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Ref: 2986-16

**RESIDENTIAL DEVELOPMENT
NEAME LEA NURSERY LTD
HORSESHOE NURSERY
HORSESHOE ROAD
SPALDING
LINCS
PE11 3JB**

FOR

NEAME LEA NURSERY LTD



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
NEAME LEA NURSERY LTD
HORSESHOE NURSERY
HORSESHOE ROAD
SPALDING
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PE11 3JB**

This application is to acquire Town & Country Planning Permission (OUTLINE) to change the use of horticultural nursery to future residential development use for the benefit of Neame Lea Nursery Ltd.

Neame Lea Nursery Ltd acquired their site in Horseshoe Road in circa 2012 and have spent in excess of £10 million on development. In 2010 the company employed 6 No employees, currently at peak times they employ approximately 500 persons.

The Horseshoe Road site was purchased because they were having difficulties expanding their original sites at Lucks Bridge, Cowbit and Bridge Farm (at Horseshoe Bridge).

It became apparent during the planning application process for recent expansion applications H16-0274-14 & H16-1034-14 that the whole area surrounding the site was being considered for residential development in the future as the proposed Western Bypass for Spalding. Land had been repositioned from the East of the application area to the West, thus putting the long term expansion of Neame Lea Nursery Ltd in jeopardy!!

Discussions have taken place with the Economic Development Department and the Planning Department regarding their long term expansion and future. It was suggested that it may be prudent to source a different site for the future and make an outline Town & Country Planning Application to change the use of the site to residential, which is currently designated within the South East Lincolnshire Local Plan 2011 to 2036 (SELLP) – Ref Mon007.

The advice from the Planning Department and the Economic Development Department is to make the application, sooner rather than later, which will enable a developer to be sourced which will give the company confidence to search for a more appropriate location with no residential, environmental, highways etc restrictions.

The future aspirations for the business is that potentially they will be expecting, at peak times, to employ at least 500 extra employees over and above their current numbers.

The following part of this statement is as suggested by the 'Commission for Architecture and the Built Environment' (CABE).

USE

The existing site which amounts to 8.5 hectares is a nursery for flowers and plants and serves the majority of the national supermarkets.

AMOUNT

The allocation within the South East Lincolnshire Local Plan 2011-2036 under reference Mon007 is for in excess of 200 dwellings to be built on the site, the final layout and numbers to be agreed at Reserved Matters stage.

LAYOUT

The final site layout to be agreed at Reserved Matters stage.

SCALE

To be determined at Reserved Matters stage.

LANDSCAPING

External hard and soft landscaping and boundary treatments to be determined by Conditions at Reserved Matters stage.

APPEARANCE

The appearance, architecturally, environmentally etc to be agreed at Reserved Matters stage.

ACCESS

Access to the site will be off Horseshoe Road subject to agreement of change of use with the Planning Department and the requirements and specification of Lincolnshire County Council Highways Department. Access to and within the properties to comply with Part M of the Building Regulations.

SOUTH HOLLAND LOCAL PLAN

The site is designated for residential development in the South East Lincolnshire Local Plan (SELLP) under reference Mon007 – see appendix.

FLOOD RISK

The site is within Flood Zone 3 of the Environment Agency flood map but is not affected as indicated on the South Holland District Council Strategic Flood Risk Assessment map, therefore, a Flood Risk Assessment may be requested by the Environment Agency.

