FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/1060/91 Received:06-NOV-91 Type:OUTLINE

Name: Elsoms (Spalding) Ltd
Spalding
Lincs
PE11 1QG

Agent: Elsoms (Spalding) Ltd
Spalding
Lincs
PE11 1QG

Description: Class B1 & B2 industrial distribution units & Class A1 food & non food retail dev with garden centre
Location : Land off Wardentree Lane Pinchbeck
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The development is contrary to Policies ID1, S1 and S3 of the Spalding and Pinchbeck Local Plan relating to the provision of Industrial and Shopping developments in Spalding and Pinchbeck. In the opinion of the Local Planning Authority there is insufficient justification to warrant a departure from these policies, which still provide for sufficient land for industrial and shopping development in the area and the proposal would be harmful to the aims of the Local Plan.

2 The development, if permitted, would result in the premature loss of productive grade 2 agricultural land and would set a precedent, the cumulative scale and impact of which would be contrary to the national interest and an unacceptable intrusion into the open countryside, contrary to Policy 18 of the approved County Structure Plan.

3 The development would be likely to have adverse effects on the proposed A16 Spalding - Sutterton Bypass, by generating a significant additional flow of traffic at the proposed roundabout at the junction of Wardentree Lane like and on the bypass itself, particularly to the south of the junction. No information has been presented by the applicant to estimate these flows. The application has not included any improvements to the roads affected to cater for the additional traffic, to maintain the overall capacity and level of safety contained in the Department of Transport's approved road proposals.

4 Until the bypass is constructed and opened to traffic, the development would be likely to have adverse effects on the operation of the junction of Wardentree Lane with the existing A16 trunk road, by generating significant additional flow of traffic. Again no information has been presented to enable the Department of Transport to assess the extent of these effects or any improvement proposed to offset them.

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)

SOUTH HOLLAND DISTRICT COUNCIL

5 The Department of Transport consider that development of this type and scale needs to be within an approved local plan so that the highway implications can be better assessed in the context of other future development.

Director of Planning and Building Control Services
24-JAN-92 H14/1060/91

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

PLANNING APPLICATION

For office use only

Application No. H14/1060/91

Date Registered 06 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ELSOMS (SPALDING) LIMITED
SPALDING
LINCOLNSHIRE
PE11 1QG

Tel. No. 0775 711911

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF WARDENTREE LANE, PINCHBECK, NR. SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CLASS B2 AND B8 INDUSTRIAL DISTRIBUTION UNITS AND
CLASS A1 FOOD AND NON FOOD RETAIL DEVELOPMENT WITH GARDEN CENTRE

Please complete

Signed A.G. Kell Date 6. NOVEMBER 1991

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

Previous application No. H14/0831/90

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 Certificate
or This is an **outline** application	✓	

Please state Site Area 12.00 (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 previous 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 building(s)	✓
(ii) Alterations or extension	
(iii) Change of use .	

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: NOT APPLICABLE OUTLINE APPLICATION sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

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

SEED TRIAL AREA BEING TRANSFERRED TO OTHER LAND PURCHASED RECENTLY

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?

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 of more trees ✓ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of — A) VIA NEW SURFACE WATER DRAIN TO DYKE

B. For estate developments, please state how highway surface water will be disposed of — B) NOT KNOWN AT PRESENT

C. Please state whether a land drain will be affected — C) NOT KNOWN AT PRESENT

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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:
Is this application related to a previous submission	YES	→ Application No.: H/14/0831/90

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

Elsoms (Spalding) Ltd

the Elsoms group holding company

Mr. B. Smith, MRTPI,
District Planning Officer,
South Holland District Council,
Planning Department,
Spalding,
Lincs.

5 November 1991

AGK/JWS

Dear Mr. Smith,

We enclose herewith a re-submission of our planning application no. H14/0831/90.

The application is made under the provisions for a free re-application in that the application is generally the same as the previous one. The only minor difference is the slight reduction in area involved as a result of the Lincolnshire County Council wishing to buy approximately 0.5 ha for the widening of Wardentree Lane (shown by the revised humped boundary on the south side on our 1:2500 outline plan herewith).

The original application was refused on three grounds which we consider have now been overcome as follows:

1) The land is included in the consultation draft of the local plan review for industrial development. The retail study produced by the Chesterton Consultancy Group June 1990 recommended in section 4 that sites should be indentified for some out-of-town retail development. We believe that our site would provide this option of out-of-town retail development which would benefit Spalding by drawing more people to the Spalding area who would then continue into Spalding Town Centre itself.

