2349: Proposed new Warehouse, Storage and Distribution Centre,
Produce Packaging Ltd, Elsoms Way, Spalding, Lincolnshire, PE11 3JG

- **The Proposed Development:** The development proposed on this occasion is the construction of a new warehouse, storage, and distribution centre building for Produce Packaging Ltd, at the application site:

  Plot 11
  Elsoms Way
  Spalding
  Lincolnshire
  PE11 3JG

  The site is allocated industrial development land on the Eastern periphery of Spalding immediately adjacent to the A16 Spalding bypass. Surrounding land uses include multi-use offices, (Spalding Office Park), G and J Peck, a Citroen franchise dealer, and various builders/plumbing merchants (within the immediate vicinity).

  The site represents an area of open land allocated for industrial development directly adjacent to Spalding Office Park.

  The new building is a 1080m² (approx) storage and distribution warehouse with an eaves height of approximately 9m. The purpose of the new building is to store and distribute packaging products, primarily related to the fruit and vegetable growing industry. The proposal will replace existing premises in Wisbech which have become largely redundant due to expansion of the parent company, HL Hutchinson Ltd. Furthermore, (a primary driver for the relocation to Spalding) over 90% of the main-line business of Produce Packaging Ltd , involves delivery addresses within a 10 mile radius of this new Spalding site. Relocation of the business to this site will dramatically reduce delivery distances and times, rationalising substantially the existing business activities of Produce Packaging Ltd.

  Produce Packaging Ltd is a subsidiary company of H.L.Hutchinson Ltd. The parent company has an annual turnover in excess of £180 million. The group currently employs almost 400 staff, 50 of whom are based at Wisbech, with the balance being employed at a series of sites spread around the country. As stated above, the relocation of the Produce Packaging Ltd business to Spalding will free-up essential space at the Wisbech headquarters site for expansion of the main head office of HL Hutchinson Ltd. This project also solves the fundamental distribution problem which exists within the company's current activities where the vast majority of product is currently transported from Wisbech to Spalding.

- **Location/Layout:** The proposed layout of the new building within the application site is clearly portrayed within the application drawings to which the reader's attention is drawn. The proposal constitutes a rectangular portal framed building with service yard to the front (East) and room for potential expansion to the rear of the site (towards the West and the adjacent A16 Spalding Bypass). The site is bounded to the North by open land (allocated for industrial development) and to the immediate South by a multi-use office in building.

- **Scale and Proportion of the Proposal:** The scale and proportion of the proposal is evident from the application drawings to which the reader's attention is again drawn. The building constitutes a rectangular portal framed structure of approximate span 30m, and the approximate depth and 36m. The building is proposed to be fully clad in a profiled steel cladding with plastic powder coated roller shutter doors to the front elevation, and plastic powder coated aluminium windows, all as portrayed within the application drawings. The building will include a mechanical loading bay structure as portrayed within the application drawings. It is currently proposed that the service yard to the front of the building will be surfaced in concrete.

- **Appearance:** The appearance of the building will be that of a 'standard' portal framed warehouse building within the industrial development area setting. The site will be enclosed by plastic powder coated galvanised metal palisade security fencing full-scale to purposes which will be accompanied by matching gates, all as portrayed within the application drawings.

- **Landscaping:** The proposal to form a large concrete service yard to the front of the building (for practical purposes) effectively prohibits any substantial landscaping within this area. Notwithstanding, a small margin to the front (West) of the application site is allocated for a modest landscaping scheme. In this respect, the applicant would welcome a condition (to be imposed by the LPA) relating to the specification of landscaping to be carried out within this area, although a preliminary specification is given within the application drawings. As the balance of the application site (to the North, East, and South of the proposed building) is given-over to future expansion space, no further landscaping proposals are made within these areas

- **Use:** As set out above, the use of the proposed building is as custom-built premises for the use of Produce Packaging Ltd, to facilitate their relocation from their current (Wisbech) premises, to this new site.

- **Access, Transportation, and Employment:** A new highway access will be formed from Elsoms Way (highway maintainable at the public expense) as indicated within the application drawings.

  In its current location (smaller and less efficient premises). The Produce Packaging business employs just two people. These two existing jobs will be retained and relocated to Spalding. However, upon relocation to Spalding, two further job opportunities will be created. HL Hutchinson Ltd has a policy of encouraging walk-to-work wherever feasible, and also operates a successful car sharing scheme for all staff. Project Packaging Ltd operates the same policies, and it is not expected that this development will constitute any substantial increase in vehicular traffic flow into this (allocated industrial development) site.

- **Summary:** The proposal accords entirely with all relevant Local Plan policies, and with all relevant elements of NPPF. The proposed building is entirely in line with expectations for this allocated industrial development area and will create valuable employment opportunities within the area. The relocation of the existing (long-established and successful) business from Wisbech to Spalding will ensure creation of additional employment and the long-term success of the existing business in a new headquarters located much more appropriately in terms of its market place.

Statement Ends.