APPLICATION PLAN

2986-16-01 Location & Site Layout Plans – Existing

G R Merchant
June 2016

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE PLANS

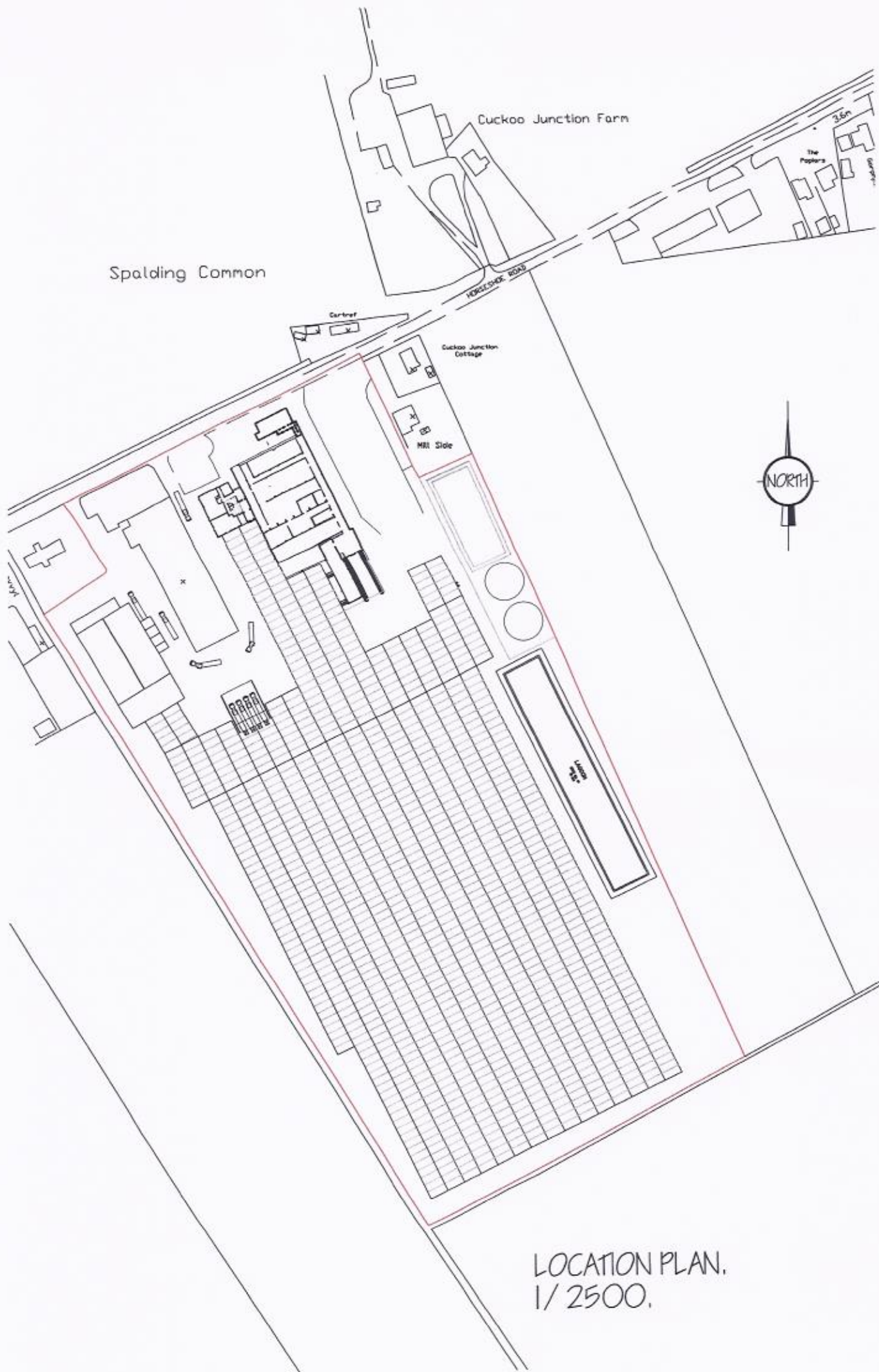
SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) 2011-2036

- PLANS OF SITE
- DESCRIPTION OF SITE (Mon007)