2) The site has already been included in the draft local plan which plans that it will be taken out of agricultural use for development. (This is inevitable in almost any new development land around Spalding; to reject planning applications here on such logic would consign Spalding to decline.)

3) The improvement of Wardentree Lane has commenced. The only proposed access to the site, at the roundabout, has the Highways Department agreement and outline planning permission could be granted with access via the roundabout being dealt with as a reserved matter pending its completion.

Yours sincerely,

Anthony G. Keeling.

Elsoms (Spalding) Ltd., Spalding, Lincolnshire PE11 1QG, England
Telephone 0775 711911 Facsimile 0775 723209 Telex 32152

Registered Office as above. Registered in England Number 384216.

7 INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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 34839 sq. m. Previous total gross floorspace NIL sq. m.

This new total includes the following net floorspace: TOTAL INDUSTRIAL/WAREHOUSING 24666m²

Retail 5667 sq. m. Office 2926 sq. m. Industrial sq. m. Warehousing sq. m.

Other 2508 sq. m. ➡ If so, please state use: 1580m² BACKUP TO SUPERMARKET AND 928m² OPEN DISPLAY SPACE TO GARDEN CENTRE

	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?	NOT KNOWN AT PRESENT	NOT KNOWN AT PRESENT	RETAIL APPROX 200
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	NOT KNOWN AT PRESENT		
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	NOT KNOWN AT PRESENT		
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			
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: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
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)	SEPARATE SERVICE AREAS AND PARKING AREAS		
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)	NOT KNOWN AT PRESENT		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	DISPOSAL BY MEANS OF ENCLOSED SKIPS AND COMPACTORS		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: NO		
What provision is being made for access to the premises for the disabled?	NOT APPLICABLE OUTLINE APPLICATION		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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).	OWNER

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.** You can use the notice at the bottom of the form to send to the owner. (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 A.E. Kell (Applicant/~~Agent~~) Date 6 November 1991

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.

State Name and address of owner: State Date notice served:

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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~~ ..... Applicant/Agent) Date .....

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.

State Name and address of tenant: ELSOMS SEEDS LTD., SPALDING
State Date notice served: 6 NOVEMBER 1991

Signed A.E. Kell Applicant (~~Applicant~~/~~Agent~~) Date 6 November 1991

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at WARDENTREE LANE, PINCHBECK, NR. SPALDING
Take notice that application is being made to South Holland District Council by

for planning permission for CLASS B2, B8, AND CLASS A1 FOOD AND NON FOOD RETAIL

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed A.E. Kell Date 6 NOVEMBER 1991

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL...

Receipt Issued ..... No. .....

Date First Received [illegible]

REGISTRATION

REFERENCE H114/1060/91.....

Cross-Ref H114/0831/90

Date 7/11/91

VALIDATION Date.....

Type ..[illegible] Earliest permission date (Cert B) ..27..11..91....

Site area .12.00..HEC No. of dwellings ..../..... Floorspace ..../.....

(New build)/site enlargement/redevelopment/(change of use)/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate [VAT] Accuracy [ ]
Site plans [ ] Incomplete form [ ]
Description [ ]

S65 Advert required [ ] Expiry date .....

Fees: Nil fee - previous app [✓] Ref 831/90.....
- type [ ]
Discounted fee [ ] Reason .....

Correct fee £ 0.00 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date.....

Index Sheets ..145 OS Nos ..... Grid Ref 5 [illegible] 3 [illegible]

Ward ..... Parish .....[illegible]

Inside IBD ..... Inside LP Area.....

TR Rural [ ] CA [ ]
TR Bypass [ ] LB [ ] Grade
Level crossing [ ] TPO [ ]
Footpath [ ] Other:

Linked to site.....Ref..81..... Linked to property.....Ref.....

Planning Records:
Earlier apps

[illegible] R

Polytunnels G.

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Other

Boundaries Open Site Features Field

Inspected by: PDH
date: 6-12

Residents notified on site visit: No

Case Officer Conclusions (issues)

Open Field adj roads ~~Close to~~ also adjoins Banner Rd/ W.T.L. at new roundabout. Currently cultivated

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection — Any objection received? No; If yes, is any obj. material? Yes / No — Yes ____ No ____

[Reason:

Other circumstances needing Committee decision — Yes ____ Flagged by Senior Officer Signed ..... No ____

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic — No ____ Yes ____

ANY ONE OF ABOVE

Fill fees (not first Submission)

Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Inf/Int. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced..... Amended/confirmed.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED 18-11

Publicity : General
Departure ✓ SP + Pinchbeck L.P. 1985 ✓
Setting of LB Viz

Consults : Dept of Transport ✓
Env Health ✓ + ADAS. ✓
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

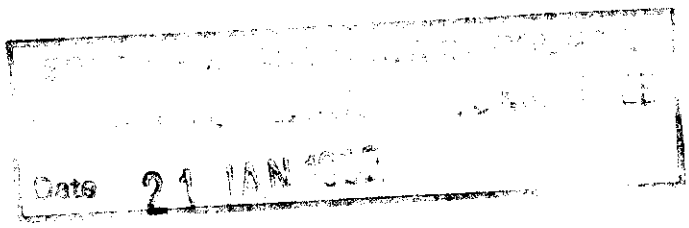
Spoke to DCP on 2-1-92
needs to go to committee – not just refusal.

