

1. Location

- 1.1 The application site is situated to the East of Marsh Road and traverses Ash Tree Lane, which is proposed to be diverted as part of this application.



SITE FROM MARSH ROAD

- 1.2 The area is predominantly dominated by agricultural / horticultural enterprises and is immediately North of the Springfield's Exhibition Centre site and the recently developed Springfield's Outlet and Garden Centre.
- 1.3 To the West of the site is the tidal River Welland and fluvial Coronation Channel together with Marsh Road Sluice and Fulney Lock which are the interfaces between tidal and fluvial waters North of Spalding.

2. Site Detail

- 2.1 The site forms part of the applicants existing agricultural / horticultural storage and distribution business which has been established for many years and expanded considerably in recent years. General land drainage of the area is controlled by the South Holland Internal Drainage Broad and the flow of water is to the North East via the Lords Drain which eventually outfalls into the tidal River Welland South of Fosdyke Bridge.