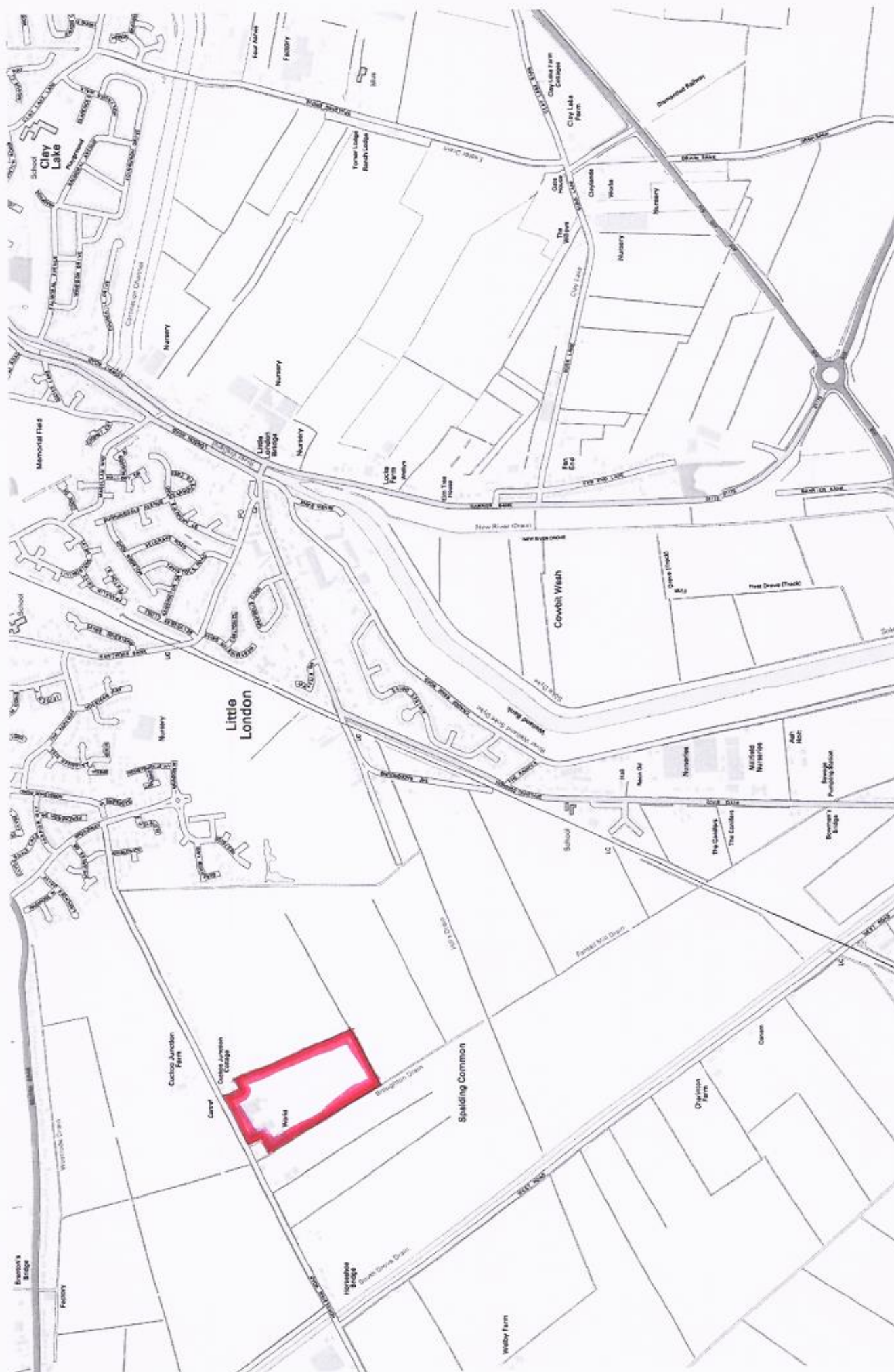
ENVIRONMENT AGENCY FLOOD MAP

SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK
ASSESSMENT MAP

LOCATION PLAN 1/2500



LOCATION PLAN.
1/ 2500.



