

PROPOSED STORAGE, OFFICES AND DOCKS
BERVOR CLOSE
WARDENTREE PARK
PINCHBECK
SPALDING
LINCOLNSHIRE
PE11 3ZN

PLANNING STATEMENT

INTRODUCTION

Freshline Ltd are a locally owned business offering good employment opportunities in the area the proposal .

EXISTING SITE

The existing site is vacant undeveloped land between Bervor Close and Warden Tree Lane. The site is accessed off Bervor Close

LOCATION

The site is located in an industrial area of Wardentree Park, Pinchbeck, Spalding, Lincolnshire.

PREVIOUS USE

The site was previously used as agricultural land before it was designated B1, B2, B8 industrial land by planning permission ref H14/0647/02 which remains a current valid approval.

EXISTING BUILDINGS

There are no existing buildings on this parcel of land.

PROPOSAL

The proposal is to erect a new chill store, collation loading docks, associated offices and parking, together with containers for self store.

EMPLOYMENT

The proposal will provide an additional 37 jobs. In compliance with policy 7

APPEARANCE AND SCALE

The building would be constructed of materials of a colour and style as the existing local buildings and will be goosewing grey insulated panel walls and roof, merlin grey profile metal cladding eaves bonnet and gables verge flashings, rainwater goods doors and windows. The building site on a large site of approximately 1.5 hectares and is proposed to be 12.2m to the eaves.

PROCESSES AND WASTE

The proposals are for storage and collation of chilled goods there will be no processing of products on site. There will be no waste generated as a result of the development. Packaging and office waste is stored in existing designated bin enclosure and collected by commercial operators for recycling.

FUNCTIONAL NEED

The project contains various elements which are outlined below:-

- Collation is required as the collation of goods in acceptable working space and efficient work streams and load assembly.
- Chill Store is required due to the existing chill store not being subdivided and being impossible to control at separate temperatures required by different types of product, presently there is no dedicated chilled collation area. The additional collation area will enable the existing docks to be used for load assembly as originally intended.
- The new store will enable fruit to be stored with different temperature regimes to other more general chilled product.
- Loading Docks and Load assembly, required for the safe cool chain operation to be undertaken.
- The container yard is proposed to fulfil a need for affordable self store units for small business and personal use in the locality.
- There is a small offices proposed to issue load tickets and provide toilet facilities to enable better transport/load management as the current offices and ancillary is far from the existing building.

EMPLOYMENT

The site currently employs office and warehouse staff together with HGV drivers who are out on the road most of the day. The development will result in 37 additional warehouse and office/admin staff. It is not presently anticipated to increase the driver levels at present as the improvements are intended to provide services to existing customers and driver fleet. The proposals will secure the continued employment of existing staff and pave the way for future growth.

TRANSPORT

There will be an increase in traffic movement to the site over time as the business expands this is not envisaged to be significant at this stage as there is no increase in the vehicle fleet planned the business development seeks to rationalized the order process via efficiency gains.

TREES AND SCREENING

There is no tree planting on the site at present and none is currently proposed in keeping with other premises along Wardentree Lane.

LOCAL FACILITIES

The site is in easy reach of local facilities and service providers and will have a wider benefit locally to dependent business and suppliers. It is with easy reach of transport links, suppliers and employment pool of Spalding.

PLANNING POLICY

The project appears to be in line with planning policy specifically land use, employment, economy, location.

ECONOMY

It is expected that the proposal will benefit the local economy with continuity of employment for local people and income from outside the immediate area benefiting the local economy.

OVERVIEW

The proposal is a natural progression of development of a site on designated industrial estate, being ideally located for employment and transport links.