Reno DOT 8-1-92 they realize their
advice differs to local procedures.

APPLICATION REFERENCE: H14/1060/91 DATE RECEIVED: 06 11 91

APPLICANT: Elsoms (Spalding) Ltd
Spalding
Lincs
PE11 1QG

AGENT:



TYPE: Outline

DESCRIPTION: Class B1 & B2 industrial distribution units and Class A1 food and non food retail development with garden centre.

LOCATION: Land off Wardentree Lane, Pinchbeck

Parish Council: Refuse, premature until Spalding and Pinchbeck Local Plan Review is complete.

Ward Member:
- Not happy with another supermarket so close to Gateway with all the traffic that could be generated in Wardentree Lane, more retailing needed in Spalding Town Centre.
- I don't think shoppers drawn out of town would necessarily continue to shop in Spalding.
- Recent application for garden centre on adjoining land refused. Is this different, is it in IBD?

County Highways: Requests conditions.

Dept Of Transport: Requests Refusal.

Environmental Services: No objections in principle subject to design, layout and screening being such as to give adequate protection to two adjacent residential properties.
Protection of dwelling to east could be influenced by the use of intermediary land.

A.D.A.S.: The subject site comprises land of grade 2 quality and falls within the "best and most versatile" category. It is understood that there is other land in the area, either with the benefit of planning permission or designated in the approved Local Plan for commercial development, which remains undeveloped.

For the reasons given above and in the long term national agricultural interests this department objects to the proposal.

A.D.A.S. conclude that they will be prepared

to assist with any appeal if their grounds are included in any refusal, or might ask the Department of the Environment to consider the case for "call in" if permission is granted.

Advertised As Departure From Local Plan: No objection received.

Information From Applicant:

- Application generally the same as previous one.
- Original application refused on three grounds which we consider to have now been overcome.
- Land included in consultation draft of local plan review for industrial development. Retail study by Chesterton Consultancy Group recommended out of town retail development. Believe site is suitable and would attract people to Spalding who would continue into Town Centre.
- Included in draft local plan, therefore plan to take land out of agricultural use. (Inevitable in almost any new development land around Spalding; to reject planning applications here on such logic would consign Spalding to decline).
- Wardentree Lane Improvement commenced. Access at roundabout has highways agreement.
- 34,839 square metres total floorspace.

PLANNING POLICIES/DOE ADVICE

Spalding and Pinchbeck Local Plan Policy ID1 allocates land for industrial development south of Wardentree Lane and east of the former railway. This present application site lies outside that area. Policies S1 and S3 generally seek to restrict shopping developments to specified areas in the centres of Spalding and Pinchbeck. Section 54A Town & Country Planning Act, 1990 - "where in making any determination undr the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise".

PREVIOUS DECISIONS

(On nearby sites)

H14/1117/86 - Nursery, Garden Centre, Farm Shop, Restaurant and Car Park for J E Nickols - Conditional Permission 27 April 1987.
H14/1921/88 - Outline - Detailed proposals to relocate and expand premises for Superior Growers and Partners - Conditional Permission 8 February 1989.
H14/1922/88 - Outline - Detailed proposals to relocate and expand premises for Superior Growers and Partners - Conditional Permission 8 February 1989.
H14/0017/89 - Hillsdown Ltd - Factory and offices - Conditional permission 20 April 1989.
H14/0612/90 - Garden centre and industrial development - Refused 29 August 1990.

H14/0486/91 - Gutteridge Services - Light industrial and cereal processing plant - Withdrawn.
H14/0748/91 - Mr Nickols - Garden centre, general industrial development including means of access - Refused 10 October, 1991.

(Previous Decisions On This Site)

H14/0831/90 - Elsoms (Spalding) Ltd - Distribution units, Class A1, garden centre and means of access - Refused 22 November, 1990.

Minute 272 (c) suggested interim strategy for future development on the northern side of Wardentree Lane eastwards from the former railway line supported.