'GOOGLE' SITE PLANS





Google earth

© 2016 Google
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Google earth

miles
km



1

1





© 2016 Google
Image © 2016 Getmapping plc

Google earth

feet
km

3000

1





Google earth

© 2015 Google
Image © 2015 Getmapping plc

Google earth

feet
meters

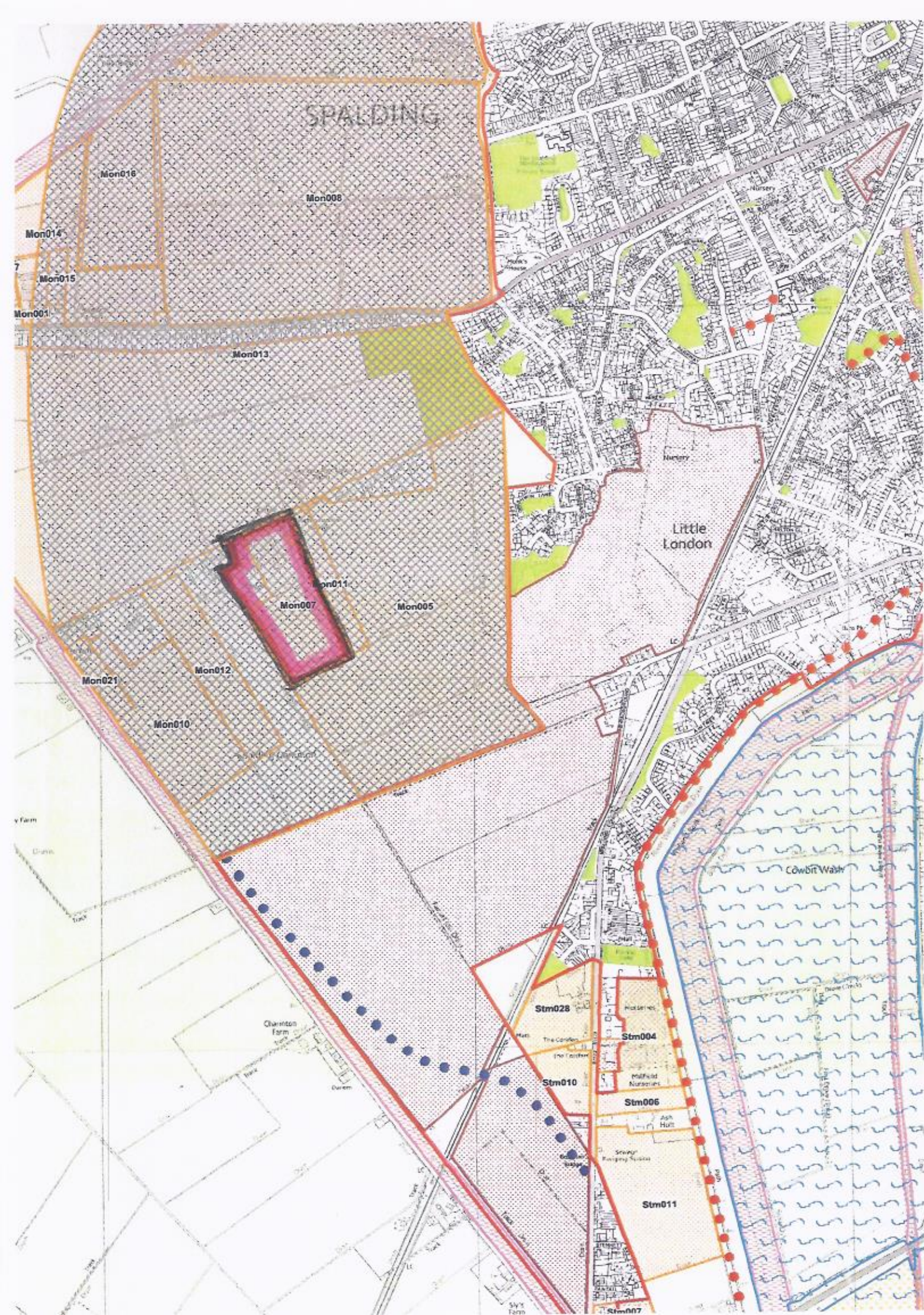
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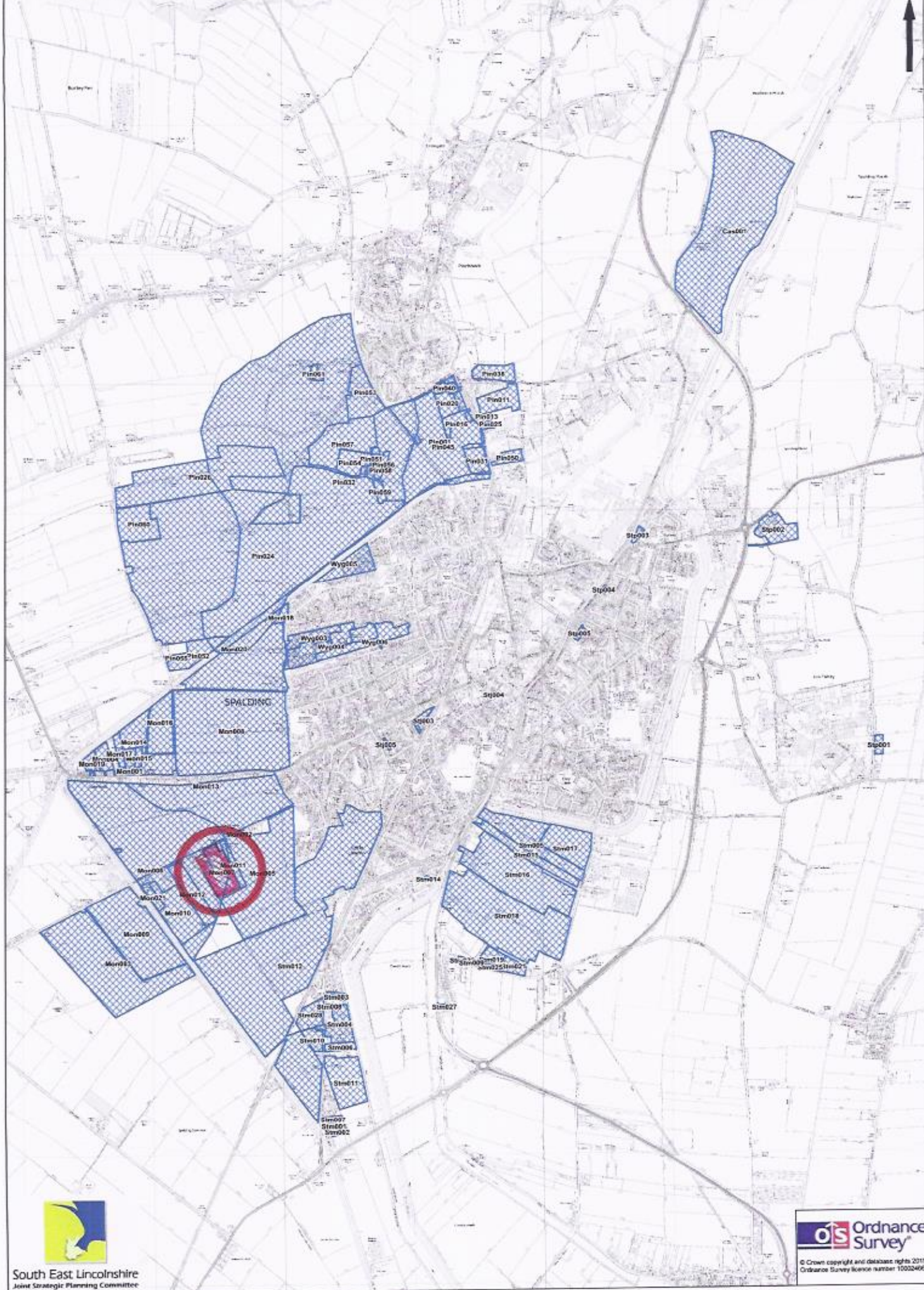
SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) 2011-2036

