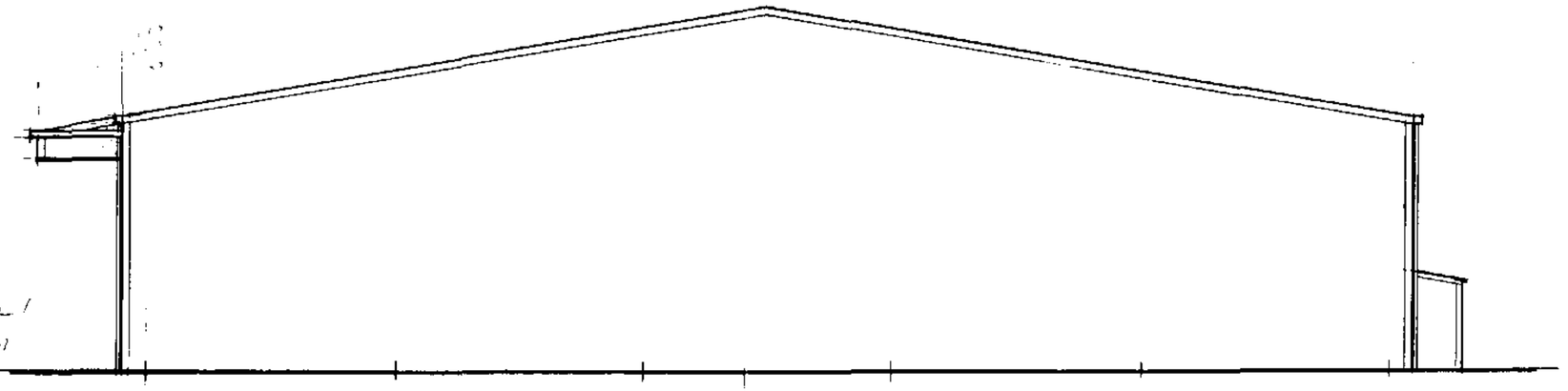
PODDINGTONS
Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

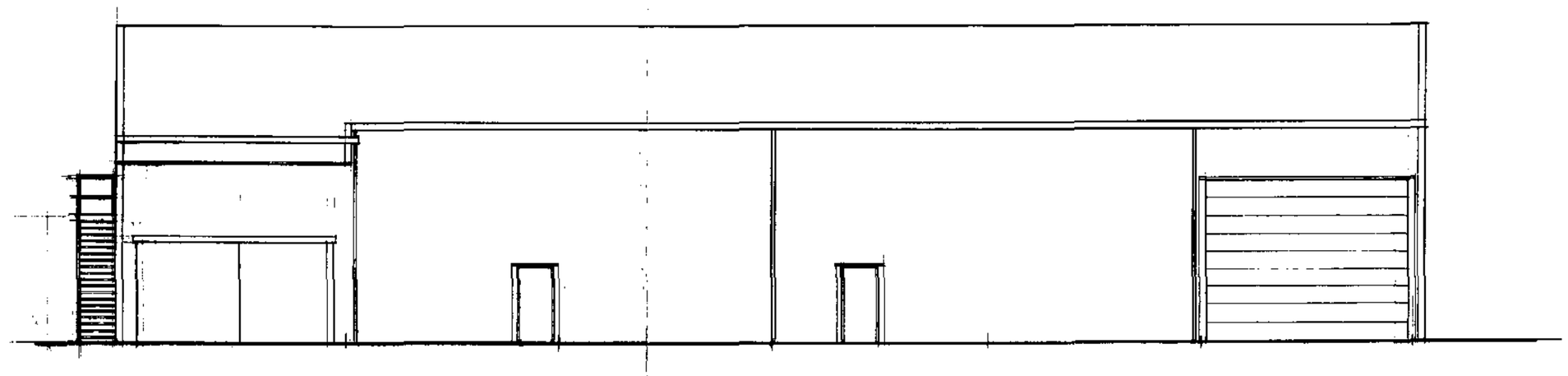
project
BROADACRE FOODS LTD.
PROPOSED VEGETABLE PROCESSING BLDG
AT
ENTERPRISE WAY, SOUTH HOLLAND
ENTERPRISE PARK, SPALDING.

drawing
ELEVATIONS

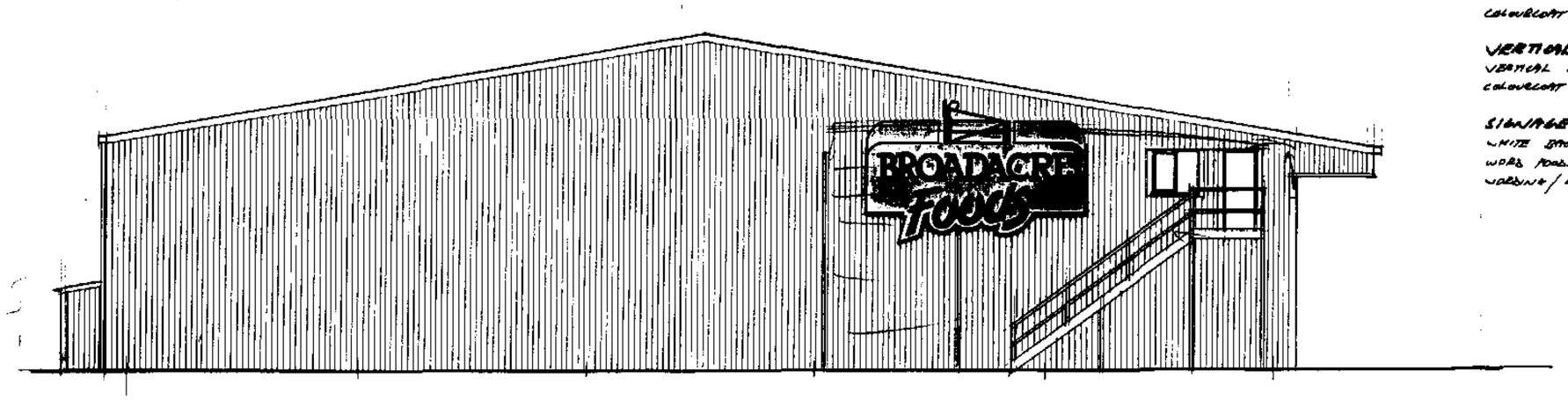
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FEB 93	



NORTH



EAST

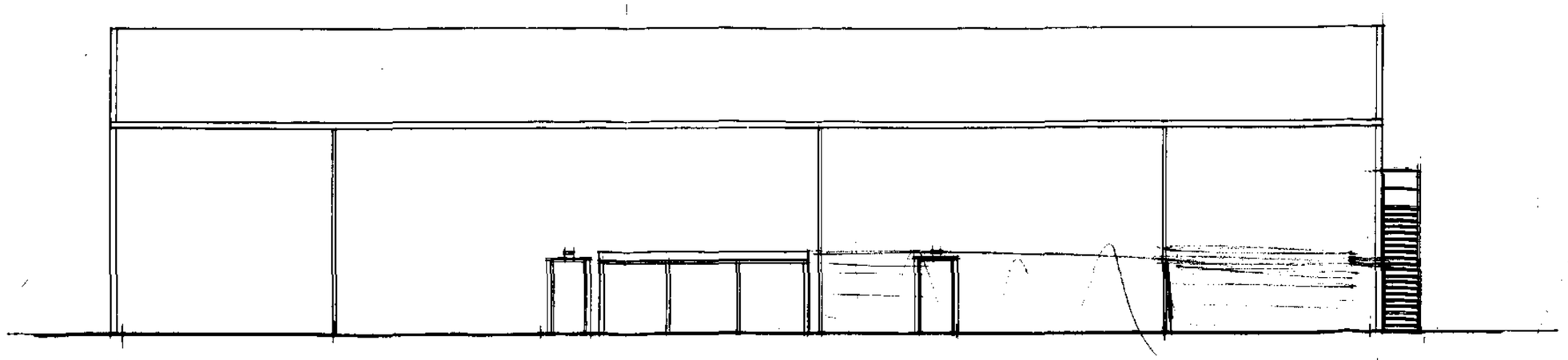


ROOF
COLOURCOAT HP200 COLOUR MOORLAND GREEN

VERTICAL CLADDING
VERTICAL CLADDING, GUTTERS, DOWNPIPES TO BE
COLOURCOAT HP200 COLOUR OLIVE GREEN

SIGNAGE
WHITE SIGN BOARDS
WORD FOODS IN LIGHT GREEN, REMAINDER OF
WORDING/LINES IN DARK GREEN.

SOUTH



WEST

SOUTH HOLLAND D.C.
PLAN DEPT.
11 FEB 1994
REF 016194

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

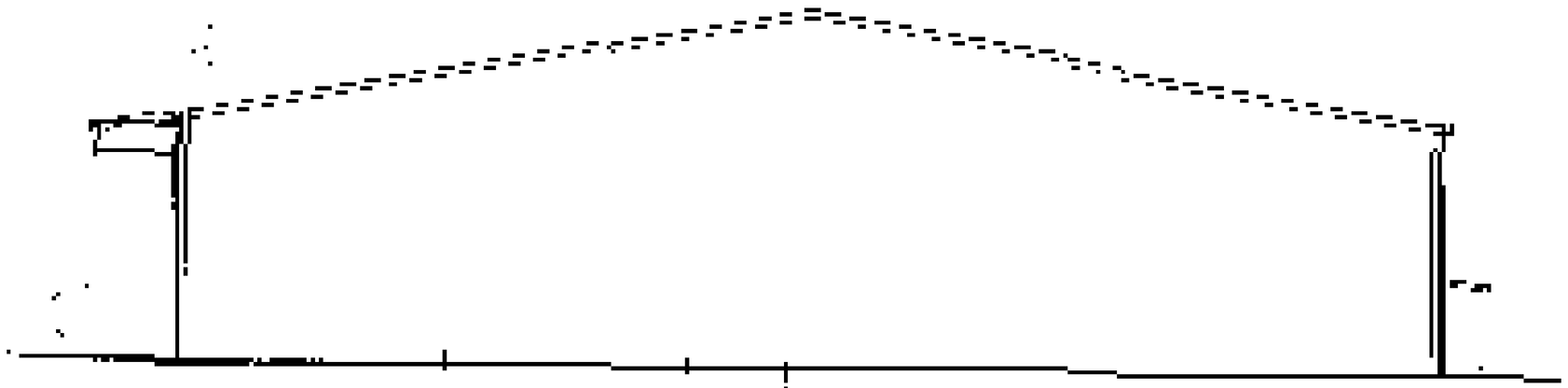
revision	date	init.	revision details

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

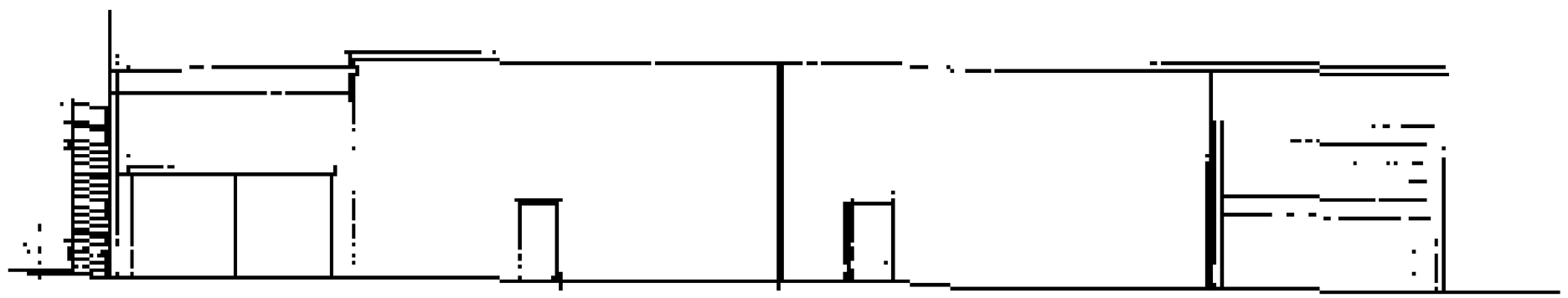
project
BROADACRE FOODS LTD.
PROPOSED VEGETABLE PROCESSING BLDG
AT
ENTERPRISE WAY, SOUTH HOLLAND
ENTERPRISE PARK, SPALDING.

drawing
ELEVATIONS

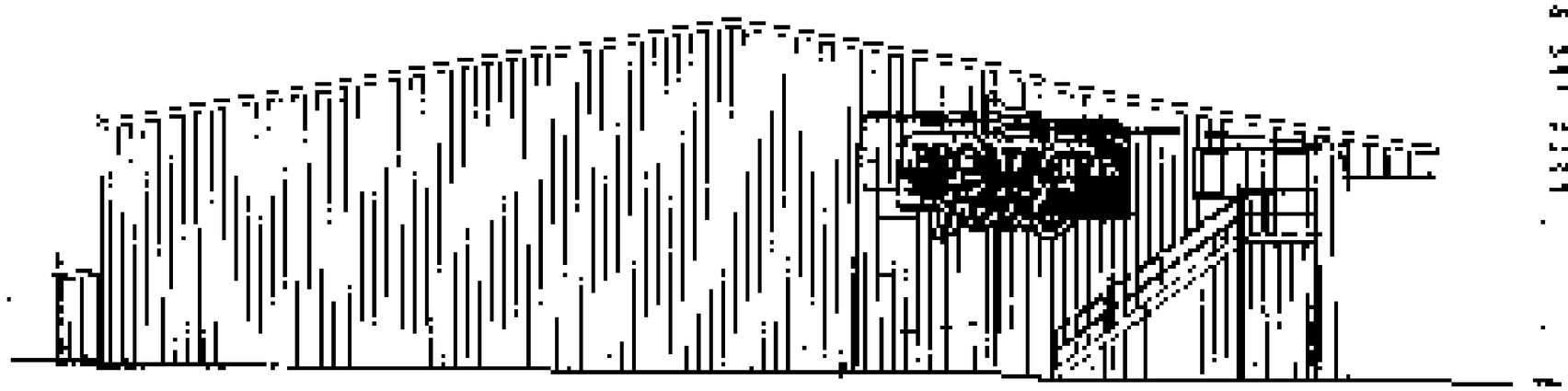
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FEB 93	



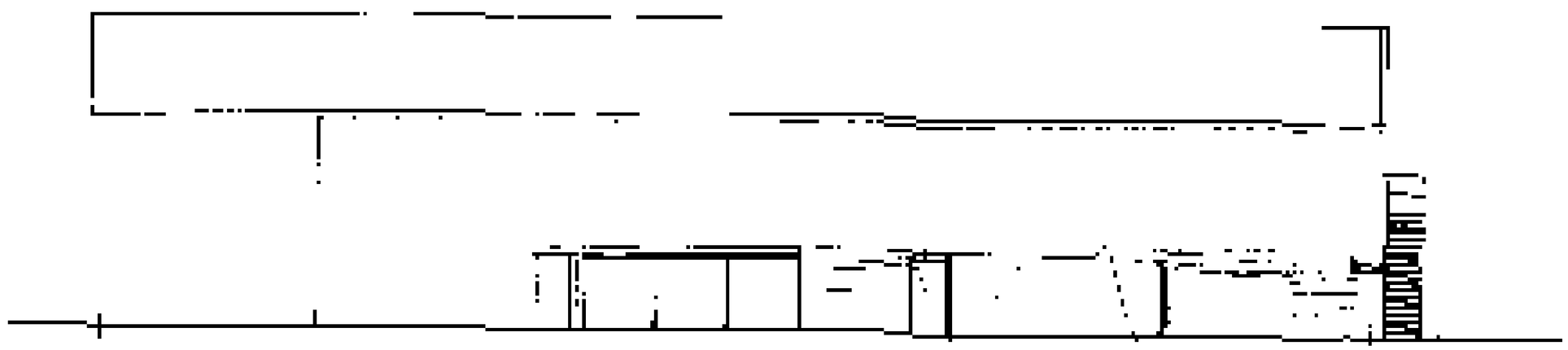
NORTH



EAST



SOUTH



WEST

CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES.

POSSUMSTONE

Architectural Design Consultants