PLANNING ISSUES

1 The site is outside the area allocated for industrial development in the Spalding and Pinchbeck Local Plan but is included in the area in the review document of this plan.

2 A.D.A.S. have raised objection on more on the loss of agricultural land. There is at present approximately 19 hectares of land with planning permission or under construction available for development in the vicinity. The proposed new zoning includes a further 72.4 hectares which includes this site.

3 Committee are aware that the review of the Local Plan is still being considered and until it is finalised this proposal should be considered as premature to that plans objectives.

RECOMMENDATION - Refuse Permission.

1 The development is contrary to Policies ID1, S1 and S3 of the Spalding and Pinchbeck Local Plan relating to the provision of Industrial and Shopping developments in Spalding and Pinchbeck. In the opinion of the Local Planning Authority there is insufficient justification to warrant a departure from these policies, which still provide for sufficient land for industrial and shopping development in the area and the proposal would be harmful to the aims of the Local Plan.

2 The development, if permitted, would result in the premature loss of productive grade 2 agricultural land and would set a precedent, the cumulative scale and impact of which would be contrary to the national interest and an unacceptable intrusion into the open countryside, contrary to Policy 18 of the approved County Structure Plan.

3 The development would be likely to have adverse effects on the proposed A16 Spalding - Sutterton Bypass, by generating a significant additional flow of traffic at the proposed roundabout at the junction of Wardentree Lane link and on the bypass itself, particularly to the south of the junction. No information has been presented by the applicant to estimate these flows. The application has not included any improvements to the roads affected to cater for the additional traffic, to maintain the overall capacity and level of safety contained in the Department of Transport's approved road proposals.

4 Until the bypass is constructed and opened to traffic, the development would be likely to have adverse effects on the operation of the junction of Wardentree Lane with the existing

A16 trunk road, by generating significant additional flow of traffic. Again no information has been presented to enable the Department of Transport to assess the extent of these effects or any improvement proposed to offset them.

5 The Department of Transport consider that development of this type and scale needs to be within an approved local plan so that the highway implications can be better assessed in the context of other future development.

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58. PLANNING APPLICATIONS (Continued)

(b) ***Applications Refused***

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H22/1009/91 Mr M Craig		Change of use to car sales servicing and mechanical repair of cars at 192 Broadgate, Weston Hills.
H18/1050/91 Cooper Architectural Design	O.A.	Six two-bedroomed and fourteen one-bedroomed apartments including details of siting, means of access and landscaping at West Bank, Sutton Bridge.
H14/1053/91 Mr J Bryan	O.A.	Bungalow in connection with business use at Northgate Farm, Northgate, Pinchbeck.
H14/1060/91 Elsoms (Spalding) Ltd	O.A.	Class B1 & B2 industrial distribution units and Class A1 food and non food retail development with garden centre on land off Wardentree Lane, Pinchbeck.
H05/1083/91 Mr & Mrs G W Payne		Change of use of agricultural land to garden area with pond at Washway Road, Fleet.
H09/1092/91 Mr I B McEwan		Block of up to 8 flats and vehicular parking at Fishpond Lane, Holbeach.
H06/1098/91 Kings Quality Homes		19 dwellings including estate road and landscaping on land off Kings Gate, Gedney.
H13/1103/91 G H Myers Ltd		Change of use from barn to residential at Austendyke Road, Austendyke, Moulton.

(Councillor M.S.L. Rollinson declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H11/1248/91 Sandra Worts	Listed building consent for a proposed fascia sign with logos at Fenland House, 39-41 Market Place, Long Sutton.

(It was also agreed that legal proceedings be initiated under the provisions of Section 224 of the Town and Country Planning Act 1990 against the persons displaying the sign in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1989 if the unauthorised sign is not removed within a period of one month from the date of the decision notice.)

BR SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1060/91 Type: OUTLINE

Applicant: Elsoms (Spalding) Ltd
Tel: 0775 711911

Agent: Elsoms (Spalding) Ltd
0775 711911

Description: Class B1 & B2 industrial distribution units & Class A1 food & non food retail dev with garden centre
Location: Land off Wardentree Lane
Pinchbeck
Spalding

Valid date: 06-NOV-91
Target dates:
To case officer 11-NOV-91
Inspected by 16-NOV-91
Extra contacts 21-NOV-91
Report if not clear by 11-DEC-91