- PLANS OF SITE

- DESCRIPTION OF SITE (Mon007)



South East Lincolnshire Strategic Housing Land Availability Assessment - Spalding (January 2016)



South East Lincolnshire
Joint Strategic Planning Committee



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Reference	Mon007		Settlement:	Spalding	
Address	Land to the south of Horseshoe Road, Spalding				
Site area (Hectares)	6.94	Site capacity at 30 dph: 208	Site capacity at 25 dph: 174	Site capacity at 20 dph: 139	Site capacity from planning permissions: ☐
Availability	Is the site available? ☒ Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable? ☒ Yes				
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 20).				
Assumed delivery rate	Delivered in yrs 1-5: 50 Delivered in yrs 6-10: 125 Delivered in yrs 11-15: 33 Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? ☒ Yes				
Explanation	The site is in scale with the 5720 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is not accessible to Spalding's existing services and facilities and is not located adjacent to Spalding's existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site appears to be disused and is near residential property and adjacent agricultural land. It is recorded as containing factory or works and machinery uses on the South Holland contaminated land register. TRANSPORT - Services and facilities are not accessible by foot and bicycles share the existing highway network. There are no bus stops on Horseshoe Road. The development of the Spalding Western Relief Road will require strategic allocations of land and the section of land between Horseshoe Road and the residential planning permission to the south is such an area. A large scale development can provide improved footpath, cycle and public transport links. This site will be considered as part of determining the line of the proposed Spalding Western Relief Road, between Holland Park and the Vernatts Drain. Consequently the site is considered a suitable housing site.				
Classification	Developable (16-20)				
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Hazard 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

ENVIRONMENT AGENCY FLOOD MAP



Enter a postcode or place name:

PE11 3JB



Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea)

Flood Zone 3

Flood Zone 2

Flood defences (Not all may be shown*)

Areas benefiting from flood defences (Not all may be shown*)

☒ Main River Line

Main River Line

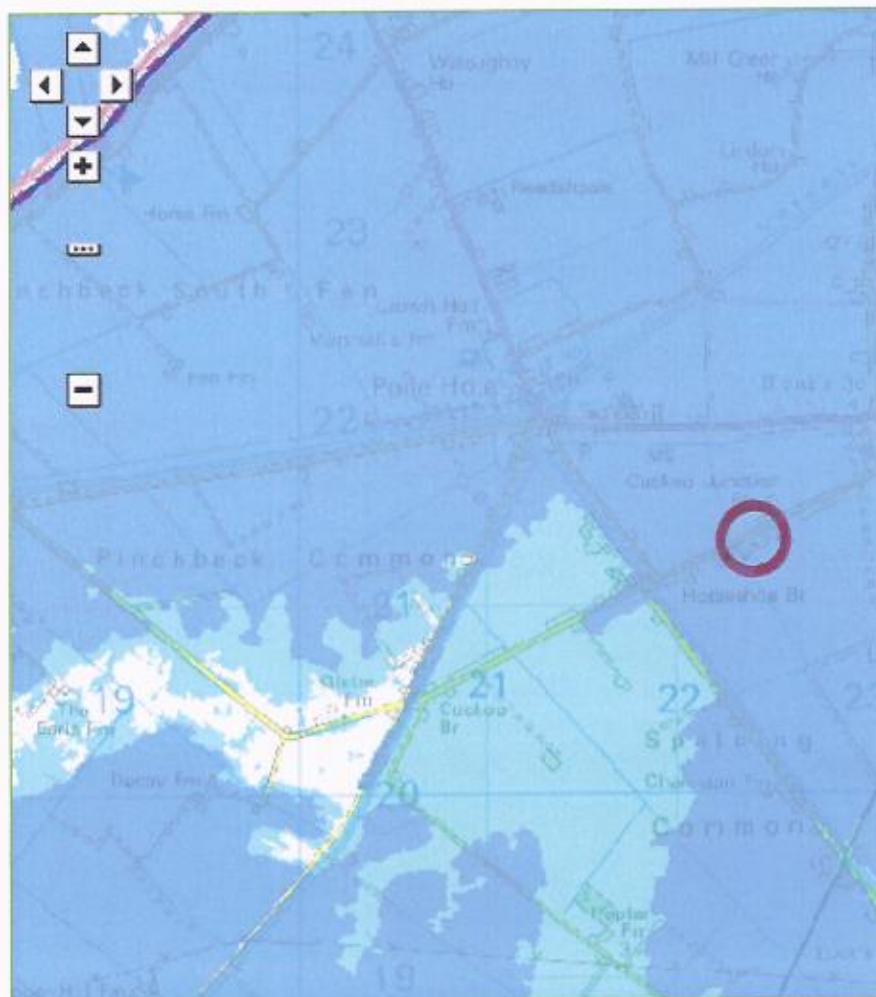
☒ Other national environmental organisations

Natural Resources Wales Area of responsibility

Scottish Environment Protection Agency Area of responsibility

PE11 3JB at scale 1:40,000

Ot



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over
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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown

**SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT
MAP**

NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and Imperial Drainage Board systems taking into account the presence of current flood risk management measures such as flood walls, flood gates, flood relief valves, etc.
2. In addition to the potential flood extent shown on this map, there may be additional flooding in low-lying areas.
3. The consequences depicted as being an Actual Peak Area from direct overtopping of defences, where this would occur, together with potential flooding from the sea, main rivers and Imperial Drainage Board systems taking into account the presence of current flood risk management measures such as flood walls, flood gates, flood relief valves, etc.
4. The potential flooding consequences shown on this map are based on the assumption that the defences are in good condition and are maintained to the standard required for the return period of the event.
5. The potential flooding consequences shown on this map are based on the assumption that the defences are in good condition and are maintained to the standard required for the return period of the event.
6. The potential flooding consequences shown on this map are based on the assumption that the defences are in good condition and are maintained to the standard required for the return period of the event.
7. Land outside South Holland District is not considered.
8. This map shows the extent only of the flooding probability bands referred to on the map title.

Map Legend



REV DATE

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 SOUTH
 HOLLAND
 DISTRICT COUNCIL
 10004218, 2008

SOUTH HOLLAND DISTRICT COUNCIL
 COUNCIL OFFICE
 10004218, 2008

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT
 Actual Peak Depth
 District - Year 2115
 1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:
 SCALE: 1 : 60,000 @ A1 MAP NO:

