



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach
Spalding, Lincolnshire. PE12 7EE
Telephone: 01406 490800
E-Mail: office@grmerchantltd.com
Web: www.grmerchantltd.com

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**ERECTION OF IMPLEMENT STORE AND WELFARE POD
LAND NORTH-WEST OF THE CHESNUTS
GLENSIDE SOUTH
PINCHBECK
SPALDING
LINCS
PE11 3SA**

FOR

MR K WHINCUP



JUSTIFICATION STATEMENT

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

**ERECTION OF IMPLEMENT STORE AND WELFARE POD
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Since the clients purchased the site in 2023, they continue to work weekly at the site, as well as employing contractors to assist them. The past three years have not been without their trials and difficulties, from security and theft issues to 'fly tipping' and trespassers, helping themselves to produce growing on the land.

In addition to the above, they have reached a point where they cannot continue to transport all the equipment/food/materials they need on a weekly bases to and from every time they are there, it is logistically impossible given their vehicles, and it is exhausting. They currently hire a 20ft container locally also, to hold some of their equipment, which has gone on now for two years, but it is simply not convenient or cost effective.

The only building they do have on site is derelict, and both unsafe and unusable.

It is their opinion, based on quotations and advice from professionals, that a welfare pod and machine store could be erected and utilized for roughly the same amount, as the hire and fuel costs they currently pay to achieve the same effect in one year.

Their work takes place throughout the year, usually 2-3 days a week, in all seasons, and during all weathers, each season presenting its own unique trials and problems.

The land they maintain is approximately 4.5 - 5.0 acres, for which they are responsible
In no particular order the weekly / monthly projects:

- Mowing**
- Coppicing**
- Drainage and dykes**
- Lake maintenance**
- Seasonal lake excavation and weed clearance**
- Planting**
- Logging**
- Weeding**
- Highway visibility / cutting and pruning of roadside hedges** that encroach from our site toward the road.
- Animal welfare** (Fish) and livestock (Ducks)
- Access maintenance at both ends of the land**, for farm and tractor access. (They own the drive to the West so are solely responsible for maintenance, and have 100% access over the drive to the East, which requires them to cut and maintain it also.)

During these works, there has not been anywhere to **change, rest, shelter or recover** for them or the contractors that they use from time to time.

The proposed Pod would cover these issues and allow for a **clean, safe, sanitary, secure and dry environment** while they are performing our maintenance of the site.

Examples of recent work requiring the Pod would be:

6 days of dyke maintenance in line with Environment Agency instructions/rules, as they are responsible for over 400m of waterway and drainage.

During these days, no shelter from the elements, washing, shower or changing facilities or preparation area for food is available.

The recent planting of 2200 hawthorn hedge plants took a similar amount of time.

At all times, the clients and contractors were exposed to the elements continuously.

They feel that having coped well for over three years, it is a **reasonable request** and route for a welfare building on the land, and can primarily justified by the need to support our often daily required work and tasks. They both have full time jobs, Mr Whincup's Partner is a Primary School Teacher, and Mr Whincup owns and operate an Agricultural Mechanical Engineering business, they need to be efficient with their available time to cover the work required on site, allowing them the ability to:

Wash.

Change.

Eat.

Make a cuppa or drink.

Basic food and drink storage in a fridge or similar cooler.

Shelter from elements when necessary.

Hold basic medical kit.

Take breaks in semi-comfort. (They presently and have for the last 3 years used temporary furniture and kit, that has to be brought to site and taken away each time they are there, which is often 3-4 days a week.

Offer basic sanitation / toilet facilities in a sheltered space. (A static chemical toilet with removable cartridge would be utilized, not a requirement for a permanent sewage treatment or cess pit arrangement)

Secure storage space.

The Pod/building would provide a **visual security** presence on site (They presently still see regular unauthorized on-site traffic, people and in the worse instance fly tipping)

The Pod would also assist and help them as a '**base to operate**' for fish spawning periods and to store oxygenating equipment vital to keep their fish healthy in times of low oxygen, which can occur frequently and without notice.

G R Merchant Ltd

June 2026.