Terminal date: 01-JAN-92
Target Committee: 10-DEC-91
Report deadline: 26-NOV-91

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 12 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Pinchbeck P	0775 723838	15-NOV-91	29-NOV-91	Replied
Cllr T Bray	0775 323794 (Of	15-NOV-91	29-NOV-91	
Cllr Mrs P J Buffham		15-NOV-91	29-NOV-91	Replied
Department of Transp	0602 476121	26-NOV-91	10-DEC-91	Replied
Dir of Environmental		26-NOV-91	10-DEC-91	
ADAS	0522 29951	26-NOV-91	10-DEC-91	
Site/Press Advert DEP		03-DEC-91	24-DEC-91	

E-Services Comments as 831/90
L.C.C. — OBS Attached for cs 5/12/91

SITE DETAILS

Grid ref: 525450 325250
OS Sheets: 145 Parcel:

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557022

LATE REPRESENTATION

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/910089

Your ref H16/1060/91

10-DEC-91

Dear Sir,

Proposal : INDUSTRIAL UNITS & FOOD RETAIL DEVELOPMENT WITH GARDEN CENTR
Location : LAND OFF WARDENTREE LANE, PINCHBECK, SPALDING
Applicant: ELSOMS (SPALDING) 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.

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

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.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer (Development Liaison)

PU

S.H.D.C. PLANNING DEPT.
RECEIVED
16 DEC 1991

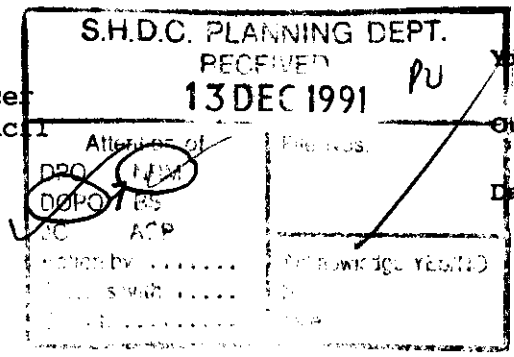
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

FILE NOS.

Acknowledge YES/NO
by
date

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

Ministry of Agriculture, Fisheries and Food,
Ceres House, 2 Searby Road, Lincoln LN2 4DW
Telephone: (0522) 529951 ext. Telex: 56265 Fax: (0522) 513694



The District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
SPALDING
Lincolnshire PE11 1DB

Your reference: H14/1060/91
Our reference: EL 1631
Date: 11th December 1991

Dear Sir

PLANNING APPLICATION - PROPOSED INDUSTRIAL AND RETAIL DEVELOPMENT, LAND OFF WARDENTREE LANE, PINCHBECK, SPALDING: ELSOMS (SPALDING) LTD

I am writing in reply to your consultation letter dated 26 November 1991 concerning this application for planning permission.

The subject site is substantially similar to that concerning which an application for planning permission was refused in November 1990. Your Authority consulted this Department on that application, and our response was contained in a letter dated 14 September 1990.

I understand from your Authority that there has been no material change in planning circumstances in the meantime, and that the outcome of the Review into the approved Spalding and Pinchbeck Local Plan, which was published as a consultation draft in May 1991, is as yet undetermined. I am therefore enclosing the Ministry's response to the current application, which you will see is similar to that forwarded in reply to the earlier proposal.

Yours faithfully

P L Briggs
for the Principal Land Management Adviser

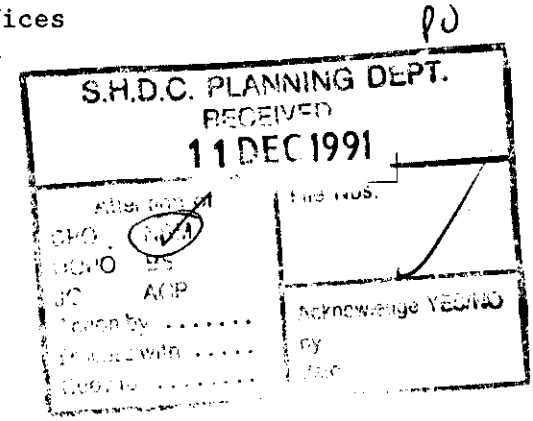
PB3520A.DEC

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY

TELEPHONE 0602 476121 Ext. 588
GTN 6202
FAX Ext. 560

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



Your Ref: H14/1060/91

Our Ref: F 254252

Date: 10 December 1991

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
PLANNING APPLICATION FOR CLASS A1, B1 AND B2 DEVELOPMENT, WARDENTREE LANE, PINCHBECK

I refer to your letter of the 26 November requesting the comments of the Department of Transport on this application.

The Department would wish that this application be refused for the following reasons:-

1. The development would be likely to have adverse effects on the proposed A16 Spalding - Sutterton Bypass, by generating a significant additional flow of traffic at the proposed roundabout at the junction of Wardentree Lane link and on the bypass itself, particularly to the south of the junction.

2. No information has been presented by the applicant to estimate these flows.

3. The application has not included any improvements to the roads affected to cater for the additional traffic, to maintain the overall capacity and level of safety contained in the Department's approved road proposals.

4. Until the bypass is constructed and opened to traffic, the development would be likely to have adverse effects on the operation of the junction of Wardentree Lane with the existing A16 trunk road, by generating significant additional flow of traffic. Again no information has been presented to enable the Department to assess the extent of these effects or any improvement proposed to offset them.

5. The Department would expect development of this type and scale to be within an approved local plan so that the highway implications can be better assessed in the context of other future development.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H 14/1060/91.

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	5	4	2	5	2.

2. Address or location

WREDENTREE LANE, PINCHBECK.

3. Name, classification and number of road

~~—~~ UC.

4. Date application referred 5/12/91.

5. State whether outline, detailed application etc.

OL.

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

CLASS B1 & B2, INDUSTRIAL DISTRIBUTION UNITS & CLASS A1 FOOD & NON FOOD RETAIL DEV'T & GARDEN CENTRE

7. 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:—

Delete as appropriate

~~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: 5/12/91 Signed: [signature]
Director of Highways and Planning

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) There shall be no other pedestrian or vehicular access to the site other than via the roundabout on Wardentree Lane

(2) Development shall not be commenced on site until the roundabout on Wardentree Lane has been completed to the satisfaction of the L.P.A

(3) F1

(4) C1

(5) C2(a) - - - - buildings - - - -

(6) C3

Delete as appropriate

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

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

(1) B1

(2) B6

(3) F1

(4) C1

(5) C2(a) - - buildings

(6) C3

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

PLANNING APPLICATION

FILE COPY

Notice is hereby given that application has been made to the Council in respect of the following:

Departure from Spalding And Pinchbeck Local Plan

The proposal conflicts with or prejudices the implementation of a development plan.

Class B1 & B2 industrial distribution units and Class A1 food and non retail development with garden centre
Land off Wardentree Lane, Pinchbeck
(Application No H14/1060/91)

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

B. Smith
Director of Planning And
Building Control Services

Council Offices
Priory Road
Spalding

03-DEC-91

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH DipTP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1060/91

Applicant: Elsoms (Spalding) Ltd
Spalding
Lincs
PE11 1QG

Agent: Elsoms (Spalding) Ltd
Spalding
Lincs
PE11 1QG

Description: Class B1 & B2 industrial distribution units & Class A1 food & non food retail dev with garden centre

Location: Land off Wardentree Lane Pinchbeck
Spalding

Type: OUTLINE

Date received: 06-NOV-91

15-NOV-91

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 30-NOV-91. 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 P J UDY

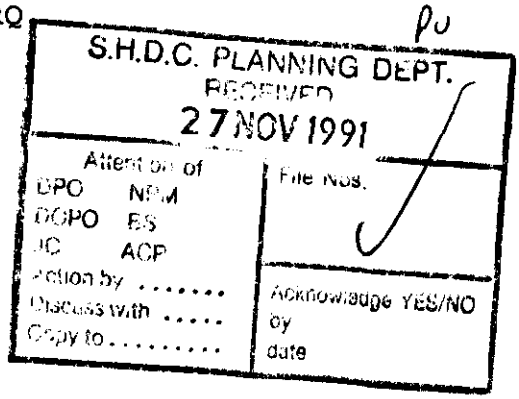
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: Recommend refusal on the grounds that it is premature until the Spalding/Pinchbeck Local Plan Review is complete.

Signed: W. H. Cunningham



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

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991 PU

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

NRA

National Rivers Authority
Anglian Region

22 November 1991

Our Ref: GT/91/1/SH/0236

Dear Sir

PLANNING APPLICATION NO. H16/1060/91
PROPOSED B2 & B8 INDUSTRIAL UNITS AND CLASS A1 RETAIN DEVELOPMENT AT WARDENTREE LANE, PINCHBECK, FOR ELSOMS (SPALDING) LTD

With regard to the above-mentioned application received on 21 November 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no further observations other than those contained in my letter dated 13 September 1990 in reply to Planning Application Number H14/0831/90 submitted by Elsoms (Spalding) Ltd at the site referred to in the current application.

A copy of the above letter is enclosed for your record and information purposes.

Yours faithfully

R F Morgan
Planning Engineer

cc. Elsoms (Spalding) Ltd, Spalding, Lincolnshire PE11 1QG

DES

DR. KEVIN BOND
Regional General Manager

Aqua House
Horvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

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

13 September 1990

Our Ref: GT/90/1/SH/0162

Dear Sir

PLANNING APPLICATION NO. H14/0831/90
PROPOSED DEVELOPMENT OF CLASS B2, B8 UNITS AND A1 RETAIL
FOR ELSOMS (SPALDING) LTD, AT LAND OFF WARDEN TREE LANE, SPALDING

With regard to the above-mentioned application received on 15 August 1990, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul and surface water drainage from the proposed development should be connected to the main sewers.

If there is not a foul or surface water sewer available to serve this development then we must be consulted.

All trade effluent (including vehicle wash water) shall be discharged to the main foul sewer.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

The discharge of surface water will require the consent of the NRA Anglian Region under Schedule 12 of the Water Act 1989. Such consent is not implied by these observations. A Notice of the need for consent will be issued and a separate application must be made for the consent. The Act allows up to 4 months to consider each application.

All 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.

Cont/...

2. Cont/...

GT/90/1/SH/0162

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

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

All drums and small containers used for oil and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Yours faithfully

R F MORGAN
Planning Engineer

Copy: John H Harris Design Partnership, 12 South Parade, Wakefield. WF1 1LR

HB

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 25.11.91

OUR REF: JC/SS.

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL YOUR REF:

Planning Application H16/1060/91
Industrial and retail development, Wardentree Lane

I write with reference to the above and would reaffirm the comments contained in my memorandum regarding H12/0831/90 of the 7th November, 1990.

Protection of the dwelling to the east could be influenced by the use of the intermediary land.

pp Director of Environmental Services

PJ

S.H.D.C. PLANNING DEPT.
RECEIVED
26 NOV 1991

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

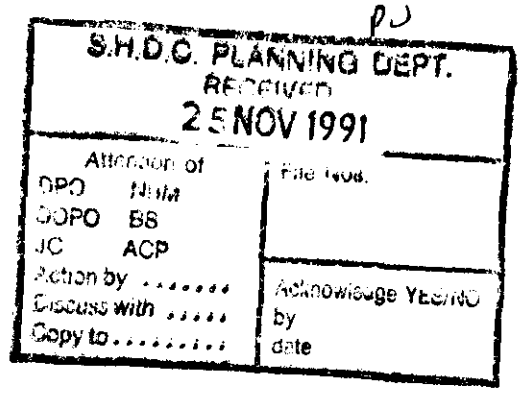
John Honnor
General Manager

Our Ref. JH/TF
Your Ref.

This matter is
being handled by

John Honnor

21st November, 1991



B. Smith,
Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

Planning Application No. H14/1060/91
Industrial and Retail Development -
Wardentree Lane, Spalding
For Elsoms (Spalding) Ltd.

I refer to the above planning application.

The Board's Blue Gowt Drain runs alongside the northern boundary of the site. To comply with the byelaw no building, fence or tree may be placed within 9m of the brink of the drain. The plans show this to be satisfactorily complied with.

The Board's Scraggs dyke traverses the site and is shown culverted and diverted. The Boards approval in principal has been given to this and to the relaxation from 9m to 5m of the building line byelaw in respect of the piped drains.

Surface water may be discharged to the above drains, subject to the formal consent of the Board. This consent will be subject to the payment of a drainage infrastructure charge to cover improvement works necessary to accept the additional surface water run off. This charge will be assessed at £ 22,265 + V.A.T. per hectare of impervious area of the development and is payable before work commences on site.

The required application forms are being forwarded to the applicant.

Yours faithfully,

General Manager.

B SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/1060/91

Applicant: Elsoms (Spalding) Ltd
Spalding
Lincs
PE11 1QG

Agent: Elsoms (Spalding) Ltd
Spalding
Lincs
PE11 1QG

Description: Class B1 & B2 industrial distribution units & Class A1 food & non food retail dev with garden centre

Location: Land off Wardentree Lane Pinchbeck
Spalding

Type: OUTLINE

Date received: 06-NOV-91

15-NOV-91

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 25-NOV-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

P.D.

S.H.D.C. PLANNING DEPT.
RECEIVED
19 NOV 1991
Attention of
CPO MCM
DCPO BS
SO ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
Date

I request that this application be considered by Planning Committee, because

- Certainly not happy about another supermarket being in such close proximity to Gateway with all the traffic + business traffic that would be generated in Warden Tree Lane *
- a recent application for a garden centre on adjoining land was refused & Is this any different. Is this in the LDP?

Signed: Paul Buffham

18-11-91

* Much more retailing is needed in Spalding Town Centre I don't think that shoppers drawn to an out of town development would necessarily

Ministry of Agriculture, Fisheries and Food,
Ceres House, 2 Searby Road, Lincoln LN2 4DW
Telephone: (0522) 529951 ext. Telex: 56265 Fax: (0522) 513694

The District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
SPALDING
Lincolnshire PE11 1DB

Your reference:
H14/1060/91
Our reference:
EL 1631
Date:
11th December 1991

Dear Sir

I refer to your letter of 26 November 1991 consulting this Department in accordance with Article 18(1) of the Town and Country Planning General Development Order 1988 concerning a proposal by Elsoms (Spalding) Ltd to develop approximately 12 hectares of land off Wardentree Lane, Pinchbeck, Spalding for industrial and retail purposes.

This Department has considered this proposal in the light of the Government's policy for safeguarding agricultural land as set out in paragraphs 3 and 4 of DOE Circular 16/87 and draws your Authority's attention to the following agricultural considerations:

1. The subject site comprises land of Grade 2 quality under the Ministry's Agricultural Land Classification System, and falls within the "best and most versatile" category mentioned in paragraph 4 of DOE Circular 16/87. It is understood that there is other land in the area, either with the benefit of planning permission or designated in the approved Local Plan for commercial development, which remains undeveloped.

For the reason given above and in the long-term national agricultural interest, this Department objects to this proposal.

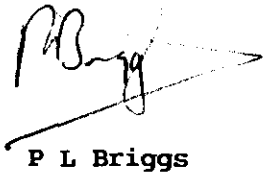
If your Authority includes this objection in the grounds for refusal of permission, then MAFF will be prepared, if requested in accordance with Rule 12(1) of the Town and Country Planning (Inquiries Procedure) Rules 1988, to be represented at any appeal inquiry which may result.

In addition, the Department will be prepared to submit to your Authority a statement of evidence based on the Schedule of Objections listed above to assist your Authority in the preparation of the written statement required of it in accordance with Rule 6(1) of the Town and Country Planning (Inquiries Procedure) Rules 1988.

Should your Authority consider that there is a case for granting permission despite this objection, this Department would expect the matter to be discussed further with them and, failing agreement being reached, the Department might ask the Department of the Environment to consider the case for call-in.

I should be grateful if you would let me know the outcome of this case.

Yours faithfully



P L Briggs
for the Principal Land Management Adviser

PB3520A.DEC

THE SITE

Nissan

Spalding Haulage

Valve

Gateway

Car Sales

R. Gar

26 NOV 1991
1060/91

Proposed Development
Wardentree Lane
Spalding

Site Layout

ELSOMS (SPALDING) LTD

Architects & Project Managers
12 South Parade Wakefield WF1 1LR
Tel 0924 290800 Fax 0924 290072

JOB No	DRG No	REV	SCALE	DATE	DRAWN
585	04		1:2500	7/90	

Pinchbeck

LINE OF BY-PASS

THE SITE

NOV 1991

APPROVED BUT NOT BUILT
(Some small developments now built)

CURRENTLY INDUSTRIAL / RETAIL

Proposed Development
Wardentree Lane
Spalding

Location Plan

ELSOMS (SPALDING) LTD

SBS	LOC1		1:10000	7.90

08 NOV 1991
1060/91

Blue Gowt Drain

9m Maintenance Strip

Boundary

Possible future road connection to adjoining site

Existing Development

Disused Railway Lines

Dike

Garden Centre 10 000 □'

D.I.Y. Centre 35 000 □'

Auto Centre 15 000 □'

Supermarket 43 000 □' Gross

30 000 □'

5 000 □'

5 000 □'

20 000 □'

150 000 □'

125 000 □'

115 000 □'

30 000 □'

30 000 □'

30 000 □'

30 000 □'

30 000 □'

Service area

Parking

5m

5m

Proposed future new roundabout and road widening to northern side of Wardentree Lane by L.C.C.

Existing kerb line to Wardentree Lane

WARDENTREE LANE

Existing line of Scraggs Dyke

Line of proposed piping of Scraggs Dyke, with a 10m easement strip

LEDGEND

Industrial and Distribution 310 000 □'
Retail 50 000 □' + 10 000 □' Garden Centre
Supermarket (Food) 43 000 □' Gross

Proposed Development
Wardentree Lane
Spalding

Site Layout
Elsoms (Spalding) Ltd.

JOHN M. HARRIS DESIGN PARTNERSHIP
Architects & Project Managers
12 South Parade Wakefield WF1 1LR
Tel.(0924) 291800 Fax.(0924) 290072

JOB No.	DRG. No	REV.	SCALE	DATE	DRAWN
585	05		1:1250	10:90	S.R.

DO NOT SCALE OFF THIS DRAWING © THIS DRAWING MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY