APPLICATION NO. : H16/1173/93

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FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1173/93

Date Registered 09 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SPRINGFIELDS HORTICULTURAL SOCIETY LTD, THORNFIELD HOLDINGS PLC, TESCO STORES LTD
c/o SPRINGFIELDS, SPALDING,
LINCOLNSHIRE PE12 6ET

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
HEALEY & BAKER
29 ST GEORGE STREET
HANOVER SQUARE
LONDON W1A 3BG

Tel. No. 071 629 9292
(Personal contact name) P N JOHNSON BA(Hons) ~~Dip TP MRTPI~~

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SPALDING - SPRINGFIELDS GARDEN CENTRE, CAMEL GATE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF A RETAIL FOODSTORE WITH ASSOCIATED PETROL FILLING STATION, CAR PARKING, LANDSCAPING AND HIGHWAY WORKS

Please complete I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £3,000... If you consider no fee is payable include a written explanation instead.

Signed. Peter N Johnson Date 9.12.93 ..... Previous application No.

~~PN JOHNSON BA(Hons) Dip TP MRTPI~~

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 Certificates**

or This is an **outline** application [✓] ⬇

Please state Site Area 2.84 (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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	2.84 hectares
B. If building works are proposed, please state extra floor space to be created:	OUTLINE APPLICATION ONLY - DETAILS TO BE AGREED metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

SPRINGFIELDS GARDEN CEN'

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?

SEE LAYOUT PLAN 3092/A7D

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 or more trees ✓ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	EXISTING MAINS
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

SEE COVERING LETTER

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

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 3,875 sq. m. (gross) Previous total gross floor space sq. m.

This new total includes the following ~~net~~ floorspace:

Retail 3,875 sq. m. Office sq. m. Indistrial sq. m. Warehousing sq. m.

Other sq. m. ➡ If so, please state use:

	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?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	SEE COVERING LETTER		
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.	N/A		
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	RATIONALISATION AND IMPROVEMENT OF GARDEN CENTRE FACILITIES		
Is the proposal related to an existing use on or near the site?	State Yes or No: YES		
If so, please explain the relationship	SEE COVERING LETTER		
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: ☐ TO BE CONFIRMED		
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)	OUTLINE APPLICATION ONLY - SEE ILLUSTRATIVE LAYOUT PLAN 3092/A7D		
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*)	TO BE CONFIRMED		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	DETAILS TO BE SUPPLIED		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: YES — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	DETAILS TO BE AGREED. SEE ILLUSTRATIVE SITE LAYOUT PLAN 3092/A7D		

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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 AND PROSPECTIVE PURCHASER

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.**
(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 ..... (Applicant / Agent) Date .....

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.

Owner's Name: PUBLICITY FOR BRITISH BULBS LTD

Address of owner at which notice was served:

SPRINGFIELDS
SPALDING
LINCOLNSHIRE PE12 6ET

State Date notice served: 9.12.93

Signed P N Johnson ~~(Applicant~~ / Agent) Date 9.12.93
P N JOHNSON BA(Hons) Dip TP MRTPI

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 P N Johnson ~~(Applicant~~ / Agent) Date 9.12.93
P N JOHNSON BA(Hons) Dip TP MRTPI

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.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H16/1173/93

OUTLINE

Applicant: Springfields Horticultural
Tel:

Agent: Healey & Baker
071 6299292 P N Johnson

Description: Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works

Location: Springfields Garden Centre
Camel Gate
Spalding
Lincs

Valid date:	24-MAR-94	Terminal date:	19-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	31-MAR-94	Report deadline:	27-APR-94
Inspected by	07-APR-94	Agreed TD Ext:	
Extra contacts	14-APR-94	Case Officer:	
Report if not clear by 28-APR-94		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 2.84 HA
Category: Redevelopment
Listed building: ARCHAEOLOGICAL SITE
Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
D West		08-FEB-94	01-MAR-94
Holbeach & District		04-FEB-94	25-FEB-94
Mrs C Goodwin		16-DEC-93	06-JAN-94
Mr S Sleight		17-DEC-93	07-JAN-94
J Smith		16-DEC-93	06-JAN-94
Site/Press Advert DEP		05-APR-94	26-APR-94
Department of Transp		29-MAR-94	12-APR-94
Dir of Environmental		29-MAR-94	12-APR-94
Cllr E N Davies		29-MAR-94	05-APR-94
Cllr J Goodley		29-MAR-94	05-APR-94
Cllr Mrs D F Davies	0406 380546	29-MAR-94	05-APR-94
Department of Transp		29-MAR-94	26-APR-94

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or tenant**)*

Proposed development at *(a)* **SPALDING - SPRINGFIELDS GARDEN CENTRE, CAMEL GATE**

I give notice that *(b)* **SPRINGFILEDS HORTICULTURAL SOCIETY LTD, THORNFIELD HOLDINGS PLC, TESCO STORES LIMITED**

is applying to the *(c)* **SOUTH HOLLAND DISTRICT COUNCIL**

for planning permission to *(d)* **ERECTION OF A RETAIL FOODSTORE WITH ASSOCIATED PETROL FILLING STATION, CAR PARKING, LANDSCAPING AND HIGHWAY WORKS**

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* **COUNCIL OFFICES, PRIORY ROAD, SPALDING, LINCOLNSHIRE, PE11 2XE**

by *(f)* 30.12.93

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less that 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver)

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: Kevin Johnson **KEVIN JOHNSON BA (Hons) Dip TP, MRTPI**

+On behalf of: **SPRINGFIELD HORTICULTURAL SOCIETY LTD, THORNFIELD HOLDINGS PLC, TESCO STORES LTD**

Date: 9.12.93

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non agricultural development may affect agricultural tenants' security of tenure.

+ Delete where inappropriate

Insert:
a) address or location of the proposed developments
b) applicant's name
c) name of Council
d) description of the proposed development
e) address of the Council
f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as they case may be)

D INSTRUCTION SHEET

APPLICATION REF: H16/1173/93

Directions

Art 7 ☑ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) (1) SEE ATTACHED LIST FOR ARTICLE 7
(2) SEE ATTACHED LIST FOR REG 4.

Other.....

Direction authorised by Senior Officer..... Date 31/12/93

Revalidation after Direction

Information satisfactory Signed..... Date 7.5.(3 -

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – REG 4
Further direction: ✓
Signed JB (Verbal instruction)
Senior Off..... 25/1

Precise details: Take off fax from Chesterton Consults where marked.

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

		Publicity: >>	Consultations:	
Departure		✓	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/ Drainage	Env Services	.....
WAT	NRA	.....
	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

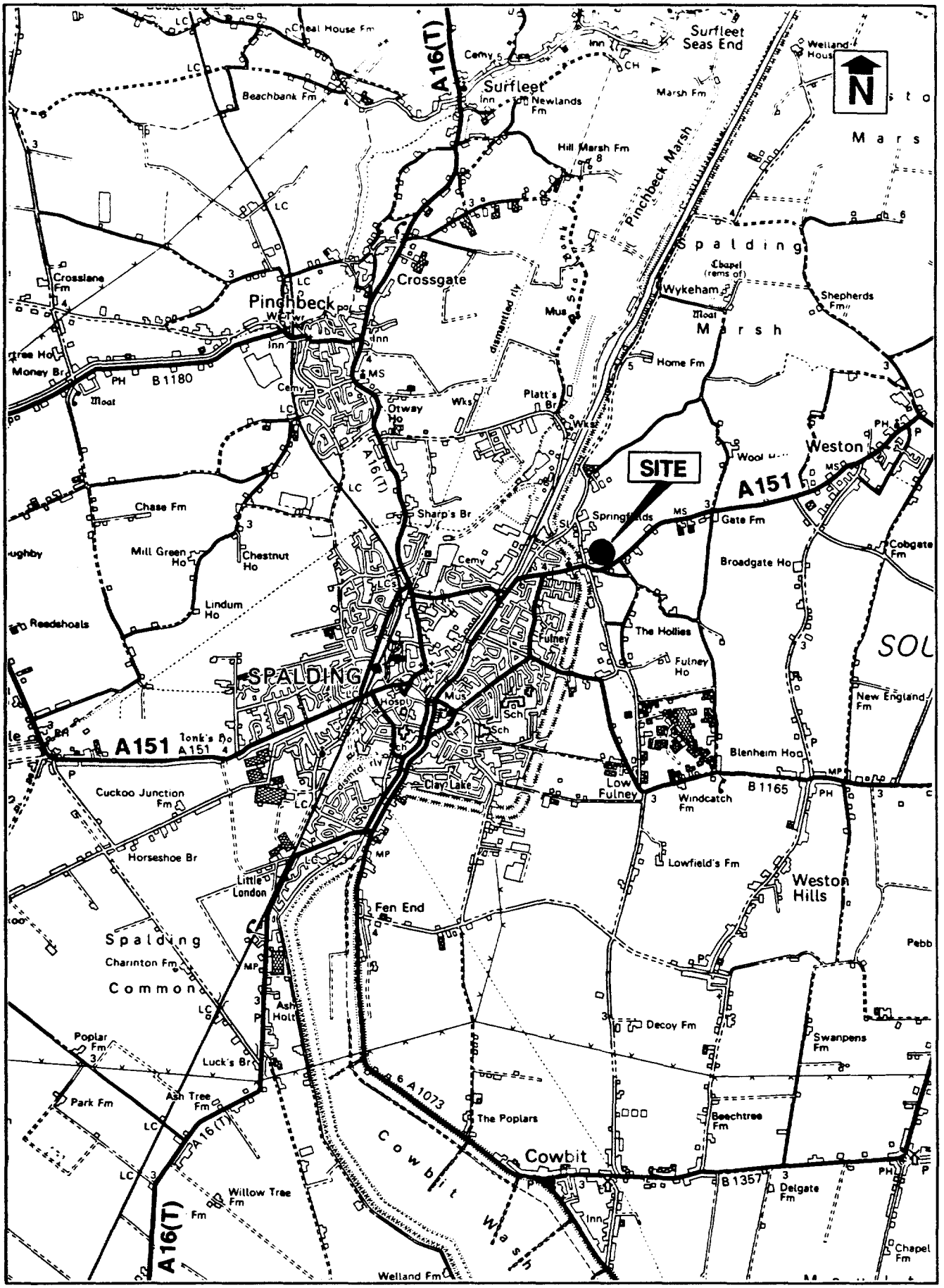
WP Note –
G Group available
G* Group essential (longer expiry)

Press
PC
WM
Residents

S.B.

Case Officer :

Senior Officer Confirmed ..... Date..... Recorded DC....



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SITE LOCATION

FIGURE 1

ADM[illegible] RECORD SHEET

Initial

Submitted Fee £ 3480.

Receipt No P3623

Date first Rec'd 09 DEC 1993

Registration

Reference H16/1173/93

Cross-Ref R

Date 10/12/93

Validation

TYPE OUTLINE

Site area 0·84

No of dwellings

Floorspace

Earlier ~~permission~~ – Ref:

New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans ☐

Certificate ☐

Fee ☐

Fee (not free) ☐

Inaccurate ☐

Incomplete ☐

Unclear ☐

Fees

Correct fee £~~3480~~ ~~3000~~ 3500

Nil fee ☐

Discounted ☐

Previous app – ref:

Type of app

Reason:

Additional £ 500.

Refund £ 480.

Receipt No P3922

Voucher No ✓

Date

Date DEC 93.

Information

Index sheet 184 OS Plots

Grid ref 526203 303500

Ward CP

Parish SPALDING

Inside IBD NO

Inside LP area YES

Constraints:

CA Cons Area

LB Listed – Grade:

ARC Archaeology ~~SMSC~~ SCC

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Hazards –

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Linked to site Ref 1874

Linked to property Ref

Dist Bound

Other:

Planning Records:

Earlier apps

1140/80

B Reg Records:

Already submitted – Ref:

Request needed

Requested

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 MAR 1994
Attention of
DPO
BCEO
DC
File Nos.

SPRINGFIELDS

A REGISTERED CHARITY No. 253736

SPRINGFIELDS HORTICULTURAL SOCIETY LIMITED, CAMELGATE, SPALDING, LINCOLNSHIRE PE12 6ET TELEPHONE: 0775 724843 REGISTERED No. 876136 ENGLAND
FAX: 0775 711209

B Smith Esq.,
Chief Planning Officer
South Holland District Council
Civic Offices,
Spalding,
Lincolnshire

Our Ref: PNJ/SP/TH5

CONFIDENTIAL

8th March, 1994

Dear Sir

Spalding - Springfields Gardens
Planning Application by Springfields, Thornhill Developments Limited and Tesco Stores Limited

We set out below information which we consider is relevant in the consideration of the planning application which has been submitted at Springfields for the development of a food store. In association with this proposal it is intended to make substantial and significant improvements to Springfields Gardens which will ensure the long term security of this important facility in Spalding.

Springfields covers an area of 30 acres and is owned by Publicity for British Bulbs Limited. Springfields Horticultural Society Limited is a registered charity set up to run the Gardens, the Spalding Flower Parade and other shows and exhibitions.

Springfields (Enterprises) Limited is a wholly owned subsidiary of the charity and runs the non charitable side of Springfields. With approval of the Inland Revenue any surplus profits made by the Commercial operations are covenanted to the charity each year.

Under the Articles of Association and Memorandum all Directorships must be ratified by the South Holland Horticultural Association. The Membership of the Board includes flower growers, bank managers, auctioneers, local businessmen and NFU nominees.

As we have already indicated in the course of our discussions with Officers of the Council, one of the principal effects of planning permission being granted for the food store which is proposed on part of the existing Springfields Gardens will be a substantial capital cash injection which will ensure the long term security of the Gardens.

We confirm that Springfields is willing to enter into a formal legal agreement with the Council to ensure that the money is invested in Springfields Gardens and the programme of works to be carried out to improve the Gardens will proceed.

We enclose a brief financial summary of the status of the Gardens which highlight the difficulties now experienced by Springfields. This information is given to you on a confidential basis and should not be released to the public.

At a recent meeting held with Officers of your Council you asked for further details of other local companies who also use the Springfields facility. Details of the arrangements with other local companies will be supplied to you in due course.

Yours faithfully.

R. C. Dobbs

R.C. Dobbs. OBE
Chairman

Encl.

FINANCIAL STATEMENT AND STATE OF THE BUSINESS

SPRINGFIELDS GARDENS

Due to declining visitor numbers, the recession, lack of a Flower Parade sponsor and setting up costs of the new Exhibition Centre, Springfields incurred a deficit of £79,000 in 1992. The indication for the financial year of 1993 shows an estimated deficit of £70,000.

As a result of the lack of available working capital a lower standard of garden maintenance, the lack of planting material and lower attendance figures has led to a declining situation in the Gardens.

In October 1994 £150,000 will be required to cover expenditure until garden income resumes in April 1995. This money is, on present trends, not available and as a result the future of the Gardens is seriously threatened.

As a result of this uncertainty and lack of working capital the Flower Parade is unlikely to take place in 1995, the Exhibition Centre will close and there will be a loss of 25 full time and up to 100 part time jobs.

The spin-off effects of the closure of Springfields Gardens on the local economy is a relevant and serious consideration particular in terms of the number of people who are attracted to the town by the Gardens and its shows.

The grant of planning permission for the proposed food store to be operated by Tesco will provide a capital sum of £1.5 million for immediate reconstruction work and a substantial fund for future investment.

The future of Springfields Gardens will be assured by the food store. As an improved facility the Gardens will attract substantially high numbers of visitors which will have significant spin-off effects for the local economy.

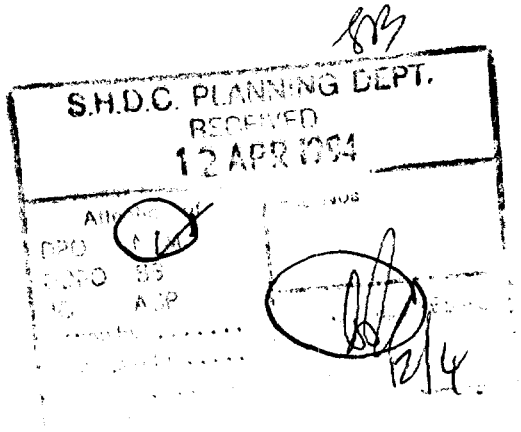
SPRINGFIELDS EXHIBITION CENTRE

Springfields Gardens, Camelgate, Spalding, Lincolnshire, PE12 6ET. England.

Telephone: Exhibition Centre & Patio Café (0775) 713253
Main Office (0775) 724843
Fax (0775) 711209

Ref: Tes/PA

Mr. B. Smith,
Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire.



7th April, 1994

Dear Mr. Smith,

Planning Application H16/1173/93
Springfields/Tesco Development

Further to our first meeting on the 3rd March last I was asked to forward supplementary information on the trade tourist generated by the new exhibition hall in connection with the above.

The exhibition hall was opened in May 1992. Its function is two fold. One, it widens the scope of the gardens by providing an all weather facility to our visitors April to September and extends our season as an all year round attraction. Secondly, as a commercial entity it covenants any profits to the charity, Springfields Horticultural Society Ltd. to help maintain the gardens.

We have marketed our facility through an advertising campaign in national business magazines such as Exhibitions and Venues, Peterborough Business and Humberside and Lincoln Business magazines. With nearly 20,000 sq.ft. of single span exhibition space we are well placed to attract larger events and we are developing our customer base. Already we have established many major events for the public and trade events which, in total, have attracted over 50,000 visitors in the first year of trading. Many visitors are staying overnight and hotels have welcomed the new initiative.

I attach a list of our activities to support the foregoing information.

Yours sincerely,

Peter Atkinson MBE
General Manager

MAIN TRADE LETTINGS OF HALL AND ARENA 1993

Lingarden	AGM
Fennings (Scotland)	National Sales Conference
Levertons	National Sales Conference
Geest plc	European Sales Conference
John Deere Tractors	Product Launch
Masonic Movement	Conference
Round Table Movement	Area Meeting
Calor Gas	Game Fair
Broadgate Builders	Trade Exhibition
National Cactus Society	National Show
East Midland Amateur Radio Society	Annual Exhibition
Spalding Model Railway Society	Annual Exhibition
Prudential	Seminar
Live Promotions	Birds Exhibition
Geoff Capes/Daily Express	Strongman Show
National Farmers Union	Seminars
Midland Bank	Annual SHE Breakfast Seminar
Lincs. TEC	Breakfast Seminar
East Anglia Begonia Society	Annual Show
East Midlands Canine Society	Annual Show
Classic FM Radio	Gardeners Forum Recording
Tesco	Proposed New Development Launch
Lincs. Free Press	Fashion Show
Munton & Russell	Car Auctions & Sales
Galleon Fairs	Antique Shows
Main Events	Antique Auction
Action for Crippled Child	Good Health Show
Springfields Restaurant	Catering Exhibition
Rotary International	Annual Beer Festival
Penine Owners Club	Annual Caravan Rallies
Retired Caravanners Association	Annual Caravan Rallies (250 vans 1995)
Waggoners Caravan Club	Annual Caravan Rallies
Adria Owners International Club	Annual Caravan Rallies
Fenland District Association	
Roma Motorcaravan Club	
Wayfarers Caravan Club	

MAIN SHOWS ORGANISED BY SPRINGFIELDS 1993

East Midlands Bird Show
East Midlands Motorbike Show
East Midlands Caravan and Camping Show
East Midlands Equestrian Show
Summer Flower Show
Vintage Vehicle Rally
Bulb Festival
Easter Crafts
New Year's Eve Dinner Dance
Weddings x 12
Social Functions
Christmas Craft Fair
Spalding Cactus Show
Country Fair
South Lincs. Motor Car Show
Charity Balls

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

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Albany IF NO ANSWER RING 0800 212532

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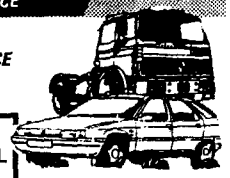
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PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H07/1134/93 F. C. Congreve OUTLINE
"AMENDED PLANS RECEIVED"
Erection of 6 dwellings and private access.
Off Hillgate, Gedney Hill, Spalding, Lincs.

H18/0263/94 Mr J. Halifax OUTLINE
General storage building including demolition of existing buildings.
Wingland Airfield, Sutton Bridge, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H16/1173/93 Springfields Horticultural OUTLINE
Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works.
Springfields Garden Centre, Camel Gate, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0275/94 Mr Mohammed Ajaib ADVERTISEMENT
Projecting box sign.
17 High Street, Holbeach, Spalding, Lincs.

H11/0293 Mr R. F. A. Green FULL
Erect garage and demolish existing car port.
33A High Street, Long Sutton, Spalding, Lincs.

H16/0294/94 Broadgate Blds (Spalding) Ltd FULL
Provision of external fire escape staircase and alterations to west elevation.
Broadgate House, Westlode Street, Spalding, Lincs.

H22/0284/94 Dr Douglas Gyte LISTED BUILDING
Convert rear wash-house/store/toilet into a kitchen, by removing dividing walls and provide damp proof course.
Beech House, 567 Broadgate, Weston Hill, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

April 5, 1994.
GWVN 5701 187/507 LF5-4

SOUTH

ducs Free Press Tuesday 5th April 1994

PLANNING APPLICATION

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

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H16/1173/93
Description: Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works
Location: Springfields Garden Centre
Camel Gate
Spalding
Lincs

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 by 26-APR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

05-APR-94

SOUTH HOLLAND DISTRICT COUNCIL

*BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

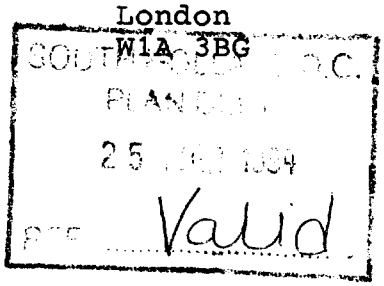
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1173/93

Applicant: Springfields Horticultural Society/Tesco Stores Ltd
c/o Springfields
Spalding
Lincs, PE12 6ET

Agent: Healey & Baker
29 St George Street
Hanover Square
London
W1A 3BG



Description: Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works

Location: Springfields Garden Centre
Camel Gate
Spalding
Lincs

Type: OUTLINE

Date received: 09-DEC-93

25-JAN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

OBJECTION

Roger Tym & Partners

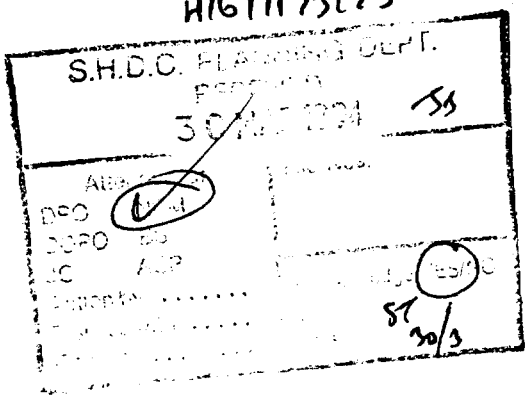
DEVELOPMENT ECONOMISTS AND PLANNERS

9-10 Sheffield Street, London WC2A 2EY
Telephone: 071-831 2711
Fax: 071-831 7653

Our Ref: CQ/MM/MB

H16/1173/93

29th March 1994



District Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs
PE11 10B

FAO: Mr Midlen

Dear Sir

PROPOSED FOODSTORE DEVELOPMENTS : 'SIMONS' SITE, PINCHBECK ROAD, AND SPRINGFIELDS GARDEN CENTRE, CAMEL GATE, SPALDING

Further to our recent telephone conversation with your department we write to confirm that, on behalf of our clients, Gateway Foodmarkets Ltd, we wish to object to both of the above applications. Either application will, in our view, undermine the vitality and viability of Spalding town centre, and as such both are contrary to national and local planning policy and should not be granted planning permission.

We understand that further information in respect of both applications has been requested by the Council. We would be very grateful if we could be notified of when any additional information is received as we would welcome the opportunity to expand upon our objection at that stage. Please mark any correspondence for the attention of C Quinsee.

Yours faithfully

ROGER TYM & PARTNERS

Info as in for Springfields

Partners: R.H. Tym MA, FRICS I.J. McDonald MA, DipTP, MRTPI C.J. Arnott BA, MPhil
G.W. Brisbane BSc, DipTP, MRTPI, FRICS J.E. Robbins BA, DipTP, MRTPI
Senior Associates: M.G.A. Hollis BA, MPhil, MRTPI D.A. Keddie BA, DipTP, MRTPI N. Delaney Galley BA, MA, MPhil A. Arrick BA, DipTP, ARICS, MRTPI
Associates: M. Payne BSc, ARICS T.E. Bellman MA, MPhil, MRTPI T. Salam BA, MSc (Econ)
Financial Administrator: L. Gill Partnership Administrator: A.D. Thompson

PLANNING DEPT.
14 SEP 1993 30

BJECTION

Mr C.F. & Mrs M.E. Leverton,
Mill View Stores,
17 High Street,
Moulton, Spalding,
Lincs., PE12 6QB.
Tele, 0406 370348

Sir / Madam.,

writing in objection to the Planning Permission
173/93.

's plans will be a real threat to us if they get the go
as they are near to us,
mall village store cannot compete against their buying
and propaganda as seen at the South Holland Centre
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surely there is some way Springfields could survive
line with how it started off years ago without it
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disappeared before they are glimsed let alone viewed.

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R. F Leverton
M E Leverton

DRW

Holbeach & District Chamber of Trade & Commerce

President: **I Venni**

Chairman: **B. Cooper**

Treasurer: **D West**
Midland Bank P.L.C.,
Holbeach

Please reply to:
Secretary: **Mrs Pauline Green**
The Bungalow
Weydyke Bank.
Fleet Fen
Spalding P E 12 8 Q R
Telephone 0406 24340

OBJECTION

South Holland District Council,
Planning Dept,
Priory Road,
Spalding.

1st February 1994.

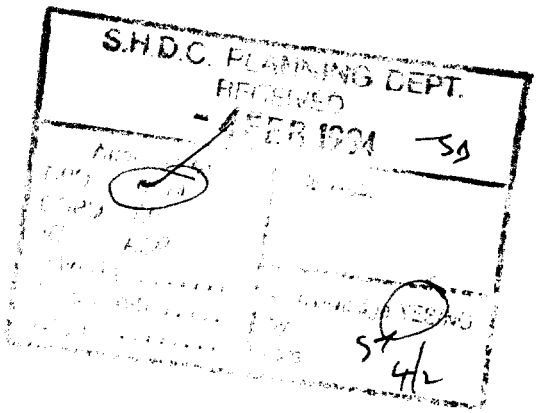
Dear Sirs,

At our last Chamber meeting our members had a long discussion on the planning in the area: it was felt that a lot of public views were about the planning proposal of Tesco's at the Springfield establishment: we in our town do strongly object to this; we feel that once again the big Companies are going out of town leaving the local towns empty: this applies to our town of Holbeach as well as Spalding: although it could be said that this new store might create jobs in our opinion it is very unlikely as smaller stores will end up closing due to the wide range of items that stores of this size sell. In our town once again we are back to the Car Parking Problem: our two largere stores do have their own parking facilities but do not hold the range of items that Tesco's will hold. This will take the public from the towns: as we all tend to shop where parking is easy and meals coffee tea is readily available..

Yours faithfully,

Pauline Green

Pauline Green.



SPALDING & DISTRICT CIVIC SOCIETY

C/O 16 Sheep Market,
Spalding,
Lincs, PE11 1BE

Our Ref: JRS/LB

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

15th December, 1993.

OBJECTION

Dear Mr Smith,

Re: Tesco Stores - Springfields Site

On behalf of the Society, I write to oppose the aforementioned Planning Application.

In the Society's opinion, the proposed development would seriously jeopardise the viability of the traditional Town Centre and may well prejudice a similar development which is proposed for Swan Street/Winfrey Avenue area and which is a more suitable site.

Indeed, to allow the development would be in contrast to the South Holland District Council's policies on these matters.

Yours sincerely,

JAMES R. SMITH, FRICS, FSVA.

S.H.D.C. PLANNING DEPT.
RECEIVED
15 DEC 1993
Plan Nos.
Acknowledge YES/NO
By
Date 16/12

SCCI

SPALDING CHAMBER OF COMMERCE & INDUSTRY

c/o: South Holland Enterprise Park
3 Enterprise Way
SPALDING
Lincs PE11 3YR

10 December 1993

Mr B Smith, MRTPI
Director of Planning & Building Control Services
South Holland District Council
Priory Road
SPALDING
Lincs PE11 2XE

OBJECTION

Dear Mr Smith

At a recent Chamber meeting it was agreed that I should write to you and register our views in connection with the Springfields/Tesco development. At the time of writing I am unsure of whether you have as yet received a formal planning application, but nevertheless hope that our input may be helpful.

Whilst we fully respect and sympathise with the Springfields management in wishing to bring in funding to support the future of both the Gardens and Tulip Parade, we cannot believe that the development of yet another supermarket can be of overall benefit to the town.

As you are already aware, several of our members have expressed serious misgivings over the likely effect that the Cattle Market development will have on their trade. However, we have taken all aspects into consideration and strongly believe that provided there are adequate and attractive links to the existing town centre then this must be the best solution for Spalding. With this in mind, the viability of an additional supermarket on the outskirts of town must be seriously questioned and we feel it is important that you should know that we would not be in support of such a proposal.

If you feel a further deputation from us would be helpful - please let me know.

Yours sincerely

Carolyn Goodwin (Mrs)
Chairman SCCI

cc: Mr Chris Simpkins

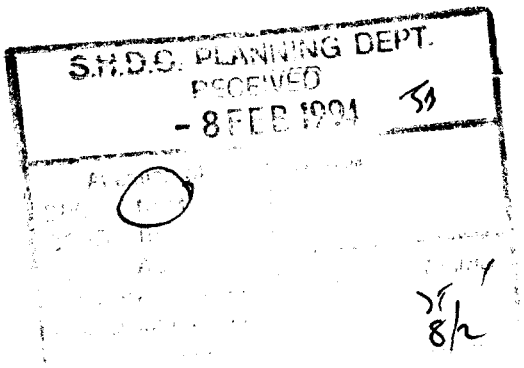
11/12/93
S.H.D.C. PLANNING DEPT.
RECEIVED
13 DEC 1993 SS?
NRM/225/
JC
SP
16/12

OBJECTION

Holbeach Wholefoods
32 High Street
Holbeach
Spalding
Lincs
PE12 7DY

4 February 1994

Mr B Smith
Planning Officer
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE



Dear Sirs

TESCO APPLICATION FOR SITE AT SPRINGFIELD'S

I am writing to indicate my objection to the recent planning application by TESCO STORES at the Springfield's site.

My main objection is the adverse impact that is likely to occur in Holbeach and Spalding town centres and also the villages in between. These out-of-town sites and other large superstores have already had a significant effect on trade within Holbeach. Saturday afternoons for example now tend to be much quieter than they were 4-5 years ago. Similarly on Sundays we in Holbeach lose out to supermarkets and the larger towns that gain trade at our expense. People it seems only shop in Holbeach for topping up or as a last resort. I think Tesco would give people even less reason to come into Holbeach.

Clearly Tesco see an opportunity to suck money from local people for the benefit of their shareholders and at the expense of surrounding businesses. The help that may be afforded to Springfield's is simply another expense to aid their planning application. I think a more suitable developer would be someone from the leisure industry with plans to build some sort of public attraction that could attract people from further afield. No one will starve if Tesco are prohibited from the site.

I would also like to think that the Planning Department is to stick to the policy announced a few weeks ago stating that out-of-town shopping developments would not normally be allowed.

Yours faithfully

D R WEST

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEPT.
14 APR 1994
30

OBJECTION

Mr C.F. & Mrs M.E. Leverton,
Mill View Stores,
17 High Street,
Moulton, Spalding,
Lincs., PE12 6QB.
Tele, 0406 370348

Dear Sir / Madam..

I am writing in objection to the Planning Permission H15/1173/93.

Tesco's plans will be a real threat to us if they get the go ahead as they are near to us,
Our small village store cannot compete against their buying power and propaganda as seen at the South Holland Centre Exhibition. They said at that exhibition " Their policy is not to close town centre stores" but what are they going to do with it .CLOSE IT! look what they did in Boston.
I was told it would create more jobs . But how ?
The staff from the Spalding store would be transfered Is that creating new jobs ,I think not!

At a time when Plans are a foot to Pedestrianise Spalding town centre and redevelop the Bulb Auction to improve Spalding trade. The last thing Spalding needs is empty town centre shops and out of town Superstores throwing spanners into there plans When existing buildings can quite adequately do the job
Why build more ?

Dont you think its about time we stood up to these big companies who are only interested in there shareholders profits and say NO enoughs enough let the small companies breath
Its the small family businesses that care about the villages and towns that they live and work in.
Wht not reward them by rejecting the plans and let them keep there livings.

I felt that the emphasis at the South Holland Centre Exhibition was put on the fact that Springfields would'nt survive without Tesco's, surely there is some way Springfields could survive more in line with how it started off years ago without it becoming a small afterthought of a Tesco's complex.

I would also like to point out a fact written on the back of South Holland 2000 paper printed 5th October 93
Our view into the 21st Century.
Out -of -Town SHOPS? NO!
If the plans in question are passed. Its promises like this that have disappeared before they are glimsed let alone viewed.

Yours sincerly.

B. F Leverton
M E Leverton

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1173/93

Applicant: Springfields Horticultural Society/Tesco Stores Ltd
c/o Springfields
Spalding
Lincs, PE12 6ET

Agent: Healey & Baker
29 St George Street
Hanover Square
London
W1A 3BG

Description: Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works
Location: Springfields Garden Centre Camel Gate
Spalding Lincs

Type: OUTLINE

27-MAY-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

COPY sent to:-

Mr & Mrs Leverton
Mill View Stores
17 High Street
Moulton
Spalding, Lincs. PE12 6QB

C Quinsee
Roger Tym + Partners
9-10 Sheffield Street
London
WC2A 2EY

D West
Holbeach Wholefoods
32 High Street
Holbeach
Spalding, Lincs

Mrs P Green
Holbeach + District
Chamber of Trade + Commerce
The Bungalow
Weydyke Bank
Fleet Fen
Spalding PE12 8QR

P.T.O.

NEWS

1173/93

Garden blames its downfall on council's rival plan

BY PETER BAKER

Supermarket chain Tesco is mounting one last effort to rescue the troubled Springfields demonstration gardens, by resubmitting its plans to build a £1.5m superstore on the Spalding site.

Tesco's original planning application was rejected by the local council last month, throwing the future of the gardens into doubt (see June 23 issue, p3).

Oliver Dyke, Tesco's property acquisition surveyor, said he hoped an intensified lobbying campaign would make Lincolnshire's South Holland District Council reverse its decision.

"Last time we left it with Springfields," he said. "This time we will lobby more strongly, getting letters from local people to make the councillors see the benefits of having the store there."

Final details of the resubmission still had to be discussed, he said.

The original proposals involved giving six acres of Springfields land over for the development.

The money raised would be used for a complete overhaul of the gardens. Springfield's general manager, Peter Atkinson, said this would ensure their future.

"The gardens need an injection of cash," he said. "They have aged and the public expect a more sophisticated style than the 1960s one we have here."

But the council rejected Tesco's proposal because it clashed with the council's own plans for attracting a superstore development to the centre of Spalding.

Atkinson said he did not believe those plans had progressed very far.

"They haven't got a partner yet," he said. "We have already got our end user."

The council's deal would also involve the destruction of bulb auction halls, which are the venue for the Spalding Flower Festival.

Springfields still has to partner Tesco, as the supermarket has an option on the land, but if the deal falls through Atkinson said he would be approaching other potential developers to negotiate a joint deal.

Contractor builds gardens galore

Town and Country Gardens of Sussex is set to build two gardens at the Chelsea Flower Show next year, after building a record four at Hampton Court this year.

The Petworth-based contractor is building the garden for the blind, and is constructing the Bradstone design award garden. The winning design for this garden will be announced in November.

At this year's Hampton Court the company built its own garden, plus three others for the Prince's Youth Business Trust, BALI and the Federation of British Aquatic Societies.

Proprietor Alan Sargent said: "This was a real challenge, but we enjoyed rising to meet it."

Iran buys into UK technology

An Iranian import company is targeting British firms in a bid to buy the latest European horticultural technology.

The Tehran-based Golabzar Company is responsible for buying pesticides, fertilisers and irrigation equipment for around 70 per cent of Iran's plant breeders and nurseries.

It has already begun contacting British members of the Commercial Horticultural Association.

"We are keen to import horticultural technology and would like to make stronger ties with British companies," said Fereidoun Motallebi, import and export manager.

"We got the details of CHA's members from the British Embassy in Tehran, and we are now contacting them one by one."

Golabzar, he added, is looking to compile a dossier on the range of products which are available from British companies, together with their export price lists.

"We want to compile a list of as many companies as possible and then see what we can do with them," said Motallebi.

Golabzar, which was set up around two years ago, has already forged trade links with a handful of British companies, and is importing products such as shade netting and chemicals.

This latest drive to build up its European contacts is part of Iran's attempt to develop its fledgling horticulture industry.

The Golabzar Company can be contacted by fax on 010 9821 645 1108.



Pot plant grower Lionel Mills (pictured right), owner of Creswick Nurseries, Kent, stands with his son Ian in 2,000sq m of new glass. The house, which cost more than £45 per sq m, will have computer controlled irrigation and thermal screens

Messrs Healey & Baker,
29 St George Street,
Hanover Square,
London.
W1A 3BG.

Mr J Blacklock

JB/JJ H16/1173/93

PNJ/SP/TH5

25 Jan 1994

Dear Sir,

ERECTION OF RETAIL FOOD STORE WITH ASSOCIATED PETROL FILLING STATION, CAR PARKING, LANDSCAPING AND HIGHWAY WORKS - SPRINGFIELDS, CAMEL GATE, SPALDING.

Following consultation with our shopping consultants, Messrs Chesterton, I enclose a request for further information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988.

If you have any queries please do not hesitate to contact my Officer, Mr J Blacklock.

Yours faithfully

P J Midlen
Principal Planning Officer
Development Control

Enc.

Messrs Healey & Baker
29 St George Street
Hanover Square
London
W1A 3BG

Mr J Blacklock

JB/LAC
H16/1173/93
PNJ/SP/THS

4 January 1994

F.A.O. Mr P Johnson.

Dear Sir

Spalding Springfields, Land Bounded By Springfields, Garden Centre, Camel Gate, Holbeach Road and Spalding By-pass - Erection of Retail Foodstore.

With respect to the above, I enclose a Direction under Article 7 of the Town and Country Planning General Development Order 1988 and a Requirement for additional information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988. I trust you will find these self explanatory.

I would also add that this Authority considers it would be helpful if you could expand upon your comments with regard to your clients association with the owners/operators of the Springfields Garden Centre, particularly the financial arrangements and whether any conditions would be attached to those arrangements and how far the association with the owners/operators will be a continuing one.

I look forward to hearing from you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

Messrs. Healey & Baker,
29 St. George Street,
Hanover Square,
LONDON
W1A 3BG

B.Smith

DPBCS/JH
H16/1173/93

23 May 1994

Dear Sirs,

RE: PROPOSED RETAIL FOOD STORE, ETC.
SPRINGFIELDS GARDEN CENTRE, CAMELGATE, SPALDING
RESONSE TO FURTHER OBSERVATIONS RECEIVED.

I refer to the above application, and in particular to your letter dated 9th May, the contents of which were reported verbatim to the Planning Committee when considering and before determining your clients' application.

For your information, the views of the Council's Consultants, Chesterton Consulting, were also sought and their observations were also reported verbatim to the Committee.

In considering the contents of your letter, the Committee were satisfied that in accordance with the established practice of the Council, the essence of the issues raised by the submission of your clients' application had been properly and accurately reported, and that from their view there were not any fundamental misunderstandings of the information presented to the Council. In reaching their decision, the Committee recognised the likelihood that there would be areas of difference between the respective Consultants, but concluded that the further advice from the Council's Consultants remained valid given the issues which had been identified, and that such advice should therefore be accepted.

Before determining the application, the Committee were also advised that the reason for refusal on the grounds of policy should also reflect that your clients' proposal was considered to be at variance

with the guidance on retail development as set out in the Regional Planning Guidance for the East Midlands Region published by the Department of the Environment in March this year.

Whilst it is acknowledged that the reasons for refusal in relation to highway considerations may ultimately be addressed successfully, nevertheless, the reasons as set out in the Decision Notice reflect the situation at the time the application was considered by the Committee in terms of the advice then received from both the County Council and the Highways Agency.

Finally, notwithstanding the reasons for refusal of permission for this specific proposal, the Committee were also concerned that your clients' attention should be drawn to the recommendations as set out under references (b) and (c) in the report to the Committee, since those recommendations were also approved.

Yours faithfully,

B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES

PS Since dictating this letter, I have received a fax from Sally Griffiths dated the 24th May 1994, and I have also responded to her on the telephone in respect of the same matter.

Messrs Healey & Baker
29 St George Street
Hanover Square
London W1A 3BG

Mr A C Pickering

ACP/JK/H15/1173/93

PNJ/SP/TH5

3 February, 1994

Dear Mr Johnson

Planning Application - Springfields/Tesco, Spalding

Thank you for your letter of 31 January, 1994, following our telephone conversation. I have since had the opportunity to examine the relevant correspondence, and believe the position to be as follows.

Firstly, a cheque for the original £480.00 overpayment was in fact issued in December to Tesco Stores (on whose account the cheque was drawn), c/o Springfields, and no doubt will be finding its way to the appropriate part of the organisation.

When we discussed the various directions, I had not appreciated the dates involved. The key date is 13 January, when the fee rates were increased, as the fees must be appropriate for applications as at the date of their valid receipt (where 'validation' includes completion following a Regulation 4 direction). If the application had been valid on 13 January, 1994, and the fees paid had therefore been correct at that time, I would have no hesitation in agreeing that it would be unreasonable for a much later direction (in this case on 27 January) to provoke a claim for increased fees.

However, for all applications which prior to 13 January had been the subject of a Regulation 4 direction (as opposed to an Article 7 direction), we have taken the new fees to apply if they have not been revalidated until after 13 January. When we spoke I was under the impression that the first direction had already been complied with and another had been issued subsequently. In fact the second merely extended the range of material requested.

/Cont...

It is true to say that the recent direction prompted the request for the additional fee, but it did not depend on it, as it was the circumstances already prevailing that led to the fee being needed. In practice, I appreciate that you could not have been expected to respond in the timescale necessary to beat the introduction of the new rates, and I can only suggest that you put that down to bad luck! We did not know of the fee increases ourselves until early January.

In the light of the above, may I request a cheque for £500.00 at the time you provide the additional information.

Yours sincerely

A C PICKERING
Principal Administrative Officer

Messrs. Healey & Baker,
29 St. George Street,
Hanover Square,
LONDON
W1A 3BG

B.Smith

DPBCS/JH
H16/1173/93

SBG/SP/TH5

31 May 1994

Dear Sirs,

RE: SPALDING - LAND AT SPRINGFIELDS
PLANNING APPLICATION BY SPRINGFIELDS, THORNFIELD HOLDINGS PLC AND TESCO STORES LTD.

Further to your letter of the 27th May 1994, I enclose for your information a copy of the advice from Chesterton Consulting the contents of which were reported verbatim to the Committee following the presentation of the contents of your further correspondence in a similar vein. Consequently, I have no further comments to make on the contents of Peter Johnson's letter dated 9th May 1994.

Yours faithfully,

B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES.

Enc.

315. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Proposal
H16/0247/94 Longhurst Housing Association Limited	O.A.	Dwellings for the elderly at 93-121 Winsover Road, Spalding.
H16/0288/94 Mr & Mrs R J Tinkler		First floor extension at 31 Fairview Way, Spalding.
H04/0308/94 Mrs R Hunt		Residential development at Station Street, Donington.

(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
H14/0108/93 G F Scrupps		Commercial vehicle hire at Crown Hall Farm, Dozens Bank, Pode Hole.
H16/1173/93 Springfields Horticultural Society Limited	O.A.	Retail foodstore with associated petrol filling station, car parking, landscaping and highway works at Springfields Garden Centre, Camel Gate, Spalding.

(Subject to (i) reason 1 being amended to include reference to the proposal being at variance with the East Midlands Regional Policy Guidance; (ii) the addition of the Department of Transport's reasons and (iii) to the Director of Planning and Building Control Services responding appropriately to the reported letter from Healey and Baker in the light of the Council's Consultants further advice.)

Prior to determination of the above application the Director of Planning and Building Control Services read out in full a letter from Healey and Baker, agents for the applicant, concerning the contents of the Director's circulated report and a letter from the Council's consultants, Chesterton's, in response together with his own views and advice on the Healey and Baker letter.

The Director of Planning and Building Control Services further reported on the Department of Transport advice which had now been received, which expressed concern at the possible effects the development would have on the A16/A151 roundabout and therefore recommended refusal at the present time. It was also reported that the proposal was at variance with paragraph 4.16 of the regional policy guidance for the East Midlands relating to retailing developments wherein the guidance in the case of small market towns was that planning authorities should allocate sites in local plans which would enable new food stores to locate in, or at the edge of, the town centres in order to maintain their continuing viability and vitality.

(Councillor C F Fisher declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

HEALEY & BAKER

INTERNATIONAL
REAL ESTATE
CONSULTANTS

29 ST GEORGE STREET
HANOVER SQUARE
LONDON
W1A 3BG
TELEPHONE
071 629 9292
FACSIMILE
071 355 4299

Director of Planning and Building Control Services
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your Ref: H16/1173/93

Our Ref: SBG/SP/TH5

ddi 071 514 2265

27 May 1994

Dear Sir

Spalding - Land at Springfields
Planning Application by Springfields, Thornfield Holdings Plc & Tesco Stores Limited

We are now in receipt of the Decision Notice in respect of the planning application at the above site. We have also received your response to Peter Johnson's letter dated 9th May 1994.

In respect of the latter, we understood that your response would deal with, in detail, those issues raised in the Healey & Baker letter. Your response of 23rd May, however, has failed to address the detail and we would be grateful, therefore, if you could forward to us Chesterton's response and advice to you in respect of these matters.

I look forward to hearing from you on return.

Yours faithfully

Sally Griffiths

SALLY GRIFFITHS

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAY 1994

cc O Dyke Esq - Tesco Stores Limited

HEALEY & BAKER

INTERNATIONAL
REAL ESTATE
CONSULTANTS

29 ST GEORGE STREET
HANOVER SQUARE
LONDON
W1A 3BG
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071 629 9292
FACSIMILE
071 355 4299

BY FAX AND POST: 0775 710772

Director of Planning and Building Control Services
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAY 1994

Attention of	File Nos.
DPO NMM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Your Ref: H16/1173/93

Our Ref: SBG/SP/TH5

24 May 1994

Dear Sir

Spalding - Land at Springfields
Application by Springfields, Thornfield Holdings Plc and Tesco Stores Limited

I refer to the planning application submitted in respect of the above site for which planning permission was refused at the Committee Meeting of 11th May 1994. We are still awaiting the Decision Notice for this and indeed confirmation of the reasons for refusal.

In addition to this we have not yet received a response to Peter Johnson's letter of 9th May commenting on the Officers' Report to Committee which we understood you were to prepare.

I spoke with Mr Blacklock yesterday in respect of these matters and he advised me that the Decision Notice should be issued "fairly soon" but he was unable to confirm whether or not you had responded to Peter Johnson's letter. I have tried to contact you by telephone today without success and I would be grateful, therefore, to have your urgent response as it has been some two weeks since the application was considered at Committee.

Yours faithfully

Sally Griffiths

SALLY GRIFFITHS

ddi 071 514 2265

H16 /1173/ 93

Instruction re Decision Notice

Refuse Permission

Reason I – Amend reason as follows:-

"... continued well being would be at variance with the guidance on retail development as set out in the Regional Planning Guidance for the East Midland Region and contrary to the Lincolnshire Structure Plan, ... centre."

SCA ①

SCB ②

Reason 2 as printed in the report to Ctee

SCC ③

Reason 3 ——— " ———

~~Reason 4~~ ~~" " " " " " " " " " " " "~~

Reason ~~3~~ 4. Until such time as the effects of the development upon the trunk road can be analysed the proposed development would have an adverse affect on the operation of the nearby A16(T)/A151 roundabout.

SCD ④

SCE ⑤

Reason 5. The proposed development, if permitted, would generate ..... per day), the vast majority of which would ..... site. In the absence .... safety.

Take in & amend as set form C/S ~~reason~~.

PTO

Reason 6.

SCF (6)

A large no of vehicles ..... Road A151. It is considered that the right turn .... and long queues which would be formed ..... Trunk Road.

Reason 7.

SCG (7)

It is considered that Camel Gate, ~~is at present inadequate to serve the development~~ which has no footways, street lighting nor a properly constructed carriageway is inadequate to serve the development proposed.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3623
Date received : 09-DEC-93

Received from

Tesco Stores Ltd Property Ltd.

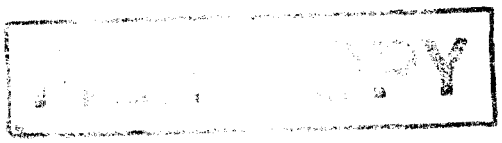
Address

Springfields Garden Centre
Camel Gate
Spalding

Fee paid	£ 3480.00
VAT	£ 0.00
Total received	£ 3480.00

Cash/Cheque : Cheque

Signed.....K. Lowe.....
(Authorised Collector)



BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services

Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3922
Date received : 23-FEB-94

Received from

Tesco Stores Ltd.

Address

c/o Springfields
Camel Gate
Spalding

Fee paid	£	500.00
VAT	£	0.00
Total received	£	500.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)

Calling 'Mr Large'
"YOR" SHIRT & TIE SHOP
32" to 60" waist 38" to 60" chest
Christmas Gift Wrap with our compliments
17 Red Lion Street, Spalding
Tel: (0775) 723806
REMEMBER: "We are Wise to your Size"
9d6141

Lincolns free pr



▲ HOLBEACH brownies take a break from cooking to make some puppets during their open day. (J3433/30A)

SPRINGFIELDS PLANS AT TESCO

SHOPPERS visiting Spalding's Tesco store in Hall Place this week have a chance to view the supermarket's plans to build on part of Springfields' site.

An exhibition outlining proposals for an out-of-town superstore between Camelgate and the new A16 Spalding bypass was set up yesterday.

Tesco bosses and Springfields have struck a partnership which, if planners give the go-ahead, would mean a £1.5m Springfields rescue deal.

Money invested would save the gardens from possible closure and help safeguard the future of the annual Spalding Flower Parade. It would finance the gardens' transformation into a concept called World of Flowers, aimed at families as well as amateur gardeners.

LFP 7/12/93.

SOUTH HOLLAND D.C.
PLAN DEPT.
09 DEC 1993
EF ...1173/93...

Homes t
£6m fac

by MARTIN BURTO

MULTI-MILLION proposals to modernise pre-cast reinforced concrete council homes have won the backing of South Holland councillors.

Brick cladding is expected to extend the life of the 400 factory-built homes into the middle of the next century.

Work is scheduled to start on 90 homes in Donington next year and the project should be completed in early 1999.

The housing committee heard on Wednesday that a survey of the 1950s-built homes by experts PRC Advisory Services had found cracking of concrete panels and corrosion of reinforcements.

Deputy housing director David Showler said rendering the homes could be up to £1 million cheaper and the work could be completed nine months earlier.

But the special renderings used on PRC homes has only been on the market since the mid-1980s and has not been tested by time

He said: "The brick cladding represents the best value for mo

A survey of tenants also s three-quarters backed the cladding option.

PRC Advisory Services report after Donington 21 homes in S were most in need of repair, fo by 81 in West Pinchbeck and Moulton.

The 65 homes in Crowland, Pinchbeck, 42 in Sutton Bridge in Long Sutton had suffered les age.

The last homes to be mode will be 35 in Clarence Gardens burgh Drive and Holyrood Spalding.

To minimise disruption to t the council plans to carry ou modernisation at the same including installing central h new kitchens and windows at



Home Cinema TVs
featuring
DOLBY SURROUND PRO·LOGIC
Toshiba's latest home cinema TVs feature Dolby Pro-Logic Surround – to recreate in your
THE BODYGUARD

HEALEY & BAKER

INTERNATIONAL
REAL ESTATE
CONSULTANTS

29 ST GEORGE STREET
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COPY

PRIVATE AND CONFIDENTIAL

J Curnock Esq
Principal Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Our Ref: PNJ/SP/TH5

16 November 1993

Dear Mr Curnock

Spalding

I refer to our telephone conversation this afternoon and confirm that Mr Oliver Dyke of Tesco Stores Limited and myself will attend a meeting at your offices at 4pm on Wednesday 24th November 1993.

I understand that you have arranged for Mr Brian Smith, the Chief Planning Officer to attend this meeting and we look forward to meeting Mr Smith and yourself on that date.

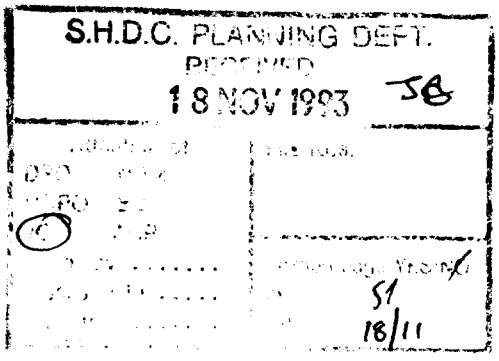
Yours sincerely

PETER JOHNSON
ASSOCIATE

cc B Smith Esq - Chief Planning Officer, South Holland District Council

O Dyke Esq - Tesco Stores Limited

Fiw



WITH COMPLIMENTS

HEALEY & BAKER

INTERNATIONAL
REAL ESTATE
CONSULTANTS

29 ST GEORGE STREET
HANOVER SQUARE
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W1A 3BG
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071 355 4299

Brian Smith Esq
Director of Planning and Building Control Services
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT
24 MAR 1994
REF H16.1173.94

Your Ref: H16/1173/93

Our Ref: PNJ/SP/TH5

22 March 1994

Dear Mr Smith

Spalding - Land at Springfields
Application by Springfields, Thornfield Holding Plc & Tesco Stores Ltd

I refer to the meeting held at your offices on 9th March 1994 when we had the opportunity of discussing the outstanding information required by the Council to enable your Committee to determine my client's planning application at the above site.

Once again many thanks for arranging to meet with the Chairman and Vice Chairman of the Planning Committee along with your various colleagues who were also in attendance.

I also refer to the Article 7 direction issued by your Council on 31st December 1993 and the Regulation 4 direction of the same date requesting additional information to validate the planning application submitted on 9th December 1993.

I thought it would be of assistance to list the various matters on which you have requested additional information and confirm details of the additional material already submitted and the position as regards outstanding matters.

31st December 1993 - Article 7 Direction

1 Means of Access

Plan 3092/A7F was submitted to the Council on 3rd March 1994. This forms part of the application and indicates the proposed means of access to the development.

2 Parking and Internal Circulation

This information is also set out on plan No.3092/A7F.

AMSTERDAM BARCELONA BERLIN BOLOGNA BRUSSELS BUDAPEST CHANNEL ISLANDS DÜSSELDORF FRANKFURT GLASGOW HAMBURG LISBON LONDON MADRID MILAN NEW YORK PARIS PRAGUE STOCKHOLM
ASSOCIATED OFFICES EUROPE: ATHENS BELFAST COPENHAGEN DUBLIN ISTANBUL VIENNA WARSAW ZÜRICH
ASSOCIATED OFFICES WORLDWIDE: ARGENTINA BRAZIL CANADA CHILE JAPAN MEXICO UNITED STATES
CITY OF LONDON: 27 AUSTIN FRIARS LONDON EC2N 2AA TELEPHONE 071 628 4361
A LIST OF PARTNERS' NAMES IS AVAILABLE AT THE FIRM'S PRINCIPAL OFFICE 29 ST GEORGE STREET HANOVER SQUARE LONDON W1A 3BG TELEPHONE 071 629 9292

3 Siting and External Design of Foodstore

At the meeting held at your offices on 21st February 1994 drawings were submitted indicating the proposed elevational treatment of the foodstore building. These drawings were No.3092/A8A, A9A, A10A and A11A.

As we indicated at the last meeting held at your offices these drawings are submitted for illustrative purposes only. I understand that you are content with the form of the building as proposed on these drawings. As we emphasised to you the final form of the building may alter slightly due to the changing requirements of the proposed operator of the store. Any minor revision to the proposed elevation can be dealt with at the time of the submission of reserved matters.

4 Siting of Petrol Filling Station

Plan No.3092/A7F demonstrates how the petrol filling station (PFS) will be accommodated within the site.

5 Landscaping of Site Including Car Parking Area

As part of the application submitted on 9th December 1993 plan No.1901/IC - prepared by Donaldson Edwards Partnership - demonstrates how landscaping will be implemented as part of this proposal.

6 Means of Surface Water Disposal

In our letter to the Council of 17th February 1994 details were given of the discussions which have been held between our client's engineers and relevant authorities dealing with surface water disposal. As indicated the consultants do not envisage any difficulty in dealing with this matter.

31st December 1993 Regulation 4 Direction

1 Traffic Impact Analysis

We enclose four copies of our client's preliminary traffic impact analysis which has been prepared on their behalf by Ove Arup & Partners. This document has been prepared following discussions between our client's Engineers and Officers at the County Council and Department of Transport.

2 Surfacing of Car Parking, Service Yard and Petrol Filling Station forecourt

At the meeting held at your offices on 21st February 1994 drawing No.3092/A13 was supplied to you indicating the

proposed surfacing of the car parks. This document is illustrative and we suggest should be the subject of conditions attached to any outline planning permission. These details can be resolved at the time of the submission of reserved matters to your Council.

3 Goods Vehicles Manoeuvring within the Service Yard

At the meeting held at your office on 21st February 1994 the "swept path analysis" plans produced by Ove Arup & Partners were tabled. There were some reservations expressed in respect of the junction onto Camel Gate. The layout plan was subsequently amended to accommodate these comments and our client's traffic engineers are of the view that the junctions as now drawn are safe and adequate to accommodate articulated vehicle movements.

4 Hours of Operation

This matter was dealt with in our letter to you of 17th February 1994.

5 Location of Parking of Refigurated Lorries

These vehicles will be accommodated within the service yard indicated on plan No.3092/A7F.

6 Noise Attenuation/Insulation

At our meeting on 3rd March 1994 you commented that any plant associated with this proposal was unlikely to cause any problems particularly due to the remoteness of any residential properties. I suggest that this matter is dealt with as a condition to the outline planning permission and details are submitted as part of the reserved matters.

Springfield/Tesco Partnership

In your letter of 4th January 1994 which enclosed the Article 7 and Regulation 4 Directions you requested further information on the relationship between Springfields and Tesco. We have, of course, discussed this matter at great length, particularly at the last meeting held at your offices on 9th March. Mr Dobbs, Chairman of Springfields, did provide you with a letter at that meeting setting out the background to Springfields and the needs of the organisation to secure sufficient capital to ensure the long term future of the Gardens. Springfields also indicated that they would be willing to enter into a formal agreement with the Council to ensure that any money forthcoming from the sale

of land in connection with the application proposal would be invested in Springfields Gardens.

A number of points were raised at our meeting on 9th March 1994 and I set out below our client's response to them.

I am instructed to confirm on behalf of Springfields that, without prejudice, if the District Council are minded to grant planning permission for the application proposal then the Springfields Horticultural Society Limited, a Registered Charity, would enter into a Section 106 Agreement to provide the following:

a Springfields Horticultural Society Limited setting up a joint account with South District Council, to deposit £1.5m for the specific purpose of reinvesting the monies and interest accrued thereon into Springfields Garden Centre for the purposes of implementing the scheme of works referred to below. These works would be undertaken as soon as possible and certainly within two and a half years.

b Springfields Horticultural Society Limited would set up a second specific account to hold an annuity of £750,000 to guarantee the future of Springfields and to undertake its aims and objectives, including the organisation and promotion of the annual Flower Parade.

The monitoring of the second account could, if necessary, be supervised by a separate Trust and we would be prepared to invite South Holland District Council to nominate Trustees onto the Trust.

At our meeting on 9th March 1994 questions were raised by your Chairman and colleagues about the attempts which Springfields have made in the past to generate sufficient investment income to secure the long-term future of the Gardens.

Since 1987 Springfields Board have been active in their attempts to secure sufficient funds to redevelop the Gardens which, after thirty years, are in need of a major overhaul.

The Gardens have failed to generate sufficient revenue to fund the capital investment required. The bulb industry which was the original backer of the Gardens are unable to help. In 1988 consultants confirmed that the Gardens required major investment and suggested a business plan and new design. The Springfields Board, at that time, were not prepared to take the risk of investing in the scheme as proposed as it was to be self financing and relied on bank borrowings. Springfields are of the

view that in the light of the subsequent recession this decision proved correct.

In 1988 the Royal Horticultural Society, Wisley were approached with a view to them taking over the Gardens and injecting capital. After investigation the offer from Springfields was declined on the grounds that the capital required for upgrading the Gardens and covering running costs of a labour intensive garden were unacceptable.

In 1988 an offer was received to develop a residential nursing home on that part of the Springfields Site used as the Arena. However the return from the sale of this land was insufficient to meet the level of capital required to invest in the site.

In 1989 the restaurant located within the Gardens was sold and the proceeds invested in improved catering facilities and the now established Exhibition Complex.

Also in 1989 a joint planning application was submitted to the District Council for the construction of a petrol station/travel lodge. You will recall that your Council resisted this proposal on the basis that it was premature in respect of the line of the by-pass. There is now no interest for such development at this site.

In 1991 the Exhibition Hall was opened and this has generated some revenue for the Gardens. Also in 1991 Thornfield Developments were engaged to secure a joint partner for development and re-investment in the Gardens.

In 1993 terms were agreed between Tesco Stores Limited and Springfields for the acquisition of part of the Springfields Site and the joint application which is now before your Council was prepared. This proposal will secure the future of Springfields, the Flower Parade and fully finance the new capital works and a trust fund for working capital as set out above.

If the application which is now before your Council does not receive planning permission then Springfields are unlikely to generate sufficient capital to continue in its present form and the registered charity would not be able to carry out its aims and objectives.

If the Gardens close as a result of an inability to make essential capital investment it is unlikely that any future purchaser of the site would be willing or able to make the necessary investment to retain Springfields in its existing or improved form. This will be a serious loss to Spalding and the District as a whole.

Alternative forms of commercial development have been considered but in terms of the state of the market it is unlikely that any other form of commercial development on the site would generate sufficient capital as compared with that which will be derived from the construction of the proposed foodstore.

I set out as document 1 attached to this letter the proposed business plan for 1995-1998 envisaged by Springfields subject to planning permission being granted for the foodstore. This should be considered in conjunction with the attached plan No.1901/9 and Phasing Plan which has been prepared by Donaldson Edwards Partnership. This schedule of works and the attached plan can be incorporated into a formal legal Agreement to ensure that the works are undertaken by Springfields.

25th January 1994 - Regulation 4 Direction

On 25th January 1994 under Regulation 4 you requested further information in respect of retail matters in connection with this proposal. This element of the proposal was discussed at length with yourselves and Mr Peter Wilks of Chesterton, your appointed retail consultants, at the meeting on 9th March 1994.

There are a number of matters arising in respect of retail issues and I deal with these as follows.

We have, of course, had regard to the studies produced by Chesterton on behalf of the District Council 1990 and 1991.

The basis for our analysis of the likely effects of the new town centre proposal and the proposed Tesco Store has been to adopt some of the assumptions made initially by Chesterton in their first capacity study for the District Council.

Preliminary tables were given to you prior to our last meeting and we did discuss them at length. Since that meeting we have had the opportunity of looking at this matter more closely and have revised a number of the figures in the light of better and more up-to-date information.

I attach as Document 2 Table 1 which is entitled Generated Expenditure.

To be consistant we have adopted the 0-10 minute and 10-20 minute isochrones prepared by Chesterton in 1990. At our last meeting we did table an isochrone plan which has been prepared by Ove Arup & Partners which indicates the same drive times based on the Springfields site and taking into account the by-pass. You agreed that these isochrones did not differ so substantially as to have any material effect on the likely population within the different isochrones.

Peter Wilks of Chesterton has supplied us with revised population estimates for the two isochrones which appeared in the Chesterton report. These revised population estimates are derived from the 1991 Census.

The generated expenditure figure which appears on the second line of the table is based on the national average expenditure as set out in the Explanatory Volume published by the Unit for Retail Planning Information (URPI). The ultra longterm growth projections have been applied to the 1994 figure to give an indication of the likely expenditure per capita at 1996 and 1997.

The third line which appears on Table 1 indicates the level of generated expenditure within the respective drive bands as existing and at 1996 and 1997.

I appreciate that using national expenditure figures and growth rates does not reflect the particular local characteristics of this part of Lincolnshire but in terms of the advice contained in PPG6 these figures give a broad indication of the likely generated expenditure levels at the design years for the town centre foodstore proposal and the Tesco proposal.

I attach as Document 3 Table 2 which sets out the projected turnovers for affected facilities within the 0-10 minute drive time from the town centre. The final three columns of this table indicate the existing turnovers of the large foodstores and other convenience floorspace within Spalding. The penultimate column sets out the situation which I consider will arise following construction of the proposed town centre large foodstore and the final column is an indication of the trading patterns of these facilities following the opening of the Tesco at Springfields.

Table 2 indicates the position likely to arise in respect of the various facilities as follows.

The existing in-town Tesco Store at Hall Place has a turnover of approximately £2m. In 1996 following the opening of the proposed town centre foodstore it will experience some transfer of trade to that new store. I have assumed that when the Tesco Store opens at Springfield that the in-town store will be closed.

At our last meeting your Chairman asked that we investigate what might happen to the existing in- town store. I have discussed this with my colleagues at Healey & Baker who deal with retail agency matters in Spalding. There view is that due to the form of construction of the store it will readily split into two or three individual shop units or alternatively a tenant could be found to occupy the whole of the property.

For reasons of market confidentiality I am unable to set out in this letter the identity of those traders seeking representation

in Spalding. However, if this information would assist you then it can be given to your Chairman and yourself on a confidential basis.

Tesco Stores Limited are also in a position to offer favourable terms to a prospective tenant in this unit if that would assist in its disposal. The company have a long lease on part of the building and own the freehold of the remainder. Therefore, the Company are in a strong position to dictate the future use of this building and the nature of the tenant.

With regard to the existing Gateway Store in the town centre I consider this store to be trading very well and above the Company average for similar facilities. I have assumed that following the opening of the town centre scheme the Gateway Store will experience some withdrawal of trade which acquaints to about 15% of its existing turnover. Following the opening of the Tesco Store at Springfields again there will be some withdrawal of trade as shoppers recognise the increased competition and choice which is available to them in that three large foodstores will be available at which to undertake their bulk food purchases.

The Gateway at Wardentree Lane is trading poorly and below the Company average. I have assumed that in 1996 following the opening of the town centre scheme the operators of Gateway would consolidate their representation in Spalding and concentrate their efforts on the town centre store. As we discussed at our last meeting it may be that the existing Gateway Store at Wardentree Lane may be subdivided and occupied by another retailer. However, we are not in a position to comment as to whether that retailer would be a convenience or comparison goods operator.

I have assumed a turnover for the existing town centre Co-op which is broadly comparable with the average for this organisation. As the table indicates in the last two columns the store will experience some trade withdrawal as a result of the opening of the town centre scheme although these levels of trade will be minimal.

With regard to the town centre foodstore I have assumed that it will have a net trading area of 25,000 sq. ft. net and a turnover of £660 per sq. ft. (1991 prices). This gives a total turnover for that store of 16.5m. I recall that Mr Wilks of Chesterton considered this to be of the right order.

I have assumed at 1997 that with the opening of the Tesco Store at Springfields there will be some trade withdrawal from the town centre store and this trade will be transferred to the Tesco Store. Notwithstanding this impact level the town centre foodstore will continue to trade well. In the absence of the operator for the town centre foodstore being identified I have

made these assumptions which I consider to be realistic.

The Tesco Store at Springfields will have a net trading area of 21,000 sq. ft. net and I have assumed a turnover figure of £595 per sq. ft. (1991 prices). This gives a total turnover of £12.5m at 1997.

The effect of the development of the town centre foodstore and the Tesco Store will be to retain a greater proportion of the trade generated by Spalding and its immediate catchment area. This will be because there is greater choice for the shoppers in the town centre and there will be increased competition between the various operators of the store now located there and those who propose to come into the town.

It is clear that a number of existing Spalding residents make long trips to superstores such as Morrisons at Stamford and to Tesco at Boston as they search for facilities of a high standard providing a comprehensive range of goods and services associated with modern large foodstore development.

By way of indication I draw your attention to the fact that in 1994 the total turnover of the town centre (excluding Gateway at Wardentree Lane) would be £21.9m. In 1997 that town centre turnover, largely due to the construction of the town centre scheme, would have increased to £28.2m. The overall town centre convenience goods turnover would have therefore increased by approximately 22% and residents will have the benefit of a large Tesco foodstore conveniently located at the edge of the town.

In the course of preparing the figures set out in the table we have, of course, had regard to other facilities in the extended Spalding catchment area, particularly those at Holbeach. We have visited the two most important convenience outlets in that centre namely the Gateway and Co-op Stores. It us our view that these facilities trade very well, demonstrated by the high level of usage of the car parks and the range and quality of the goods available.

It is likely that with the opening of the large foodstore in the town centre of Spalding that there will be some trade withdrawal from these facilities as customers will consider that the town centre foodstore is a more attractive facility at which to undertake bulk food shopping. It is unlikely that the opening of the Tesco Store at Springfields will result in any further trade withdrawal from these stores at Holbeach. It is more likely that any trade diverted to Spalding from Holbeach as a result of the town centre store may be re-diverted to Tesco at Springfield as the Tesco Store will constitute an intervening opportunity for shoppers from Holbeach to Spalding. Holbeach also serves a largely local function in terms of its convenience and comparison goods outlets.

When we met on 9th March there was some discussion about the necessity to undertake a shoppers survey in connection with the Springfields application. For the reasons which I gave at the meeting I do not think it would be appropriate to undertake a shoppers survey at this stage.

You indicated that the town centre foodstore scheme is about to be given detailed planning permission and you envisage construction of this store commencing in May 1994. As the figures which I have produced in Table 2 indicate the town centre proposal will have a profound effect on trading patterns of convenience goods outlets in Spalding and within its catchment area.

In the absence of the identity of the foodstore operator being known we have had to make assumptions on the likely trading effects of this store. There will be some redistribution of shopping trips amongst existing foodstores and that proposed on the station site. As a result it will be inappropriate to undertake a survey at this stage because a town centre foodstore will create a period of uncertainty in terms of the trips undertaken by shoppers in the Spalding catchment area and any survey results would not accurately reflect a stable trading position at the time of the opening of the Tesco Store at Springfields.

Conclusions

I trust that the above information is sufficient for the application to now be validated and proceed towards determination by the relevant Committee of the Council. We remain of the view that this proposal, incorporating the substantial improvements to Springfields safeguarding its future, and the construction of the foodstore to be operated by Tesco has substantial benefits for Spalding and its surrounding area.

The improved Springfields Gardens will result in the attraction of substantial levels of visitors to Spalding which will have a spin-off effect on the town centre in terms of additional trade attracted to it which will be to the benefit of other facilities available within the town centre.

The Tesco Store will substantially increase competition between existing traders in Spalding which will be to the benefit of shoppers in the area as encouraged by relevant Central Government advice contained in PPG6. The store will also assist Spalding in retaining a substantial element of convenience goods trade which is now lost from the centre and the immediate catchment area to stores some distance away outside the District Council boundary. The figures which have been submitted to you demonstrate that the town centre of Spalding will continue to be vital and viable and the overall turnover of the town centre will

be substantially higher following the opening of the Tesco Store.

As such, we consider that the application is compatible with the aims and objectives of your Council's policy and those of the County Council.

Please do not hesitate to contact us if you require any additional information to assist in the determination of this application.

Yours sincerely

Peter Johnson

PETER JOHNSON
PARTNER

cc P Wilks Esq - Chesterton
C Briggs Esq - Lincolnshire County Council

HEALEY & BAKER

INTERNATIONAL
REAL ESTATE
CONSULTANTS

29 ST GEORGE STREET
HANOVER SQUARE
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W1A 3BG
TELEPHONE
071 629 9292
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071 355 4299

The Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT.
09 DEC 1993
REF 1173/93

Our Ref: PNJ/SP/TH5

9 December 1993

Dear Sir

Spalding - Springfields
Land Bounded By Springfields Garden Centre, Camel Gate, Holbeach Road and Spalding By-pass

We act on behalf of Springfields Horticultural Society Limited, Thornfield Holdings Plc and Tesco Stores Limited. We are instructed to submit to your Council a planning application for the following development;

> "Erection of a retail food store with associated petrol filling station, car parking, landscape and highway works."

We enclose four completed planning application forms, site location plans, relevant certificates under article 12A of the General Development Order 1988 (as amended) and a cheque for £3,000 in respect of the relevant planning application fee.

We also include with this application sixteen copies of the following drawings. With the exception of the site location plan this information is included for illustrative purposes only and does not form part of this outline planning application.

Drawing numbers

Site location plan (2)
Illustrative layout 3092/A7D
Illustrative layout 3092/1A
Illustrative landscape plan 1901/1A.

Background to the scheme

Springfields show garden was opened in 1965. The gardens which were very much a product of that age reflected the healthy state of the horticultural industry around Spalding at that time. The garden provided a useful showcase for both producers and the public who were able to see a full range of bulbs.

Over the past five years Springfields has suffered from declining visitor numbers, falling income in real terms and rising costs for both staff and maintenance. The Gardens are in decline and the operators of Springfields are extremely concerned about the medium and long term future of Springfields.

In response to the challenge which faces the garden the operators of Springfields have decided substantially to improve the facility and enhance its appeal to visitors into the next century.

A partnership has been established with Tesco Stores Limited to provide finance to rebuild and enhance the gardens with modern visitor facilities. In order to secure the necessary finance package to ensure the long term success of Springfields the scheme proposed will involve rationalisation and consolidation of the existing area devoted to the gardens and the construction of a foodstore to be operated by Tesco on part of the existing site.

The two aspects of this proposal, that is to say, the improvements to the Springfield Garden and the construction of the Tesco foodstore, will bring substantial benefits to Spalding in terms of retaining and ensuring the long term future of an existing local facility and providing a retail facility which Spalding lacks at present.

The Proposal

This application relates principally to the construction of the foodstore and associated facilities which are outlined above. The store proposed will have a gross area of 41,700 sq. ft. (3,874 sq. metres).

The store will be at a single level and provide a full range of convenience goods along with a small element of comparison goods within the store. It will be closely associated to a surface level car park providing 357 spaces. The car park will be landscaped to a high standard as will the remainder of that part of the site to be used for the Tesco foodstore.

The proposal also involves the construction of a six island petrol filling station located near the entrance of the scheme as indicated on the illustrative plans.

The site location plan also identifies the remainder of the existing Springfield gardens outlined in blue. This is the area which will be substantially improved by the substantial investment which Springfield Horticultural Society Limited have set aside for this area of land. These improvements will ensure the Springfield Garden will be an all-year round tourist attraction and ensure the future of the town's Flower Parade.

Planning policy

Prior to submitting this planning application our clients have had regard to the relevant published planning policies to be considered in respect of this application.

In particular, we have had regard to those policies set out in the relevant Structure Plan contained in both the approved plan of 1981 and the most recent amendments of 1992.

This proposal is consistent with policies 23A and 24A of the 1992 Amendments. The proposal complies with the relevant criteria set out in those policies. In particular, the proposal complies with the criteria in policy 24A in respect of access and traffic generation, the scale and character of the proposal and the effect of the proposal on the vitality and viability of nearby town centres as a whole.

With regard to local plan policy we have noted the content of the Spalding and Pinchbeck Local Plan 1985. We note that this policy seeks to restrict any future retail development to the town centre area but are of the view that this policy is inconsistent with more relevant Central Government advice which specifically encourages competition between different forms of retailing, including those at the edge of centre and out of centre, where such proposals will not harm the vitality and viability of existing town centres.

More recently we note that your Council have published South Holland 2000, the South Holland District Local Plan First Consultation.

We note the comments at page 37 of the document with regard to retailing in South Holland. Your Council recognise that as there is no regional or sub-regional shopping centre in South Holland, centres such as Peterborough, Kings Lynn and other larger centres will continue to attract shoppers from South Holland. The policy states that South Holland's towns will never compete directly with these larger shopping centres.

Policy RE1 reflects the latest policies set out in the Lincolnshire Structure Plan Amendment 1992. We also note the additional comment in paragraph 5.8 attached to policy 24A where your Council state that due to the small scale of existing retail activity and the district's fragile competitive situation in relation to larger centres, it is unlikely that permission will be granted for a major new shopping development in accordance with Policy 24A.

We consider that this presumption against the future expansion of retail floorspace within the District is inappropriate and unlikely to be of benefit to Spalding Centre as a whole or the District.

We consider limited weight can be attached to the statutory planning policies contained within the 1985 Spalding and Pinchbeck Local Plan or the latest policies contained in the first consultation draft of the District Wide Local Plan. We therefore suggest that this proposal should be considered against the background of the most recent Structure Plan Policies and Central Government advice on retail development.

With regard to Central Government advice your Council will bear in mind the comments made at paragraph 5 of PPG1. That advice confirms that the planning system should operate on the basis that "applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance."

Paragraph 6 of the document also confirms that it is not the function of the planning system to interfere with or inhibit competition between users and investors in land."

As you are aware in July 1993 the Department of the Environment published the revised PPG6 - Town Centres and Retail Developments.

This guidance emphasises that the planning system should continue to facilitate competition between different types of shopping provision and avoid unnecessary regulation of shopping development while taking into account the important contribution which retail activity can make to secure the vitality and viability of town centres and villages.

The guidance also stresses that a suitable balance should be provided for retail development between town centres and out-of-centre retail facilities taking account of such factors as accessibility and effective competition between retailers that will benefit consumers generally. Local planning authorities should not refuse permission for new retail development outside town centres on the grounds of the effect on that town centre unless there is clear evidence to suggest that the result would be to undermine the vitality and viability of that centre that would otherwise serve the community well.

Highway considerations

The proposed site is located to the north of the existing A151 and to the west of the A16(T) improvement scheme which is under construction and is planned to be completed by mid-1995. The A151 in the vicinity of the site, is to be realigned slightly to the north.

The proposed site access junction with the A151 is a 40m diameter roundabout, rather than a priority junction scheduled to be constructed by the Department of Transport. The roundabout will be a 4-arm roundabout, with the north and south arms providing

access to Camel Gate and Fulney Lane respectively. The roundabout is proposed to be of a standard to accommodate the exected future traffic flows, associated with the Department of Transport scheme including those generated by the application site.

Approximately 120 metres to the north of this roundabout a priority junction on Camel Gate will provide entry/exit to the proposed foodstore. This junction will incorporate a dedicated right turn lane into the site.

Landscape Issues and Improvements to Springfields Gardens

As we have already indicated above this proposal will involve extensive landscaping works to that part of the site to be occupied by the Tesco Store Limited. Planting details are included on illustrative landscape plan 1901/1A. This proposal will lead to substantial and significant improvements to the remaining Springfields Gardens.

The main attractions available at Springfields Gardens have generally been for older visitors with, until recently, few facilities for children and family requirements. The popularity of Springfields has declined in recent years.

The original layout of the gardens was in a relatively open form so as to display extensive beds of flowers and enable visitors to compare varieties. The concept is now very dated and the trend for such facilities is now toward creating themed spaces that appeal not just to visual appreciation but have a diversity in encompassing educational content, green issues and product/material display to relate more to the amateur garden visitor.

The existing garden at Springfields reflects the decline in visiting numbers, the high maintenance cost of an out-dated layout and lack of diverse facilities which are leading to the gardens demise. As a result of decreasing revenue certain areas are closed to the public and often areas look poorly maintained and unkempt.

The joint applicants consider that size is not the significant factor, but quality and innovative design and management must be the way to secure Springfields' future success. This places a heavy demand on capital investment to facilitate these improvements.

The opportunity now presents itself for a revitalisation of Springfields and substantial investment of capital leading to the renaissance of the Springfields Gardens.

Retail issues

We have examined the work which has been undertaken on behalf of

the district Council by Chesterton. This has included the reports prepared in 1990 and 1991 respectively.

We consider that the reports prepared by the Council's consultant are unduly pessimistic with regard to the amount of trade which is available to support convenience goods retailing within Spalding and its catchment area.

It is clear from the work which Chesterton undertook that there is a substantial outflow of trade from Spalding to centres some distance away providing modern free standing large convenience goods stores catering for predominantly car borne trade.

Coupled with the lack of choice and competition in Spalding we are of the view that the proposal subject of this application will complement existing and proposed foodstores in Spalding town centre whilst catering for an unfulfilled demand by customers who are leaving the town centre to find similar facilities as that proposed elsewhere.

This proposal will not have any harmful effects on any interest of acknowledged importance or the vitality and viability of the town centre as a whole. The effect of this proposal on existing individual retailers is not a sufficient reason to refuse this application as set out in the advice contained in PPG6.

Planning benefits

The joint applicants consider that there are a number of benefits which will arise from this proposal. These are as follows:

i The proposal will improve the choice of foodstore available to those within the Spalding catchment area.

ii The proposal will improve competition between large foodstore operators in Spalding which will be to the benefit of shoppers within the town centre.

iii The proposal will be readily accessible to those living in Spalding and the surrounding area due to its location in close proximity to the by-pass which is under construction.

iv The proposal will not have any harmful effects in terms of safety or the capacity of the highway network. The proposal will also be available for some walking trade and bicycle access.

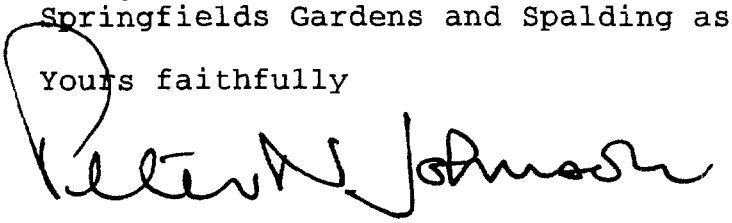
v The Gardens are of national and local importance. The proposal will lead to substantial investment of £1.5m in the existing Spingfields Gardens which will ensure their survival and guarantee its long term future.

vi The foodstore proposal will create a significant level

of employment. The store itself will employ between 250-270 people and, due to ensuring the long term success of Springfields Gardens, that facility will also provide employment.

We look forward to receiving acknowledgement of this application from you and confirm that our joint clients look forward to discussing this matter with you further and hope that you will recognise the benefits which this proposal will bring to Springfields Gardens and Spalding as a whole.

Yours faithfully



PETER JOHNSON

ASSOCIATE

0775 726517.

'Cromford',
19, Heathfield Av
SPALDING,
PE11 2PT.

S.H.D.C. PLANNING DEPT.
RECEIVED
17 DEC 1993 SD
FILE NOS.
YES/NO

13th, December, 1993.

OBJECTION

Dear Sir,

Tesco Planning Application

I write with reference to the above planning application. I wish to formally register my objection in the strongest possible terms.

Out-of-town superstores are not the way forward for Spalding or any other town. They have a tremendous adverse effect on town centre trade.

If Tesco was granted permission to build ~~them~~ a supermarket near Springfields it is likely that they would close their store in Hall Place, and other shops could close too. Also I do not believe Spalding has the spending power for another supermarket.

I understand this application is a partnership with Springfields. I appreciate their position, especially as I

WOODLAND recycled paper

am a tourism student ~~of tourism~~ but feel that Springfields ~~remains~~ continues to be a major tourist attraction, and other sources of investment could be sought to further improve the gardens.

As for the argument that this partnership would safeguard the future of the Flower Parade, I thought that this had already been achieved through the tremendous work of the South Holland Spring Festival team.

I therefore urge you to recommend this application is refused permission.

Yours faithfully,

Mr. Stephen Sleight.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H16/1173/93 Received:24-MAR-94 Type:OUTLINE

Name: Springfields Horticultural Society/Tesco Stores Ltd
c/o Springfields
Spalding
Lincs, PE12 6ET

Agent: Healey & Baker
29 St George Street
Hanover Square
London
W1A 3BG

Description: Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works
Location : Springfields Garden Centre Camel Gate
Spalding Lincs

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 In the opinion of the Local Planning Authority the proposed development, by reason of its likely adverse impact upon the vitality and viability of the existing town centre of Spalding and on proposals for its continued well-being would be at variance with the guidance on retail development as set out in the Regional Planning Guidance for the East Midlands Region and contrary to the Lincolnshire Structure Plan, the Spalding and Pinchbeck Local Plan and its review and Planning Policy Guidance Note No. 6 which seek, inter alia, to promote and maintain the vitality and viability of that centre.

2 Furthermore, the proposed development by virtue of its location and reliance upon car borne traffic, would be contrary to the strategy of the Local Planning Authority embodied in the Structure Plan, the Spalding and Pinchbeck Local Plan and Review which seek to promote sustainable development in accordance with the advice contained in Planning Policy Guidance Note No. 13.

3 In the opinion of the Local Planning Authority the proposed development, by reason of its lack of a close functional link with the activities associated with 'Springfields', would be contrary to the Spalding and Pinchbeck Local Plan and Review which seeks to ensure that any future development of that site should maintain that requisite link.

4 Until such time as the effects of the development upon the trunk road can be analysed the proposed development would have an adverse effect on the operation of the nearby A16(T)/A151 roundabout. to the detriment of rd safety.

5 The proposed development, if permitted, would generate a large number of traffic movements (some 5,600 vehicle movements per day), the vast majority of which would need to turn right from Camel Gate into the site. In the absence of a ghost island right turn lane such vehicles would lead to long queues on the public highway, to the detriment of highway safety.

6 A large number of the vehicles would need to turn right into Camel Gate from the Class I County Road A151. It is considered that the right turn lane currently being constructed as part of the Spalding by-pass scheme, would not be adequate to deal with the extra traffic movements and long queues which would be formed to the detriment of highway safety and the interruption of the free flow of traffic on this busy road and possibly on the new A16 Trunk Raod.

7 It is considered that Camel Gate, which has neither footways, street lighting nor a properly constructed carriageway is inadequate to serve the development proposed.

24-MAY-94 AD check....25/5...

Authorised to issue (inc Delegation).....

date 23/5/94

as per HBCs draft.

cc- Director of Planning & Building Control ✓ S.H.D.C, Council Offices Priory Road Spalding

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL
HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: 46551/94/SJ/jyb/c2421
My Ref: CB/PLAN11/SS

Ove Arup & Partners
13 Fitzroy Street
London
W1P 6QB

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

19 May 1994

Dear Sirs

PROPOSED TESCO STORE - SPRINGFIELDS, SPALDING

I refer to your letter of 9 May and the updated traffic information.

I can now confirm that the trip rates are now acceptable and ARCADY indicates some reserve capacity on both roundabouts with minimal queuing.

The proposed arrangements would appear to cope adequately with 1996 traffic levels, however you will need to get confirmation from the D.O.T that they are satisfied with these figures.

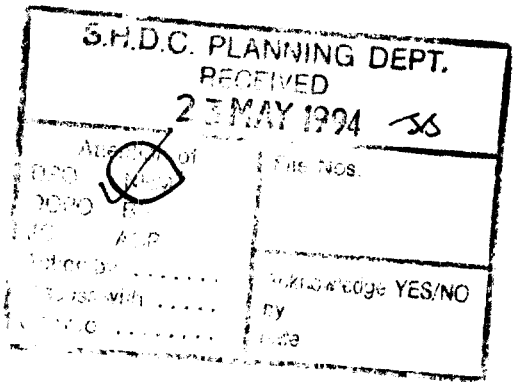
I have forwarded a copy of your layout to my Engineering Consultancy Services to check the design of the roundabout and access to the superstore. These details will need to be correct before I can remove my objections to the current planning application.

I would remind you of the need to show the car parking provision for the remaining Springfield site.

Yours faithfully

C Briggs

Director of Highways and Planning



18642.d51

11th MAY 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0108/93 G F Scrupps	DJR	Refused as recommended.
7	H16/1173/93 Springfields Horticultural/ Tesco	JB	Refused as recommended but reasons to be amended to include DoT advise and decision not to be issued until authorised by DPBCS. DPBCS will amend reasons for refusal and respond to agents letter received on 10th May.
16	H16/0469/93 Mr Frier & Simon Estates	DJR	Application withdrawn.
20	H16/0709/94 Adams & Sons	JB	Deferred as further points need clarification. Meeting required with DPBCS/NRM/Case Officer. Identify acceptable locations if a suitable proposal was submitted.
24	H19/0043/94 Mr & Mrs Markillie	DMG	Refused as recommended.
26	H09/0080/94 H09/0081/94 R Newson	DMG	Refused as recommended. Letter to accompany refusal notices explaining the extent of our concern.
28	H06/0190/94 Status Construction	JB	Grant as recommended.
30	H09/0192/94 A R Chapman	JB	Deferred for site visit.
32	H13/0201/94 Mr Burwell	DMG	Deferred for site visit.
34	H05/0220/94 Mrs Kowalski	DMG	Refused as recommended. Response required to applicants letter received on 10th May.
36	H14/0226/94 Mr & Mrs Woolsey	DJR	DPBCS auth subject to sect 106 obligation as recommended.
38	H13/0238/94 Tinsley Foods Group	DMG	Grant as recommended. Note required to emphasise that permission is only granted for that part of the site as indicated on the plans submitted and that any further extension will require planning permission - CHECK MINUTES. Draw attention to Mr Cooley's admission that he will sell dwelling to company in the first instance.
41	H16/0247/94 Longhurst Housing	DJR	Grant as recommended.
43	H06/0258/94 C Hannah	JB	Refused as recommended.
45	H09/0260/94 P L Ely	DMG	DPBCS auth as recommended.

47 H16/0270/94 DJR Refused as recommended.
Minster General
Housing Association

48 H16/0288/94 PJU Grant as recommended.
Mr & Mrs Tinkler

49 H04/0308/94 DJR Grant as recommended.
Mrs Hunt

12th May 94

Signed: .....
N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H16/1173/93 DATE RECEIVED: 24-MAR-94

TYPE: Outline

DESCRIPTION: Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works

LOCATION: Springfields Garden Centre, Camel Gate, Spalding

APPLICANT: Springfields Horticultural Society Ltd

AGENT: Healey & Baker

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 11 MAY 1994

REASON FOR COMMITTEE CONSIDERATION

The proposed development represents a significant departure from policy.

RECOMMENDATION

A. *Refuse permission on following grounds:-*

1 *In the opinion of the Local Planning Authority the proposed development, by reason of its likely adverse impact upon the vitality and viability of the existing town centre of Spalding and on proposals for its continued wellbeing would be contrary to the Lincolnshire Structure Plan, the Spalding and Pinchbeck Local Plan and its review and Planning Policy Guidance Note No. 6 which seek, inter alia, to promote and maintain the vitality and viability of that centre.*

2 *Further more, the proposed development by virtue of its location and reliance upon car borne traffic, would be contrary to the strategy of the Local Planning Authority embodied in the Structure Plan, the Spalding and Pinchbeck Local Plan and Review which seek to promote sustainable development in accordance with the advice contained in Planning Policy Guidance Note No. 13.*

3 *In the opinion of the Local Planning Authority the proposed development, by reason of its lack of a close functional link with the activities associated with 'Springfields', would be contrary to the Spalding and Pinchbeck Local Plan and Review which seeks to ensure that any future development of that site should maintain that requisite link.*

4 *The proposed development by reason of the anticipated traffic which it would generate and the inadequacy of the* INFORMATION SUPPLIED AND *traffic improvement measures proposed, would give rise to conditions detrimental to highway safety,* INCLUDING THE ADJACENT TRUNK ROAD

B. *Notwithstanding the refusal of permission for this particular proposal, the Council remain committed to supporting the retention of Springfields as an ongoing concern to the extent of encouraging appropriate complementary and alternative development proposals which*

are consistent with the policy objectives as set out in the Spalding and Pinchbeck Local Plan.

C. *That the Council continue to have meaningful discussions with the members and officers of the Springfields Horticultural Society Ltd., with a view to identifying and supporting in principle appropriate development initiatives for the application site and other adjoining land.*

COMMENTS

1 The application was originally submitted in outline but following an Article 7 Direction all matters, save the external appearance of the proposed building, are now an integral part of the application to be determined at this stage.

Essentially the overriding concern, having regard to the policies of the County Structure Plan, the Spalding and Pinchbeck Local Plan (both the 1985 Statutory Plan and the subsequent Review), the policy advice from the DOE and other material considerations, is whether the applicants have established that there are exceptional circumstances to justify granting permission for the proposed development. It should be noted that meetings have been held with the applicants and their agents involving representatives of both Tesco and the Springfields Horticultural Society at both member and other level.

The following are considered to be the relevant issues:-

A <u>Impact upon the vitality and viability of the commercial centre of Spalding, of Holbeach and other towns, and neighbouring village shopping facilities</u>

The applicant has submitted a Retail Impact Study which is summarised below under 'Representations'.

The Authority's consultants, Messrs Chestertons, have assessed this study, having themselves prepared a Retail Study of Spalding for the Authority in June 1990 and in 1991 undertaken an Impact Study in respect of five out of town retail developments in relation to the Spalding town centre. Indeed, it is the opinions of Messrs Chestertons that the findings of those impact assessments, allowing for adjustments in population, expenditure and range of facilities, remains 'robust'.

Their critique of the applicant's study is as follows:-

- The impact study has not presented a thorough assessment of supply and demand for retail facilities, therefore it is not possible to provide a full appraisal of the validity of their study. The study provides estimates of shop turnovers which form the basis of their impact assessment. These estimates of turnover have not been related to the level of available expenditure within South Holland or shopping patterns within the catchment area.
- The turnover estimates for existing food stores in Spalding appear to be very low, and are well below national average

sales densities for food store operators. If the turnover estimates for existing food stores are correct the applicant is implying that the viability of these stores is already marginal.

- The Study assumes that the Gateway food store at Wardentree Lane would close after the Town Centre Scheme is developed by 1996. It suggests that the town centre Tesco store would also close if the Springfields proposal went ahead in 1997. However, the study does not quantify the level of trade diversion from these existing stores, therefore, it is difficult to assess the validity of their assumption that both stores will close.
- Based on the applicants estimates, it appears that other shopping facilities would be vulnerable in the town centre. For example, the Co-op stores would also be vulnerable and could close.
- If the Tesco food store at Springfields is granted planning permission the store could be developed by mid-1995, much earlier than the 1997 expected completion date indicated in the Study. The Market Areas Scheme will take longer to develop; therefore if permitted the proposed Tesco store will undoubtedly have an impact on the potential food store operators' decision to develop a store on the Market Areas.
- It is unclear in the study what would happen if the Gateway store at Wardentree Lane was to remain trading, for example as Gateway's discount operation 'Food Giant', which is a possibility.
- The Study also does not address the possible development of the Fine Arts food store proposal on the Hortico site (the Appeal decision is still awaited), nor does it consider the Co-op's proposal to extend their town centre store.
- The Study is also deficient in its analysis of the potential impact of the store on the range of small traders in the town centre. The 4% impact quoted appears low, especially when compared with the impact predicted on other stores (over 20%). Neither is the impact on village shopping facilities considered, especially for Holbeach.
- The Study has not addressed what impact the Tesco's proposal will not have on the investment decisions of prospective food store operators who may be interested in developing a store on the Market Areas. The Study has not addressed how the vitality and viability of the town centre would be affected if the Market Areas Scheme does not go ahead.

The conclusions drawn by Messrs Chestertons are as follows:-

1 The Study confirms the conclusions of Chesterton's previous retail study for Spalding (October 1991), that there would <u>not</u> be sufficient scope to support an out-of-town food store in Spalding over and above that now proposed for the Market Areas in the town centre.

2 An out-of-town food store would undermine the successful development and establishment of the Market Areas Scheme, which would seriously affect the Council's overall strategy for the town centre.

3 An out-of-town food store may also reduce the willingness among potential new traders to take shop units in the town centre or for existing traders to re-new their leases. The loss of trade will damage confidence among developers and investors. These effects will undermine confidence in the Council's regeneration and enhancement strategy for Spalding Town Centre.

4 If the Council wish to ensure the successful development of the Market Area and other proposals to improve shopping in the Town Centre, we would encourage the Council to refuse the food store proposals at Springfields (and Pinchbeck Road) on the grounds that they will have an adverse impact on proposals designed to maintain and enhance the vitality and viability of Spalding Town Centre.

B Structure Plan Policy

Planning Policy Guidance Note No. 1 introduces a presumption in favour of development proposals which are in accordance with the Development Plan: Section 54A of the 1990 Act states such proposals shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Policy 24A of the Amendment No. 2 (approved January 1994) of the Lincolnshire Structure Plan states:

'Major new shopping development within or adjacent to the urban areas, but outside their centres as may be defined in local plans will normally be permitted where; inter alia,
- The new development would not seriously affect the vitality and viability of any nearby town centre as a whole.'

In view of the conclusions drawn above on the retail impact of the proposed development, it is considered there is a clear objection in terms of this policy provision which material considerations such as the anticipated revitalisation of Springfields and the proposed highway improvements do not mitigate against, either individually or cumulatively.

C Spalding and Pinchbeck Local Plan

The 1991 Review of this Statutory Local Plan (1985) refines the above mentioned Structure Plan provision as follows:-

Policy STC2

Major retailing development will normally only be permitted within Spalding town centre and within the plan period major retailing development will take place within the town centre area of the land identified on the proposals map.

Policy A2 of the Statutory Plan states:

The Council will undertake a study of the development potential of Springfields and its immediate surroundings, with a view to including more detailed planning policies for this area in the plan subsequently. Meanwhile there will be a general presumption in favour of development related to the horticultural, commercial, leisure and tourism functions of Springfields.

This presumption was recreated in the review of the Plan Adopted by the Council in 1991.

The presumption is still operative as to date the development potential of Springfields has not been clearly articulated.

As will be seen from the appellant's representations (reported below) the proposed development envisages a concrete commitment to improve Springfields as a tourist/leisure/horticultural facility.

However, this commitment does not render the proposed development compatible with the policy provision: The relationship, while providing for a perceived public benefit in terms of Springfields, has no obvious functional link in land use terms. To this extent, therefore, the proposed development is contrary to this provision.

The comments advanced above in respect of the Structure Plan provision have the same applicability but with added force as the Local Plan sets the strategic consideration in the context of the promotion of sustainable development.

D South Holland 2000

The Draft District Plan in alluding to policy 24A of the Structure Plan states:

'In view of the small scale of existing retail activity in the District, and the District's fragile competitive situation in relation to larger centres in nearby districts, it is unlikely that permission will be granted for major new shopping development in accordance with Policy 24A'.

The conclusions drawn on the Retail Impact Study reinforces this cautionary approach and while the Plan has only limited weight at present, it is considered, nonetheless, that it adds substance to the objection to the proposed development on policy grounds.

Planning Policy Guidance Note No. 6

Its principal themes are: -

1 Planning Authorities should not refuse permission for development on the grounds of the effect on a town centre unless there is clear evidence to suggest that the result would be to undermine the vitality and viability of that centre as a whole;
2 Town centre development schemes which are considered essential to the future vitality and viability of the centre should not be prejudiced by decentralised proposals;
3 Out-of-town proposals should not put at risk the strategy for the town centre set out in the local plan.
4 A suitable balance should be achieved in providing for retail development between town centres and out of town facilities.
5 Competition between different types of shopping provision should continue to be facilitated.
6 The need to travel should be minimised and transport choices promoted.

Whilst the Authority is committed to an appropriate balance of retail facilities and to an enhanced degree of competitiveness, the conclusion drawn on the likely retail impact of the proposed development echos the concern expressed

in the concluding sentences of paragraph 21 of the note which states: -

'Out of centre retail developments also offer benefits and opportunities that consumers want. But their scale, type and location should not be such as to undermine the vitality and viability of those town centres that would otherwise serve the community'.

Indeed, it is considered that in terms of paragraph 37 of the Note, which stresses that permission should not be refused for such developments unless there is clear evidence to suggest the vitality and viability of a centre would be undermined the evidence is sufficiently conclusive to warrant a refusal of permission.

Planning Policy Guidance Note No. 13

Given the emphasis in this Note on the promotion of sustainable development and that in furtherance of this the advice is tendered that development plans should seek to promote existing centres which are likely to offer a choice of access, particularly for those without the use of a car, there would appear to be a clear objection to the proposed development, especially where, as already stated, the Authority's strategy is likewise orientated towards sustainability.

The Springfields Site

Whilst the applicant has given various undertakings and assurances regarding the revitalisation of Springfields, these do not amount, on the information supplied, to a sufficient guarantee or a quantifiable public benefit which would warrant a departure from the policy objections detailed above.

Highway Considerations

The Director of Highways and Planning has indicated that discussions are in progress with the applicant to secure necessary highway improvements but as yet these have not been finalised. These discussions pre-suppose a Section 106 Obligation and a Section 278 Agreement.

In the circumstances, it is considered an objection to the proposed development should be maintained until agreement has been reached - a course of action which the Director endorses.

REPRESENTATIONS

Spalding Chamber of Commerce & Industry:

- Sympathise with Springfields management in wishing to bring in funding support.
- However, does not accept that yet another supermarket will be of overall benefit to the town.
- The viability of an additional supermarket on the outskirts of the town must be seriously questioned.

Holbeach & District Chamber of Trade & Industry:

- Strongly objects as proposed development would deleteriously affect viability of existing shops in Spalding and other local towns.

Spalding & District Civic Society:

- Proposed development would seriously jeopardise the viability of the traditional town centre and may well prejudice similar development which is proposed for Swan Street/Winfrey Avenue - a more suitable site.
- Also contrary to Council's Planning Policies.

County Highways:

- The proposal, if permitted, would generate large number of traffic movements (some 5,600 vehicle movements per day).
- The vast majority of such vehicles would need to turn right from Camel Gate into the site. In the absence of a ghost island right turn lane such vehicles would lead to long queues on the public highway to the detriment of highway safety.
- Also a large number of the vehicles would need to turn right into Camel Gate from the Class I County Road A151. It is considered the right turn lane currently being constructed as part of the Spalding by-pass scheme, would not be inadequate to deal with the extra traffic movements and long queues would be formed to the detriment of highway safety and the interruption of the free flow of traffic on this busy road and possibly on the new A16 trunk road.
- It is also considered that Camel Gate, at present is inadequate to serve this development in the absence of footways, street lighting and a properly constructed carriageway.

Note: In the event that the applicants finalised and entered into an appropriate Section 278 Agreement under the Highways Act then the Highway objections would be withdrawn.

Dept of Transport: Comments to be reported.

Public: Four objections (one from a local supermarket and three from local residents) on following grounds:-

- Undermine vitality and viability of Spalding town centre. As such, contrary to National and Local Planning Policy.
- Another supermarket unnecessary and cannot be supported by local spending power.
- Adverse effect on Holbeach town centre and also neighbouring villages.

- Financial assistance being offered by developer to Springfields is 'simply another expense, to aid their planning application'.
- Doubtful that further employment will be created given the probable loss of employment elsewhere.
- Purely an exercise in commercial profit.

Applicant:

The proposal has two aspects:-

A Improvements which the proposed development will bring in train to Springfields.

B Benefits to Spalding in terms of retailing.

With regard to A the following points are made:-

- The existing gardens are in decline - high maintenance costs; outdated garden layout; under capitalised; changes in public taste and the horticultural business; and lack of diverse facilities.
- Imperative for economic wellbeing and 'image' of area (including the flower parade) that Springfields future properly secured.
- Springfields Horticutural Society have been seeking to attract capital and redevelop the gardens over a number of years.
- In 1993, the Society agreed terms with the applicant whereby the latter injected capital, in acquiring part of the Springfields site, to secure the future of the flower parade, revitalise the gardens on a more up-to-date thematic concept, with a trust fund being established for the management working capital.
- A Section 106 Agreement could be entered into whereby the proper disbursement of the monies to secure the future of Springfields could be safeguarded.

With regard to B the following points are made:-

- The proposed store will have a gross floor area of 3,874 sq metres with the requisite facilities, including 357 car parking spaces and petrol filling station.
- Proposed store will complement existing and proposed foodstore facilities in Spalding town centre whilst catering for an unfulfilled demand by customers leaving the town for such a facility.
- Proposed store will not affect, adversely, the vitality and viability of the town centre as a whole. Rather, it

will promote more effective and desirable competition.

- The proposed store will address the problem of the substantial outflow of trade from Spalding to other centres - a problem which (it is claimed) is identified in the work undertaken by Chesterton.
- The proposed store will create a significant level of employment - some 250-270 jobs - with the prospect of more employment arising from a revitalised Springfields.
- The proposed store will not have any harmful effects in terms of safety or the capacity of the highway network. Highway improvements are provided for.

With regard, specifically, to retail issues, the applicant has provided an analysis of the impact on existing and proposed shopping provision of the proposed development. The following points are made: -

- The analysis has taken due account of the reports produced by Messrs Chesterton in 1990 and 1991 for the District Council.
- These reports are considered to be 'unduly pessimistic with regard to the amount of trade which is available to support convenience goods retailing with Spalding and its catchment area'.
- The analysis addresses the likely effects on the town centre of the proposed development and the new town centre proposal.
- The assumption is made that the existing existing town centre Tesco store will close when the proposed store becomes operational and that alternative retail uses will be readily found for the town centre store.
- The assumption is made that with the opening of the town centre scheme the operators of Gateway would consolidate their representation in Spalding concentrating on their town centre store releasing their Wardentree site for occupation of other retailers.
- The assumption is also made that if the proposed store came into being, there would be some withdrawal in trade from the proposed town centre store - although the latter will continue to trade well.
- The effect of the development of the proposed town centre foodstore and the proposed store will be to retain a greater proportion of the trade by Spalding and its catchment area. By virtue of enhanced choice and greater competition.

LEJ

HIGHWAYS AGENCY

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My Ref:
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H16/1173/93

Date: 10th May 1994

Director of Planning and Building
Control Services
South Holland District Council
Council Offices
Priory Road
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PE11 2XE

For the attention of Mr J Blacklock

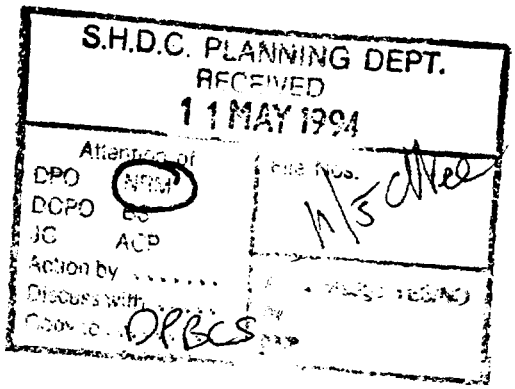
Dear Sir

PROPOSED RETAIL FOOD STORE WITH ASSOCIATED PETROL FILLING STATION, CAR PARKING, LANDSCAPING AND HIGHWAY WORKS AT SPRINGFIELDS GARDEN CENTRE, CAMEL GATE, SPALDING A16 SPALDING - SUTTERTON IMPROVEMENT

I refer to my letter of 27 April 1994 concerning the above.

The proposed development may have an adverse affect on the operation of the nearby A16(T)/A151 roundabout. It is not possible to assess what effects the proposal would have on the trunk road network from the information supplied with the application. I therefore advise refusal of these proposals until such time as the effects on the trunk road can be analysed and proven to have no demonstrable harm for the A16(T)/A151 roundabout.

Yours faithfully

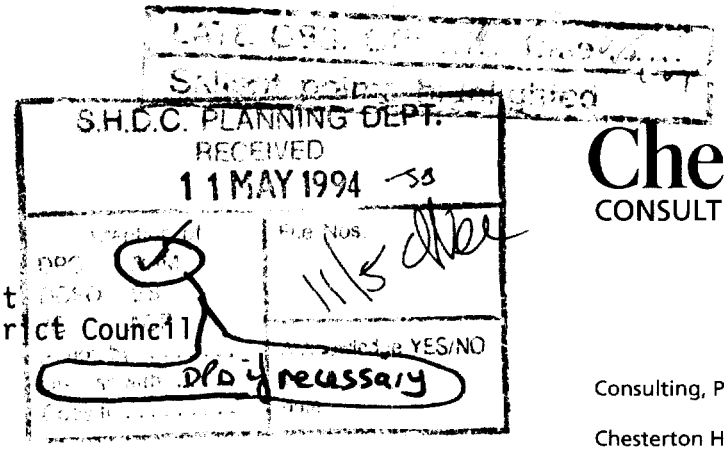


NEIL HANSEN
Lincolnshire Area Team

cc:- Mr C Briggs, Development Control Section, Lincolnshire County Council

Ref: 0398b/pdw

10 May 1994



Mr B Smith
Planning Department
South Holland District Council
Council Offices
Priory Road
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Lincolnshire

BY FAX AND POST

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Dear Jim

SPRINGFIELDS FOOD STORE PROPOSAL

Thank you for sending on Healey and Baker's letter dated 9 May 1994. I set out Chesterton's response to the issues raised in this is letter relating to Chesterton's previous advice. These comments have been made without sight of the committee report referred to by Healey and Baker.

1 General Points

The Healey and Baker letter suggests that Chesterton's analysis has raised a number of 'hypothetical situations', namely, that the Gateway at Wardentree Lane could remain trading and that the proposed Tesco store could open before the Market Areas store. Healey and Baker's assessment has been based on one sequence of events and has not recognised that there are a number of uncertainties. Therefore, their assessment of impact has not examined all the possible future scenarios.

They also imply that there has been a fundamental misunderstanding of the information presented to the Council. We believe that we have understood the information provided by Healey and Baker, however, we do not agree with their interpretation and conclusions drawn from this information.

2 Request for an Impact Study

Healey and Baker have claimed that they were not asked to provide a retail impact study. We clearly indicated to the Council that an impact study was required in our letter dated 24th January 1994. The Healey and Baker letter states (paragraph 3, page 1);

> "...information supplied by Healey and Baker to the Council and Chesterton does not constitute a retail impact study."

However, their letter goes on to say (paragraph 3, page 3):

> "The work undertaken has had regard to the likely impact of the Tesco store on small traders in the town centre. There will not be any adverse impact on town centre traders as a result of the Tesco store proceeding at Springfields."

Cont/d...

These two statements do not appear to be consistent. We are unclear whether Healey and Baker are suggesting that they have undertaken a robust impact study or whether they have made general unsubstantiated comments regarding impact.

3 Estimates of Turnover

Paragraph 1, page 2 of Healey and Bakers letter indicates that their assessment does calculate the level of expenditure available in Spalding's catchment. However, their assessment does not show how this information relates to estimates of turnover.

Healey and Baker indicate that their estimates of turnover are based on company averages and other assumptions made about trading performance. They also claim that existing stores are not 'trading very low'. If one compares Healey and Baker's estimated turnovers with the relevant company averages, we believe that there is evidence of undertrading for some stores, as shown below.

Store	Healey & Baker Turnover 1994	Net Sales Floorspace	Turnover Per Sq Ft	Company Average
Tesco	£ 2 m	5,800	£345	£758
Co-op	£ 1 m	8,000	£125	-
Gateway TC	£14.4m	28,000	£514	£443
Gateway Pinchbeck	£ 7 m	32,100	£218	£443

4 Closure of the Co-op

At Paragraph 3, page 2, Healey and Baker claim that the Co-op store would not close. However, their assessment indicates that this store would have a turnover of only £800,000 in 1997 (only £100 per sq ft net). This trading performance is only a fraction of the average trading performance of similar food store operators, for example Gateway (£439 psf), Budgens (£468 psf), Kwik Save (£486 psf). We believe that, based on these figures, there is a strong possibility that the Co-op store would close.

5 The Fine Arts Proposal

Healey and Baker have correctly pointed out that the Fine Arts and the Co-op extension were not planning commitments, and therefore may not go ahead. Clearly there was, at the time, a possibility that these proposals would be permitted. Therefore, we believe that it would have been appropriate to assess impact with and without these proposals for completeness, particularly as the Fine Arts decision is now out of the Council's hands.

This view has now been borne out with the Inspector's decision to permit the Fine Arts Appeal.

Cont/d...

6 Impact on Holbeach

The Healey and Baker Study did suggest that:

> "It is unlikely that the opening of the Tesco store at Springfields will result in any further trade withdrawal from these stores at Holbeach".

This statement has not been substantiated in the information provided. Given the location of the proposed Tesco store, the proposed by-pass to the east of Spalding, we believe that further trade is likely to be drawn from Holbeach.

7 The Market Areas Scheme

Healey and Baker claim (paragraph 1, page 4) that there is no evidence to suggest that the proposed Tesco store would undermine the successful development and establishment of the Market Areas Scheme. We would suggest that Healey and Baker's assessment shows that there may not sufficient scope to support the Tesco store and the Market Areas Scheme. Their assessment shows that the existing Tesco store in the town centre and the Gateway store at Wardentree Lane would need to close to support both new stores, and that other facilities would be trading much lower than national company averages. This is without the additional trading of the Fine Arts proposal or the Co-op extension.

In view of the comments made above we stand by the recommendations made previously to the Council. If you have any further queries please give me a call.

Yours sincerely

P. Wilks

PETER WILKS
Senior Consultant

LATE OBS: Offr... Date... 9/5
Salient points highlighted

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S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAY 1994 SS

Our Ref: PNJ/SP/TH5

9 May 1994

Dear Sir

Spalding - Land at Springfields
Application by Springfields, Thornfield Holdings Plc and Tesco Stores Limited

We are in receipt of a copy of your Officer's Report to the Planning Committee scheduled to be held on 11th May 1994. We have had regard to the content of the Report on our client's planning application and are disappointed to note that the application has been recommended for refusal.

The content of the report does not, in our view, accurately reflect the information which has been submitted to the Council and its advisors in support of this application. This is particularly so with regard to matters in respect of the potential trading effect of the proposed Tesco Store at Springfields, as set out on pages 8, 9 and 10 of the Report.

Page 8 refers to the applicant having submitted a Retail Impact Study with the planning application. This is, of course, inaccurate as the statistical information supplied by Healey & Baker to the Council and Chesterton does not constitute a retail impact study. This is clearly evidenced by the fact that the tables of figures sent to the Council on 22nd March 1994 do not quantify impact on any existing or proposed retail facility.

Your Report continues on page 8 by summarising a critique prepared by Messrs Chesterton, the Authority's Retail Consultants.

The first criticism implies that the assessment which has been supplied is not thorough in terms of quantifying supply and demand for retail facilities. Our recollection is that following our initial discussions with Officers of the Council we were requested to provide a broad assessment of the likely trading pattern of stores and facilities in the Spalding Catchment Area following the development of the proposed new town centre food store and the Tesco Store.

You say in your critique that the estimates of turnover have not

been related to the level of available expenditure within South Holland or shopping patterns within the Catchment Area. This is inaccurate. Table 1 supplied to you on 22nd March 1994 indicates the level of generated expenditure within the 0-10 minute drive time of Spalding and Table 2 indicates the level of trade retention in that drive band for the years 1994, 1996 and 1997.

Reference is made to the turnover estimates for existing foodstores in Spalding which the Report claims to be very low. We do not agree with this point. The estimates of turnover for existing stores were based on national averages for the Company's involved taken from Retail Rankings 1993 Edition produced by the Corporate Intelligence on Retailing - a well established and respected source of information on turnovers of leading retailers. Assumptions were made in respect of the trading performance of the individual stores involved in terms of how they related to a Company average. There is no implication within the additional information which has been supplied to your Council that all the stores involved in the assessment were trading at "marginal" levels. You will recall that in our letter of 22nd March 1994 reference was made, for example, to the town centre Gateway Store trading at a level above the national Company average.

We do not accept that the figures submitted to the Council indicate that other shopping facilities would be vulnerable in the town centre. There is no suggestion in our assessment that the Co-op Store in the town centre would close.

Your assessment as to the timing of when the proposed Tesco Store could be developed is purely hypothetical. The assessment of the Tesco Store open and trading in 1997, as indicated in the information which we have supplied to the Council is, as we have explained, on the basis of a stable pattern of trading established following the opening of the store.

You suggest that the Tesco Store would be open before the Market Areas Scheme. This directly conflicts with the evidence which we have been consistently presented with by your Officers. For example, you confirmed at the meeting held at your offices on 21st February 1994 that the town centre scheme would commence in May this year. This was confirmed in the minutes of that meeting sent to you on 22nd February 1994. The point was further reiterated in our letter to you of 22nd March 1994 and you have consistently maintained the position that development would commence at the Market Site as soon as detailed planning permission was granted for the proposal.

In your "critique" you raised the hypothetical situation of the Gateway Store at Wardentree Lane continuing to trade as a convenience goods outlet. Whilst this may remain a possibility, it is our opinion that the probability is that the store would close and would be used for some alternative land use or for comparison goods retailing. The applicant is entitled to this

view for the reasons explained to you on a number of occasions.

You also refer to the fact that the Fine Arts Site and the proposal by the Co-op to extend its town centre store have not been taken into account. Neither of these proposals were commitments at the time of the preparation of the data supplied to the Council. It would not, therefore, be appropriate to take account of those proposals.

The work undertaken has had regard to the likely impact of the Tesco Store on small traders in the town centre. There will not be any adverse impact on town centre traders as a result of the Tesco Store proceeding at Springfields. The proposed Tesco Store, as explained to you, will compete directly with similar facilities such as the proposed Market Areas proposal. The alleged 4% impact which you say was "quoted" - and which does not appear in any work which we have prepared or sent to your Council - arises as a result of trade diversion from existing small traders in Spalding town centre to the proposed Market Areas scheme which will have a more direct and potentially threatening effect on existing traders due to its close proximity and it being located within the defined town centre.

You refer to a lack of information on the effects of the proposal on village shopping facilities especially for Holbeach. This point was specifically dealt with on page 9 of our letter dated 22nd March 1994. Your Report is therefore inaccurate and misleading.

The Report refers to the effect of the Tesco proposal on investment decisions of prospective foodstore operators who may be interested in the Market Site and also how the vitality and viability of the town centre would be affected if the Market Areas scheme does not go ahead. We have constantly been reassured by Officers of the Council that the town centre scheme will proceed. The development has full planning permission and, we understand, the support of the Council. There is no reason to assume, therefore, that this proposal will not proceed.

In a number of similar situations Tesco Stores Limited have been faced with the suggestion by local planning authorities that town centre schemes would not proceed if edge of town stores, similar to that proposed in Spalding, were constructed. Invariably, where permission has been granted for those stores to proceed, town centre sites and developers/operators involved have responded and those proposals within town centres have proceeded.

We do not agree with the conclusions drawn by Messers Chesterton set out on page 9 of your Report. The information which we have supplied on behalf of the applicant does not confirm that there is not sufficient scope for the Tesco proposal. On the contrary, it finds that both the Tesco proposal and in-town schemes can proceed, enhancing competition amongst traders within the town centre, to the benefit of shoppers and at the same time

substantially increasing the amount of trade retained in Spalding town centre, increasing overall the turnover of convenience goods outlets in the town centre. There is no evidence to suggest that the proposed Tesco Store will undermine the successful development and establishment of the Market Areas Scheme.

There is also no evidence to suggest that the Tesco Store proceeding would reduce the willingness among potential new traders to take shop units in the town centre. On the contrary, with the construction of the Market Areas Scheme, and a greater trade retention within Spalding and its immediate Catchment Area, potential trade available to other small retailers would increase enhancing the role and function of Spalding town centre and benefitting shoppers in terms of the choice and competition available.

Spalding is a vital and viable centre which will be enhanced by the development of the Market Area Scheme. The Tesco store will not harm that existing vitality or viability nor will it prejudice any future enhancement of improvements within the town centre.

As we consider there is a fundamental misunderstanding of the information which has been presented to the Council and the likely effects of the Tesco Store proceeding, we do not accept that the proposal is contrary to structure plan or Local Plan Policy.

Your report makes reference to Policy A2 of the Local Plan which deals specifically with Springfields and its future. Our clients consider that the proposal to develop a foodstore on part of the Springfields Site is consistent with this policy in that the Agreement between the parties involved with this application and the monies to be devoted to the enhancement of the remainder of the Gardens will substantially enhance the development potential of Springfields and its immediate surroundings.

With regards to the latest policy issued by the Council in South Holland 2000 we remain of the view that the policy stance and reference to policy 24A of the Structure Plan is inappropriate. Spalding and the District as a whole is not in a fragile situation and maintaining the status quo in terms of retail floorspace provision will not improve the District's position in competing with larger centres. The Council's own consultants accept that there is a significant outflow of convenience goods trade from the immediate catchment area of Spalding. The Tesco proposal along with the Market Areas Scheme will retain a substantial amount of this trade now lost as well as providing enhanced competition between traders which will bring benefits to shoppers using the town centre.

We remain of the view that the proposal is consistent with the advice contained in PPG6. In respect of PPG13, the Tesco proposal will retain a substantial amount of trade now leaving Spalding and its immediate Catchment Area (in particular to use stores in locations such as Boston and Stamford,) the proposal is, therefore, consistent with the advice at paragraph 3.9 and 3.10 of PPG13 in that it will offer choice to customers and encourage local convenience shopping.

Your report refers on page 12 to the Springfields Site. It asserts that the guarantees offered with regard to the revitalisation of Springfields do not warrant a departure from the policy objections you have made.

This limited comment on the role of Springfields underestimates the role and function of Springfields Gardens in attracting substantial levels of visitors to Spalding which has an overall benefit to the town. Our letter of 22nd March 1994 explained in detail the difficulties which Springfields have experienced in recent years, and how the proposed investment involved with the development of the Tesco Store will ensure the future of this important facility.

The improvement of the Springfield Gardens is an important material consideration in the determination of this application. Substantial weight should be attached to it, not only in terms of the land use strategy for Springfields Gardens, but for the wider implications of the economic base of Spalding.

Reference is made to County Highways matters on page 13 of the report. Discussions are still continuing between consultants instructed by the applicants and the relevant authorities. Most recently a meeting was held between Messrs Ove Arup & Partners (instructed by the applicants) and Mr Briggs and Mr Kitchen of Lincolnshire County Council on 25 April 1994 . Both Officers of the County Authority are, we understand, satisfied that the issues referred to on page 13 can be satisfactorily resolved. The outstanding information required by Lincolnshire County Council to resolve the Highway matters has now been supplied following the meeting of 25th April. Furthermore the applicants are willing to enter into a Section 278 Agreement under the Highways Act to resolve any outstanding objections.

The Report refers to public objections from a local super market operator and three local residents. The Report does not reflect the wide level of support demonstrated by those who, for example, attended the public exhibition undertaken by Springfields and Tesco Stores in Spalding in December last year.

In view of the comments made above we would ask you to reconsider you recommendation to the Planning Committee. We consider that the information contained in the Report does not justify refusal of planning permission for this proposal which has a number of substantial benefits for Spalding.

This letter has been copied to Councillor Alcock.

Yours faithfully

Healey & Baker.

HEALEY & BAKER

cc Councillor B Alcock

HEALEY & BAKER

29 ST GEORGE STREET
HANOVER SQUARE
LONDON
W1A 3BG
TELEPHONE
071 629 9292
FACSIMILE
071 355 4299

J Blacklock Esq
South Holland District Council
Planning and Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

BY FAX AND POST: 0775 710 772

Our Ref: PNJ/SP/TH5

3 May 1994

Dear Mr Blacklock

Spalding - Springfields Site

I refer to our telephone conversation this afternoon and understand that the planning application submitted on behalf of Springfields, Thornfield Developments Limited and Tesco Stores Limited by ourselves is to be considered at your Planning Committee on 11th May 1994.

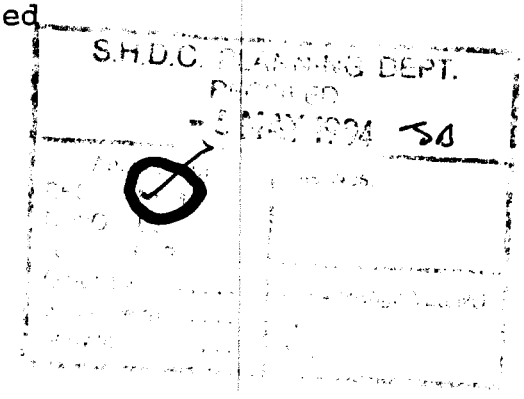
As discussed I confirm that a representative from Springfields will collect a copy of the Officers Report to that Committee on Thursday this week (5th May). I confirm that I would also like to see a copy of the Report on the "Simons" site and also any references within the Report to the proposed town centre scheme.

Yours sincerely

Peter Johnson

PETER JOHNSON ☎: 071 514 2169 (Direct)
PARTNER

cc O Dyke Esq - Tesco Stores Limited
P Atkinson Esq - Springfields



LEJ

LATE OBS: Offr... Date... 3/5/94
Salient points highlighted

HIGHWAYS
AGENCY

Cranbrook House
Cranbrook Street
Nottingham NG1 1EY
Facsimile 0602-~~795743~~ 352479
Switchboard: 0602-350602
GTN: 6202

Direct Line: 352469

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2EX

My Ref:
EMRT F265245
Your Ref:
H16/1173/93

Date: 27th April 1994

For the attention of J Blacklock Esq

Dear Sir

PROPOSED RETAIL FOOD STORE WITH ASSOCIATED PETROL FILLING STATION, CAR PARKING, LANDSCAPING AND HIGHWAY WORKS AT SPRINGFIELDS GARDEN CENTRE, CAMEL GATE, SPALDING A16 SPALDING - SUTTERTON IMPROVEMENT

Thank you for the outline planning application received 5 April 1994 and submitted by Healey and Baker on behalf of Springfields Horticultural Society/Tesco Stores Limited in connection with the above-mentioned facility.

In order to fully assess the implications that the proposed development may have on the surrounding trunk road network further evaluation of the proposals by the Department will be necessary. Therefore to enable an assessment of both the proposed new junction and the likely vehicle generation of the proposed development on the A16 Spalding - Sutterton Improvement currently under construction, I would be grateful if an extension of time could be granted. The Department will make every effort to respond as soon as possible.

If I receive no response to the contrary within 7 working days of the date of this letter I shall assume your agreement to such an extension.

Yours faithfully

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 MAY 1994
URGENT

J J BACH
Lincolnshire Area Team

cc:- C Briggs, Development Control Section, Lincolnshire County Council

FOOD STORE PLANNING APPLICATIONS SPALDING - IMPACT APPRAISAL

1 Introduction

This report provides an appraisal of the statement of retail impact submitted to South Holland District Council by Healey and Baker on behalf of Springfields (Mr Johnson's letter dated 22nd March 1994) and a statement submitted on behalf of Simons Estates and Mr Hugh Frier (Mr Martin's letter dated 25th March).

We have assessed the likely impact that these two food store proposals would have on existing shopping facilities based on the impact figures produced by Healey and Baker and the retail assessments undertaken by Chesterton in 1990 and 1991.

Chesterton were commissioned by South Holland District Council to undertake a retail study of Spalding in June 1990. This study concluded that Spalding could support further convenience goods sales floorspace. A new food store is now proposed on the Market Areas site adjacent to the Town Centre.

In October 1991 Chesterton were appointed to assess the impact of five out-of-town centre retail developments on the vitality and viability of Spalding Town Centre and proposals to redevelop the Market Areas. This report confirmed that an out-of-town food store in Spalding would jeopardise the development of a new food store on the Market Areas and proposals to enhance the vitality and viability of the Town Centre.

2 Critique of Healey and Bakers Impact Study

- The impact study submitted by Healey and Baker has not presented a thorough assessment of supply and demand for retail facilities, therefore it is not possible to provide a full appraisal of the validity of their study. The study provides estimates of shop turnovers which form the basis of their impact assessment. These estimates of turnover have not been related to the level of available expenditure within South Holland or shopping patterns within the catchment area.

- The turnover estimates for existing food stores in Spalding appear to be very low, and are well below national average sales densities for food store operators. If the turnover estimates for existing food stores are correct Healey and Baker are implying that the viability of these stores is already marginal.

- The Study assumes that the Gateway food store at Wardentree Lane would close after the Town Centre Scheme is developed by 1996. It suggests that the town centre Tesco store would also close if the Springfields proposal went ahead in 1997. However, the study does not quantify the level of trade diversion from these existing stores, therefore, it is difficult to assess the validity of their assumption that both stores will close.

- Based on Healey and Baker's estimates, it appears that other shopping facilities would be vulnerable in the Town Centre. For example, the Co-op store would also be vulnerable and could close.

- If the Tesco food store at Springfields is granted planning permission the store could be developed by mid-1995, much earlier than the 1997 expected completion date indicated in the Study. The Market Areas Scheme will take longer to develop. Therefore, the approval of the Tesco store will have an impact on the potential food store operators' decision to develop a store on the Market Areas.

- It is unclear in the study what would happen if the Gateway store at Wardentree Lane was to remain trading, for example as Gateway's discount operation 'Food Giant', which is a possibility.

- The Study also does not address the possible development of the Fine Arts food store proposal on the Hortico site (the Appeal decision is still awaited), nor does it consider that Co-op's proposal to extend their town centre store.

- The Study is also deficient in its analysis of the potential impact of the store on the range of small traders in the town centre. The 4% impact quoted appears low, especially when compared with the impact predicted on other stores (over 20%). Neither is the impact on village shopping facilities considered, especially for Holbeach.

- The Study has not addressed what impact the Tescos's proposal will not have on the investment decisions of prospective food store operators who may be interested in developing a store on the Market Areas. The Study has not addressed how the vitality and viability of the Town Centre would be affected if the Market Areas Scheme does not go ahead.

3 <u>Simons Estates' Statement of Impact Pinchbeck Road</u>

Mr Martin's letter regarding the Pinchbeck Road proposal does not provide any quantitative information on trade diversion or impact. Although the letter concludes that the provision of a 40,000 sq ft gross food store would complement existing and proposed food stores in Spalding Town Centre.

We believe that the impact of this proposal on Spalding Town Centre and the Market Area Scheme will be very similar to that of the Tesco food store. Therefore, there will not be sufficient demand to support a food store of 40,000 sq ft gross at Pinchbeck Road in addition to the Market Areas food store (based on the assumption that there is no food store at Springfields).

4 Conclusions

The Healey and Baker impact study confirms the conclusions of Chesterton's previous retail study for Spalding (October 1991), that there would not be sufficient scope to support an out-ot-town food store in Spalding over and above the Market Areas proposal.

Given the lack of consumer demand we believe that an out-of-town food store would undermine the successful development and establishment of the Market Areas Scheme, which would seriously affect the Council's overall strategy for the Town Centre.

An out-of-centre food store may also reduce the willingness amongst potential new traders to take shop units in the town centre or for existing traders to to re-new their leases. The loss of trade will damage confidence amongst developers and investors. These effects will undermine confidence in the Council's regeneration and enhancement strategy for Spalding Town Centre.

PPG6 suggests that the provision of new food stores will "in many cases" be best located on edge-of-centre sites which allow combined shopping trips to the town centre and are accessible to those without a car. PPG13 also suggests that development plans should seek to promote existing centres which are likely to offer a choice of access, particularly for those without the use of a car.

We believe that the development of a modern food store on the Market Areas is consistent with Central Government advice and would be sufficient to make up any qualitative and quantitative deficiency in food shopping facilities in Spalding.

If the Council wish to ensure the successful development of the Market Area and other proposals to improve shopping in the Town Centre, we would encourage the Council to refuse the food store proposals at Springfields and Pinchbeck Road on the grounds that they will have an adverse impact on proposals to maintain and enhance the vitality and viability of Spalding Town Centre.

END

BRIAN SMITH Dip TP MRTPI District Planning Officer

,ning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Destination Name: Mades r Son

Fax No: Sp. 767525

Your Ref/Contact: James Withyman No of Pages 2

Our Ref/Contact: J Blacklock

Date: 25/4/94

Subject: Tescos/ Springfields application

FAX MESSAGE

Could you please ensure these draft reasons for refusal are refered to Mr. Richard Humphrey (Counsel) as a matter of priority, his comments would be welcome at the earliest opportunity — report being prepared for committee

M16/1173/93

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

RECOMMENDATION

Refusal on following grounds:-

1. In the opinion of the Local Planning Authority the proposed development, by reason of its likely adverse impact upon the vitality and viability of the existing town centre of Spalding and on proposals for its continued well being would be contrary to the Lincolnshire Structure Plan, the Spalding and Pinchbeck Local Plan and its Review and Planning Policy Guidance Note No 6 which seek, inter alia, to promote and maintain the vitality and viability of that centre.

2. Furthermore, the proposed development by virtue of its location and reliance upon car borne traffic, would be contrary to the strategy of the Local Planning Authority embodied in the Structure Plan, the Spalding and Pinchbeck Local Plan and Review which seek to promote sustainable development in accordance with the advice contained in Planning Policy Guidance Note No 13.

3. In the opinion of the Local Planning the proposed development, by reason of its lack of a close functional link with the activities associated with 'Springfields', would be contrary to the Spalding and PINCHBECK Local Plan AND REVIEW which seeks to ensure that any future development of that site should maintain that requisite link.

4. The proposed development by reason of the anticipated traffic which it would generate and the inadequacy of the traffic improvement measures proposed, would give rise to conditions detrimental to highway safety.

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

FACSIMILE TRANSMISSION COVER SHEET

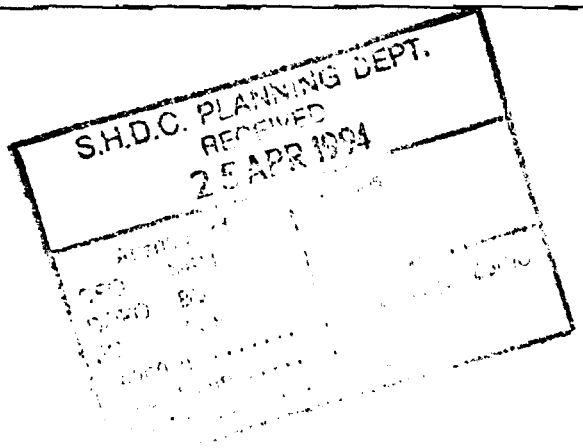
DATE 25 April 1994

TO	FROM
NAME J. Blacklock	NAME Chris Bruges
SHDC.	LCC
ADDRESS Council Offices. Priory Road Spalding	ADDRESS 4th Floor City Hall Beaumont Fee Lincoln LN1 1DN
FAX NO 0775 710772	TELEPHONE NO 0522 55 3127
	FAX NO 0522 553149

NUMBER OF PAGES TO FOLLOW: 3

Kindly telephone us on the above number if any page is unclear.

MESSAGE:



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1173/93

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. Address or location

SPRINGFIELDS GARDEN CENTRE, CAMELGATE/ HOLBEACH RD SPALDING.

3. Name, classification and number of road

I & UC

4. Date application referred 16 - 12 - 93

5. State whether outline, detailed application etc.

OL.

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

RETAIL FOODSTORE WITH P.F.S. CARPARKING, LANDSCAPING & HIGHWAY WORK

7. Delete as appropriate

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:—

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: 25 - 4 - 94 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

Delete as appropriate

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

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

The proposal, if permitted, would generate large number of traffic movements (some 5,600 vehicles movements per day). The vast majority of such vehicles would need to turn right from Camel Gate into the site. In the absence of a ghost island right turn lane such vehicles would lead to long queues on the public highway, to the detriment of highway safety.

Also a large number of the vehicles would need to turn right into Camel Gate from the Class I County Road A151. It is considered the right turn lane currently being constructed as part of the Spalding By Pass scheme, would not be adequate to deal with the extra traffic movements and long queues would be formed to the detriment of highway safety and the interruption of the free flow of traffic on this busy road and possibles on the new A16 trunk

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

Lincolnshire

Form No. H1A/3J

DEPARTMENT OF HIGHWAYS AND PLANNING

To S.H.D.C

Planning Reference H16/1173/93

The following are my observations upon the enquiry under the reference quoted above:—

Cont'd.

It is also considered that Camel Crete, at present is inadequate to serve this development in the absence of footways & street lighting and a properly constructed carriageway.

Note To Committee

The applicants have indicated that they are prepared to carry out the necessary highway improvements to overcome these objections. At present I have not finalised the details with them but it is anticipated that if they are willing to proceed with such negotiations an agreement can be reached. If details are finalised and a Section 278 Agreement is signed before any appeal against refusal then the highway objections would be withdrawn.

Date 25-4-94

Signed J Bannister
Director of Highways and Planning

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1173/93

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. Address or location

SPRINGFIELDS GARDEN CENTRE, CAMELGATE/HOLBEACH RD SPALDING

3. Name, classification and number of road

I & UC

4. Date application referred 16-12-93

5. State whether outline, detailed application etc.

OL.

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

RETAIL FOODSTORE WITH P.F.S. CARPARKING, LANDSCAPING & HIGHWAY WORKS.

7. Delete as appropriate

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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: 25-4-94 Signed: .....
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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Also a large number of the vehicles would need to turn right into Camel Gate from the Class I County Road A151. It is considered the right turn lane, currently being constructed as part of the Spalding By Pass scheme, would not be adequate to deal with the extra traffic movements and long queues would be formed to the detriment of highway safety. The interruption of the free flow of traffic on this busy road and possibly on the new A16

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

Form No. H/A/3J

Lincolnshire
DEPARTMENT OF HIGHWAYS AND PLANNING

To S.H.D.C. Planning Reference H16/1173/93.

The following are my observations upon the enquiry under the reference quoted above:—

Cont'd

It is also considered that Camel Gate, at present is inadequate to serve this development in the absence of footways, street lighting and a properly constructed carriageway.

Note To Committee

The applicants have indicated that they are prepared to carry out the necessary highway improvements to overcome these objections. At present I have not finalised the details with them but it is anticipated that if they are willing to proceed with such negotiations an agreement can be reached. If details are finalised and a Section 278 Agreement is signed before any appeal against refusal then the highway objections would be withdrawn.

Date 25-4-94. Signed [signature] Director of Highways and Planning

HEALEY & BAKER

29 ST GEORGE STREET
HANOVER SQUARE
LONDON
W1A 3BG
TELEPHONE
071 629 9292
FACSIMILE
071 355 4299

BY FAX AND POST: 0775 710772

Director of Planning and Building Control Services
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your Ref: H16/1173/93

Our Ref: SBG/SP/TH5

24 May 1994

Dear Sir

Spalding - Land at Springfields
Application by Springfields, Thornfield Holdings Plc and Tesco Stores Limited

I refer to the planning application submitted in respect of the above site for which planning permission was refused at the Committee Meeting of 11th May 1994. We are still awaiting the Decision Notice for this and indeed confirmation of the reasons for refusal.

In addition to this we have not yet received a response to Peter Johnson's letter of 9th May commenting on the Officers Report to Committee which we understood you were to prepare.

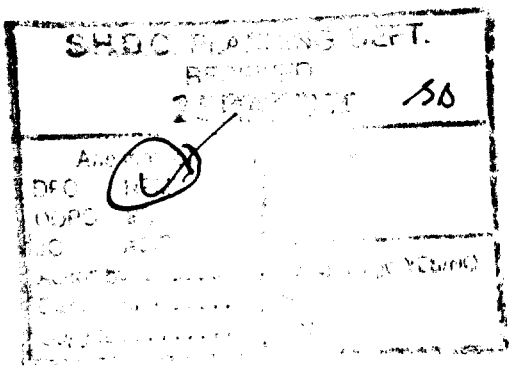
I spoke with Mr Blacklock yesterday in respect of these matters and he advised me that the Decision Notice should be issued "fairly soon" but he was unable to confirm whether or not you had responded to Peter Johnson's letter. I have tried to contact you by telephone today without success and I would be grateful, therefore, to have your urgent response as it has been some two weeks since the application was considered at Committee.

Yours faithfully

Sally Griffiths

SALLY GRIFFITHS

ddi 071 514 2265



COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: -
My Ref: IDK/TRAN/5/P1/419/LMS

COPY LETTER
Healey & Baker
29 Hanover Street
London
W1A 3BG

For the attention of Mr P Johnson

For further information contact
Mr I D Kitchen
Telephone Lincoln (0522) 553120

18 April 1994

Dear Sir

DEVELOPMENT AT SPRINGFIELDS, HOLBEACH ROAD, SPALDING

Please find below my preliminary comments on the Traffic Impact Appraisal for the above development prepared by Ove Arup and Partners.

In the absence of any capacity assessments at this stage, it is not possible for me to make any definitive comments on the suitability of the proposed access arrangements. However, the following comments relate to specific issued raised in your TIA.

Firstly, I note that in paragraph 5.3 a combined trip rate of 12.2 trips/100m² GFA has been used. This would appear to be on the low side. My own analysis of TRICS along with existing sites surveyed in the County, would suggest a figure near 16 (using an 85th percentile approach). If a value substantially lower than this is to be used, then it will need to be supported by a TRICS printout.

Of a more general concern is the confidence in the data supplied by the Department of Transport regarding the impact of the Spalding-Sutterton Improvement on Holbeach Road inside the bypass. From the proof of evidence into the traffic assessment for the scheme presented at the Public Inquiry, it appears that the DoT's traffic model was based on volumetric surveys last conducted in October 1988 and O & D surveys last carried out on the A151 in 1979. Based on this, the DoT model is predicting a daily decrease of around 45% on Holbeach Road upon the opening of the scheme.

A possible way of improving the confidence of these predictions would be to undertake a new volumetric count on the A151, which would at least give current flow levels (as opposed to flows growthed from 1988). These new flows could then be reduced by the same proportion as that predicted by the DoT model. Bearing in mind, the age of the O & D data, it may also be appropriate to undertake some sensitivity testing, using say a reduction of only 30%. An added advantage could be gained from a new survey if it were carried out at the Camel Gate/Fulney Gate junction, thereby giving actual flows for these roads, rather than the "nominal flows" currently used in the assessment.

\Cont...

S.H.D.C. PLANNING DEPT.
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21 APR 1994
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At this stage I am having some difficulty in considering the proposals without the capacity assessments. If there proves to be a sizeable amount of spare capacity at the junctions, then I can be more flexible in my consideration of the TIA as a whole. If, on the other hand, the junctions are nearing capacity, then the issues raised above become more critical. In addition, I have not as yet considered the geometry of the proposed junctions in any detail since presumably these may alter in the light of the final capacity assessments.

Should you feel that a meeting is required at this time, or if any further clarification is needed, please do not hesitate to contact me.

Yours sincerely

I.D. Kitts

Director of Highways and Planning

Copy to:

J Blacklock
South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

Messrs. Healey & Baker,
29 St. George Street,
Hanover Square,
LONDON
W1A 3BG

Your Contact: B.Smith
DPBCS/JH
Our Ref: H16/1173/93

Your Ref:

Date: 23 May 1994

Dear Sirs,

RE: PROPOSED RETAIL FOOD STORE, ETC.
SPRINGFIELDS GARDEN CENTRE, CAMELGATE, SPALDING
RESONSE TO FURTHER OBSERVATIONS RECEIVED.

I refer to the above application, and in particular to your letter dated 9th May, the contents of which were reported verbatim to the Planning Committee when considering and before determining your clients' application.

For your information, the views of the Council's Consultants, Chesterton Consulting, were also sought and their observations were also reported verbatim to the Committee.

In considering the contents of your letter, the Committee were satisfied that in accordance with the established practice of the Council, the essence of the issues raised by the submission of your clients' application had been properly and accurately reported, and that from their view there were not any fundamental misunderstandings of the information presented to the Council. In reaching their decision, the Committee recognised the likelihood that there would be areas of difference between the respective Consultants, but concluded that the further advice from the Council's Consultants remained valid given the issues which had been identified, and that such advice should therefore be accepted.

Before determining the application, the Committee were also advised that the reason for refusal on the grounds of policy should also reflect that your clients' proposal was considered to be at variance

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

with the guidance on retail development as set out in the Regional Planning Guidance for the East Midlands Region published by the Department of the Environment in March this year.

Whilst it is acknowledged that the reasons for refusal in relation to highway considerations may ultimately be addressed successfully, nevertheless, the reasons as set out in the Decision Notice reflect the situation at the time the application was considered by the Committee in terms of the advice then received from both the County Council and the Highways Agency.

Finally, notwithstanding the reasons for refusal of permission for this specific proposal, the Committee were also concerned that your clients' attention should be drawn to the recommendations as set out under references (b) and (c) in the report to the Committee, since those recommendations were also approved.

Yours faithfully,

B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES

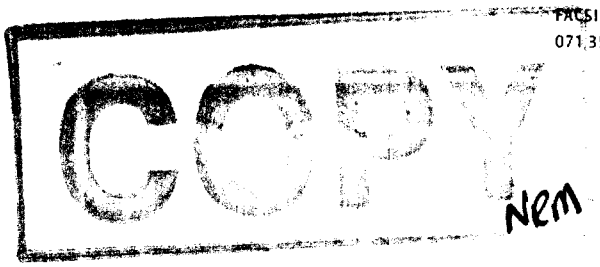
PS Since dictating this letter, I have received a fax from Sally Griffiths dated the 24th May 1994, and I have also responded to her on the telephone in respect of the same matter.

HEALEY & BAKER

INTERNATIONAL
REAL ESTATE
CONSULTANTS

29 ST GEORGE STREET
HANOVER SQUARE
LONDON
W1A 3BG
TELEPHONE
071 629 9292
FACSIMILE
071 355 4299

Brian Smith Esq
Director of Planning and Building Control Services
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE



Your Ref: H16/1173/93

Our Ref: PNJ/SP/TH5

22 March 1994

Dear Mr Smith

Spalding - Land at Springfields
Application by Springfields, Thornfield Holding Plc & Tesco Stores Ltd

I refer to the meeting held at your offices on 9th March 1994 when we had the opportunity of discussing the outstanding information required by the Council to enable your Committee to determine my client's planning application at the above site.

Once again many thanks for arranging to meet with the Chairman and Vice Chairman of the Planning Committee along with your various colleagues who were also in attendance.

I also refer to the Article 7 direction issued by your Council on 31st December 1993 and the Regulation 4 direction of the same date requesting additional information to validate the planning application submitted on 9th December 1993.

I thought it would be of assistance to list the various matters on which you have requested additional information and confirm details of the additional material already submitted and the position as regards outstanding matters.

31st December 1993 - Article 7 Direction

1 Means of Access

Plan 3092/A7F was submitted to the Council on 3rd March 1994. This forms part of the application and indicates the proposed means of access to the development.

2 Parking and Internal Circulation

This information is also set out on plan No.3092/A7F.

AMSTERDAM BARCELONA BERLIN BOLOGNA BRUSSELS BUDAPEST CHANNEL ISLANDS DÜSSELDORF FRANKFURT GLASGOW HAMBURG LISBON LONDON MADRID MILAN NEW YORK PARIS PRAGUE STOCKHOLM
ASSOCIATED OFFICES EUROPE: ATHENS BELFAST COPENHAGEN DUBLIN ISTANBUL VIENNA WARSAW ZURICH
ASSOCIATED OFFICES WORLDWIDE: ARGENTINA BRAZIL CANADA CHILE JAPAN MEXICO UNITED STATES
CITY OF LONDON: 27 AUSTIN FRIARS LONDON EC2N 2AA TELEPHONE 071 628 4361
A LIST OF PARTNERS' NAMES IS AVAILABLE AT THE FIRM'S PRINCIPAL OFFICE 29 ST GEORGE STREET HANOVER SQUARE LONDON W1A 3BG TELEPHONE 071 629 9292

3 Siting and External Design of Foodstore

At the meeting held at your offices on 21st February 1994 drawings were submitted indicating the proposed elevational treatment of the foodstore building. These drawings were No.3092/A8A, A9A, A10A and A11A.

As we indicated at the last meeting held at your offices these drawings are submitted for illustrative purposes only. I understand that you are content with the form of the building as proposed on these drawings. As we emphasised to you the final form of the building may alter slightly due to the changing requirements of the proposed operator of the store. Any minor revision to the proposed elevation can be dealt with at the time of the submission of reserved matters.

4 Siting of Petrol Filling Station

Plan No.3092/A7F demonstrates how the petrol filling station (PFS) will be accommodated within the site.

5 Landscaping of Site Including Car Parking Area

As part of the application submitted on 9th December 1993 plan No.1901/IC - prepared by Donaldson Edwards Partnership - demonstrates how landscaping will be implemented as part of this proposal.

6 Means of Surface Water Disposal

In our letter to the Council of 17th February 1994 details were given of the discussions which have been held between our client's engineers and relevant authorities dealing with surface water disposal. As indicated the consultants do not envisage any difficulty in dealing with this matter.

31st December 1993 Regulation 4 Direction

1 Traffic Impact Analysis

We enclose four copies of our client's preliminary traffic impact analysis which has been prepared on their behalf by Ove Arup & Partners. This document has been prepared following discussions between our client's Engineers and Officers at the County Council and Department of Transport.

2 Surfacing of Car Parking, Service Yard and Petrol Filling Station forecourt

At the meeting held at your offices on 21st February 1994 drawing No.3092/A13 was supplied to you indicating the

proposed surfacing of the car parks. This document is illustrative and we suggest should be the subject of conditions attached to any outline planning permission. These details can be resolved at the time of the submission of reserved matters to your Council.

3 Goods Vehicles Manoeuvring within the Service Yard

At the meeting held at your office on 21st February 1994 the "swept path analysis" plans produced by Ove Arup & Partners were tabled. There were some reservations expressed in respect of the junction onto Camel Gate. The layout plan was subsequently amended to accommodate these comments and our client's traffic engineers are of the view that the junctions as now drawn are safe and adequate to accommodate articulated vehicle movements.

4 Hours of Operation

This matter was dealt with in our letter to you of 17th February 1994.

5 Location of Parking of Refigurated Lorries

These vehicles will be accommodated within the service yard indicated on plan No.3092/A7F.

6 Noise Attenuation/Insulation

At our meeting on 3rd March 1994 you commented that any plant associated with this proposal was unlikely to cause any problems particularly due to the remoteness of any residential properties. I suggest that this matter is dealt with as a condition to the outline planning permission and details are submitted as part of the reserved matters.

Springfield/Tesco Partnership

In your letter of 4th January 1994 which enclosed the Article 7 and Regulation 4 Directions you requested further information on the relationship between Springfields and Tesco. We have, of course, discussed this matter at great length, particularly at the last meeting held at your offices on 9th March. Mr Dobbs, Chairman of Springfields, did provide you with a letter at that meeting setting out the background to Springfields and the needs of the organisation to secure sufficient capital to ensure the long term future of the Gardens. Springfields also indicated that they would be willing to enter into a formal agreement with the Council to ensure that any money forthcoming from the sale

of land in connection with the application proposal would be invested in Springfields Gardens.

A number of points were raised at our meeting on 9th March 1994 and I set out below our client's response to them.

I am instructed to confirm on behalf of Springfields that, without prejudice, if the District Council are minded to grant planning permission for the application proposal then the Springfields Horticultural Society Limited, a Registered Charity, would enter into a Section 106 Agreement to provide the following:

a Springfields Horticultural Society Limited setting up a joint account with South District Council, to deposit £1.5m for the specific purpose of reinvesting the monies and interest accrued thereon into Springfields Garden Centre for the purposes of implementing the scheme of works referred to below. These works would be undertaken as soon as possible and certainly within two and a half years.

b Springfields Horticultural Society Limited would set up a second specific account to hold an annuity of £750,000 to guarantee the future of Springfields and to undertake its aims and objectives, including the organisation and promotion of the annual Flower Parade.

The monitoring of the second account could, if necessary, be supervised by a separate Trust and we would be prepared to invite South Holland District Council to nominate Trustees onto the Trust.

At our meeting on 9th March 1994 questions were raised by your Chairman and colleagues about the attempts which Springfields have made in the past to generate sufficient investment income to secure the long-term future of the Gardens.

Since 1987 Springfields Board have been active in their attempts to secure sufficient funds to redevelop the Gardens which, after thirty years, are in need of a major overhaul.

The Gardens have failed to generate sufficient revenue to fund the capital investment required. The bulb industry which was the original backer of the Gardens are unable to help. In 1988 consultants confirmed that the Gardens required major investment and suggested a business plan and new design. The Springfields Board, at that time, were not prepared to take the risk of investing in the scheme as proposed as it was to be self financing and relied on bank borrowings. Springfields are of the

view that in the light of the subsequent recession this decision proved correct.

In 1988 the Royal Horticultural Society, Wisley were approached with a view to them taking over the Gardens and injecting capital. After investigation the offer from Springfields was declined on the grounds that the capital required for upgrading the Gardens and covering running costs of a labour intensive garden were unacceptable.

In 1988 an offer was received to develop a residential nursing home on that part of the Springfields Site used as the Arena. However the return from the sale of this land was insufficient to meet the level of capital required to invest in the site.

In 1989 the restaurant located within the Gardens was sold and the proceeds invested in improved catering facilities and the now established Exhibition Complex.

Also in 1989 a joint planning application was submitted to the District Council for the construction of a petrol station/travel lodge. You will recall that your Council resisted this proposal on the basis that it was premature in respect of the line of the by-pass. There is now no interest for such development at this site.

In 1991 the Exhibition Hall was opened and this has generated some revenue for the Gardens. Also in 1991 Thornfield Developments were engaged to secure a joint partner for development and re-investment in the Gardens.

In 1993 terms were agreed between Tesco Stores Limited and Springfields for the acquisition of part of the Springfields Site and the joint application which is now before your Council was prepared. This proposal will secure the future of Springfields, the Flower Parade and fully finance the new capital works and a trust fund for working capital as set out above.

If the application which is now before your Council does not receive planning permission then Springfields are unlikely to generate sufficient capital to continue in its present form and the registered charity would not be able to carry out its aims and objectives.

If the Gardens close as a result of an inability to make essential capital investment it is unlikely that any future purchaser of the site would be willing or able to make the necessary investment to retain Springfields in its existing or improved form. This will be a serious loss to Spalding and the District as a whole.

Alternative forms of commercial development have been considered but in terms of the state of the market it is unlikely that any other form of commercial development on the site would generate sufficient capital as compared with that which will be derived from the construction of the proposed foodstore.

I set out as document 1 attached to this letter the proposed business plan for 1995-1998 envisaged by Springfields subject to planning permission being granted for the foodstore. This should be considered in conjunction with the attached plan No.1901/9 and Phasing Plan which has been prepared by Donaldson Edwards Partnership. This schedule of works and the attached plan can be incorporated into a formal legal Agreement to ensure that the works are undertaken by Springfields.

25th January 1994 - Regulation 4 Direction

On 25th January 1994 under Regulation 4 you requested further information in respect of retail matters in connection with this proposal. This element of the proposal was discussed at length with yourselves and Mr Peter Wilks of Chesterton, your appointed retail consultants, at the meeting on 9th March 1994.

There are a number of matters arising in respect of retail issues and I deal with these as follows.

We have, of course, had regard to the studies produced by Chesterton on behalf of the District Council 1990 and 1991.

The basis for our analysis of the likely effects of the new town centre proposal and the proposed Tesco Store has been to adopt some of the assumptions made initially by Chesterton in their first capacity study for the District Council.

Preliminary tables were given to you prior to our last meeting and we did discuss them at length. Since that meeting we have had the opportunity of looking at this matter more closely and have revised a number of the figures in the light of better and more up-to-date information.

I attach as Document 2 Table 1 which is entitled Generated Expenditure.

To be consistant we have adopted the 0-10 minute and 10-20 minute isochrones prepared by Chesterton in 1990. At our last meeting we did table an isochrone plan which has been prepared by Ove Arup & Partners which indicates the same drive times based on the Springfields site and taking into account the by-pass. You agreed that these isochrones did not differ so substantially as to have any material effect on the likely population within the different isochrones.

Peter Wilks of Chesterton has supplied us with revised population estimates for the two isochrones which appeared in the Chesterton report. These revised population estimates are derived from the 1991 Census.

The generated expenditure figure which appears on the second line of the table is based on the national average expenditure as set out in the Explanatory Volume published by the Unit for Retail Planning Information (URPI). The ultra longterm growth projections have been applied to the 1994 figure to give an indication of the likely expenditure per capita at 1996 and 1997.

The third line which appears on Table 1 indicates the level of generated expenditure within the respective drive bands as existing and at 1996 and 1997.

I appreciate that using national expenditure figures and growth rates does not reflect the particular local characteristics of this part of Lincolnshire but in terms of the advice contained in PPG6 these figures give a broad indication of the likely generated expenditure levels at the design years for the town centre foodstore proposal and the Tesco proposal.

I attach as Document 3 Table 2 which sets out the projected turnovers for affected facilities within the 0-10 minute drive time from the town centre. The final three columns of this table indicate the existing turnovers of the large foodstores and other convenience floorspace within Spalding. The penultimate column sets out the situation which I consider will arise following construction of the proposed town centre large foodstore and the final column is an indication of the trading patterns of these facilities following the opening of the Tesco at Springfields.

Table 2 indicates the position likely to arise in respect of the various facilities as follows.

The existing in-town Tesco Store at Hall Place has a turnover of approximately £2m. In 1996 following the opening of the proposed town centre foodstore it will experience some transfer of trade to that new store. I have assumed that when the Tesco Store opens at Springfield that the in-town store will be closed.

At our last meeting your Chairman asked that we investigate what might happen to the existing in- town store. I have discussed this with my colleagues at Healey & Baker who deal with retail agency matters in Spalding. There view is that due to the form of construction of the store it will readily split into two or three individual shop units or alternatively a tenant could be found to occupy the whole of the property.

For reasons of market confidentiality I am unable to set out in this letter the identity of those traders seeking representation

in Spalding. However, if this information would assist you then it can be given to your Chairman and yourself on a confidential basis.

Tesco Stores Limited are also in a position to offer favourable terms to a prospective tenant in this unit if that would assist in its disposal. The company have a long lease on part of the building and own the freehold of the remainder. Therefore, the Company are in a strong position to dictate the future use of this building and the nature of the tenant.

With regard to the existing Gateway Store in the town centre I consider this store to be trading very well and above the Company average for similar facilities. I have assumed that following the opening of the town centre scheme the Gateway Store will experience some withdrawal of trade which acquaints to about 15% of its existing turnover. Following the opening of the Tesco Store at Springfields again there will be some withdrawal of trade as shoppers recognise the increased competition and choice which is available to them in that three large foodstores will be available at which to undertake their bulk food purchases.

The Gateway at Wardentree Lane is trading poorly and below the Company average. I have assumed that in 1996 following the opening of the town centre scheme the operators of Gateway would consolidate their representation in Spalding and concentrate their efforts on the town centre store. As we discussed at our last meeting it may be that the existing Gateway Store at Wardentree Lane may be subdivided and occupied by another retailer. However, we are not in a position to comment as to whether that retailer would be a convenience or comparison goods operator.

I have assumed a turnover for the existing town centre Co-op which is broadly comparable with the average for this organisation. As the table indicates in the last two columns the store will experience some trade withdrawal as a result of the opening of the town centre scheme although these levels of trade will be minimal.

With regard to the town centre foodstore I have assumed that it will have a net trading area of 25,000 sq. ft. net and a turnover of £660 per sq. ft. (1991 prices). This gives a total turnover for that store of 16.5m. I recall that Mr Wilks of Chesterton considered this to be of the right order.

I have assumed at 1997 that with the opening of the Tesco Store at Springfields there will be some trade withdrawal from the town centre store and this trade will be transferred to the Tesco Store. Notwithstanding this impact level the town centre foodstore will continue to trade well. In the absence of the operator for the town centre foodstore being identified I have

made these assumptions which I consider to be realistic.

The Tesco Store at Springfields will have a net trading area of 21,000 sq. ft. net and I have assumed a turnover figure of £595 per sq. ft. (1991 prices). This gives a total turnover of £12.5m at 1997.

The effect of the development of the town centre foodstore and the Tesco Store will be to retain a greater proportion of the trade generated by Spalding and its immediate catchment area. This will be because there is greater choice for the shoppers in the town centre and there will be increased competition between the various operators of the store now located there and those who propose to come into the town.

It is clear that a number of existing Spalding residents make long trips to superstores such as Morrisons at Stamford and to Tesco at Boston as they search for facilities of a high standard providing a comprehensive range of goods and services associated with modern large foodstore development.

By way of indication I draw your attention to the fact that in 1994 the total turnover of the town centre (excluding Gateway at Wardentree Lane) would be £21.9m. In 1997 that town centre turnover, largely due to the construction of the town centre scheme, would have increased to £28.2m. The overall town centre convenience goods turnover would have therefore increased by approximately 22% and residents will have the benefit of a large Tesco foodstore conveniently located at the edge of the town.

In the course of preparing the figures set out in the table we have, of course, had regard to other facilities in the extended Spalding catchment area, particularly those at Holbeach. We have visited the two most important convenience outlets in that centre namely the Gateway and Co-op Stores. It us our view that these facilities trade very well, demonstrated by the high level of usage of the car parks and the range and quality of the goods available.

It is likely that with the opening of the large foodstore in the town centre of Spalding that there will be some trade withdrawal from these facilities as customers will consider that the town centre foodstore is a more attractive facility at which to undertake bulk food shopping. It is unlikely that the opening of the Tesco Store at Springfields will result in any further trade withdrawal from these stores at Holbeach. It is more likely that any trade diverted to Spalding from Holbeach as a result of the town centre store may be re-diverted to Tesco at Springfield as the Tesco Store will constitute an intervening opportunity for shoppers from Holbeach to Spalding. Holbeach also serves a largely local function in terms of its convenience and comparison goods outlets.

When we met on 9th March there was some discussion about the necessity to undertake a shoppers survey in connection with the Springfields application. For the reasons which I gave at the meeting I do not think it would be appropriate to undertake a shoppers survey at this stage.

You indicated that the town centre foodstore scheme is about to be given detailed planning permission and you envisage construction of this store commencing in May 1994. As the figures which I have produced in Table 2 indicate the town centre proposal will have a profound effect on trading patterns of convenience goods outlets in Spalding and within its catchment area.

In the absence of the identity of the foodstore operator being known we have had to make assumptions on the likely trading effects of this store. There will be some redistribution of shopping trips amongst existing foodstores and that proposed on the station site. As a result it will be inappropriate to undertake a survey at this stage because a town centre foodstore will create a period of uncertainty in terms of the trips undertaken by shoppers in the Spalding catchment area and any survey results would not accurately reflect a stable trading position at the time of the opening of the Tesco Store at Springfields.

Conclusions

I trust that the above information is sufficient for the application to now be validated and proceed towards determination by the relevant Committee of the Council. We remain of the view that this proposal, incorporating the substantial improvements to Springfields safeguarding its future, and the construction of the foodstore to be operated by Tesco has substantial benefits for Spalding and its surrounding area.

The improved Springfields Gardens will result in the attraction of substantial levels of visitors to Spalding which will have a spin-off effect on the town centre in terms of additional trade attracted to it which will be to the benefit of other facilities available within the town centre.

The Tesco Store will substantially increase competition between existing traders in Spalding which will be to the benefit of shoppers in the area as encouraged by relevant Central Government advice contained in PPG6. The store will also assist Spalding in retaining a substantial element of convenience goods trade which is now lost from the centre and the immediate catchment area to stores some distance away outside the District Council boundary. The figures which have been submitted to you demonstrate that the town centre of Spalding will continue to be vital and viable and the overall turnover of the town centre will

be substantially higher following the opening of the Tesco Store.

As such, we consider that the application is compatible with the aims and objectives of your Council's policy and those of the County Council.

Please do not hesitate to contact us if you require any additional information to assist in the determination of this application.

Yours sincerely

Peter Johnson

PETER JOHNSON
PARTNER

cc P Wilks Esq - Chesterton
C Briggs Esq - Lincolnshire County Council

Tesco

Counsel → Mr Wilkes is crucial to our case.
- What is his considered assessment of impact of either or both of these applications on the town centre

DPBCS → Safeway will sign contracts if Tesco refused on May 11.
→ Fire Acts say Appeal decision not crucial to SPBA relocation – SPBA have a premium outside Fire Acts site.

Counsel – if Tesco appeal, what is our argument – if Safeway prepared to operate in a viable alternative of Tesco on periphery

Gateway Case Wadenhoe Site → if they lose, another food retailer could move in.

Frear Application/Appeal planned to dealt with Tesco Appeal.

Issues
(1) Retail Impact/Policy – Vitality of town Centre
(2) Residential Amenity
(3) Highway Capacity →
(4) Anglian Water → Main on site
(5) Landscaping Issues? – None. Contributions appropriate.
(6) Setting of Listed Building
(7) Revised PPG No 6. – Use it to our advantage.
(8) Structure Plan implications

Wilkes didn't feel need to contest Henley Baker Scenario
Counsel → Wilkes must give up to date information – we need an up to date assessment for Committee.

When reporting on Tesco Application – pick up Frears Dimension.

Engrave of Doncaster BC
Tarlon BC
re DOE acceptance on Appeal of an Outline despite Article 7.

Test of Lobbying Power
If fee → result of appeal follow –

See no 3 of Article 3.

Reg 3 of 1988 Application Regs.

Section 62. → Reg 3 & 4. → Article 7 of GDO.

- Springfields

Connie - Company Search on Springfields / Thornfield PLC.
is a Charity.

- Business plan needed for Springfields - Springfields showed Supply it.
- Apply PPG no 6 to this
Before ~~Before~~ Balance may mean that if you have a fragile situation, anything outside TC will distort the ~~it~~ ~~because~~.

Legislation
~~PPG 1~~: Connecting Field
- pedestrian flow.
- Vacant property
- ~~Retail~~ profile

PPG 13 →

~~Seasonality~~ of Interest?

- Policy A2.

- Corporate Approach - in terms of time.

Words matter

RDS/NRM/JC 8TH MAR '94

OBS TO DPBCS BEFORE TOMORROW'S MEETING ON TESCOS PLEASE.

Thanks.

WITH COMPLIMENTS

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL SERVICES

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Director of Planning &
Building Control Services

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Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

Finally, I confirm that a copy of this letter has been sent to Mr Curnock at South Holland District Council for information.

Yours sincerely

PETER JOHNSON
PARTNER

cc Mr Curnock - South Holland District Council
O Dyke Esq - Tesco Stores Limited
V Sutton Esq - Ove Arup & Partners

HEALEY & BAKER

COPY

B Smith Esq
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: SBG/RB/TH5

22 February 1994

Dear Mr Smith

Re: Spalding - Springfields

Land Bounded by Springfields Garden Centre, Camelgate, Holbeach and Spalding Bypass

Planning Application by Tesco Stores Ltd

Reference No.: 816/1173/93

Further to our meeting yesterday afternoon in respect of the above matter, please find enclosed a note of the meeting.

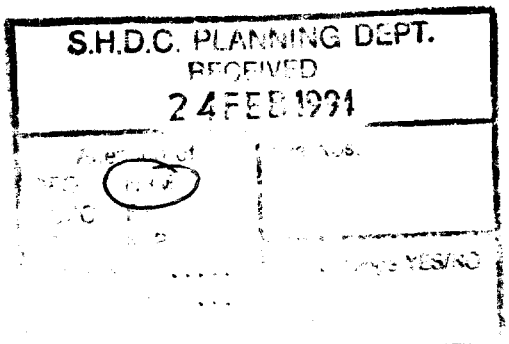
I also confirm that we will be able to attend the meeting arranged for 9 March as discussed.

Yours sincerely

SALLY GRIFFITHS

Enc

cc: J Curnock Esq - South Holland District Council
J Blacklock Esq - South Holland District Council
N Midlen Esq - South Holland District Council ✓
C Briggs Esq - Lincolnshire County Council
O Dyke Esq - Tesco Stores Ltd
D Smith Esq - Smith Smalley Architects Ltd



WITH COMPLIMENTS

SPALDING - SPRINGFIELDS SITE

APPLICATION REF. NO.: 816/1173/93

NOTES OF THE MEETING HELD AT SOUTH HOLLAND DISTRICT COUNCIL ON 21 FEBRUARY 1994

Present:

Brian Smith	- South Holland District Council
Jim Curnock	- South Holland District Council
John Blacklock	- South Holland District Council
Nigel Midlen	- South Holland District Council
Chris Briggs	- Lincolnshire County Council
Oliver Dyke	- Tesco Stores Ltd
Duncan Smith	- Smith Smalley Architects
Peter Johnson	- Healey & Baker
Sally Griffiths	- Healey & Baker

1.0 PURPOSE OF THE MEETING

1.1 It was agreed that the purpose of the meeting was to discuss the further information that has been requested by South Holland District Council and that the letter from Healey & Baker dated 17 February would be used as an agenda.

2.0 TRAFFIC IMPACT

2.1 CB stated that the main concern with regard to traffic was the length of road between the new bypass roundabout and the turn-off to the road leading to the proposed store. In particular the question of stacking back to the trunk road roundabout is something that needs to be addressed. The question of whether a dual carriageway would be required here was raised, and analysis was requested to show that this issue had been addressed. (**Action: Ove Arup**.)

2.2 PJ raised the problems which Ove Arup have encountered in terms of obtaining necessary figures from the Department of Transport. CB suggested that Ove

Arup should speak directly to him if they encounter further difficulties. (**Action: Ove Arup**)

3.0 CAR PARKING

3.1 CB referred to car parking in respect of Springfields and noted very little additional parking on the illustrative plans. PJ recognised this but asked, on the basis that Springfields is not subject of this application (the red line only includes the Tesco site), how much detail would need to be shown. PJ referred to overflow car parks in fields adjacent to Camelgate.

4.0 SERVICE YARD

4.1 CB questioned the amount of room for the manoeuvering of artic lorries. The revisions to the layout plans produced by Ove Arup were produced at the meeting and it was agreed that these revisions would be forwarded to the County and District Council. (**Action: H&B**)

4.2 After looking at the revised drawings CB raised the issue of large vehicles turning left out of the site and the fact that they would encroach onto the right hand filter lane. DS explained that these layout plans and swept path analysis should be seen in light of the covering letter from Ove Arup which explains this should only happen approximately six times a day which is not considered to be a problem.

4.3 CB said that he would like further discussions on this. (**Action: Ove Arup**)

5.0 RECYCLING AREA

5.1 JB questioned whether any traffic problems would be anticipated with the recycling area located near to the entrance to the site. DS said that this had

not historically been a problem, and PJ confirmed that it would not be an operational problem but rather a managerial problem, not one that Tesco usually encountered.

5.2 CB suggested the possibility of moving the recycling area nearer to the service yard. DS said this could be undertaken if necessary. (**Action: SSA**)

5.3 The issue of queueing for the recycling area was also raised and OD confirmed that the operational requirements of recycling areas could be reviewed to ensure that a problem of this sort would not arise here. (**Action: SSA**)

6.0 SURFACING OF CAR PARK, SERVICE YARD, PETROL STATION

6.1 DS produced the specifications on plan at the meeting. Officers confirmed they had no comments.

7.0 HOURS OF OPERATION AND DELIVERY

7.1 PJ explained that the information provided with regards to hours of operation and delivery is the standard procedure adopted by Tesco. If, however, this schedule was thought to be problematic in this location he suggested the matter could be dealt with by condition. BS confirmed that they do not see the deliveries as a crucial issue and that it would not present a problem.

8.0 REFRIGERATION LORRIES

8.1 PJ explained Tesco's usual method of delivery and the use of combination lorries where refrigeration units would be turned off straightaway.

9.0 NOISE ATTENUATION

9.1 DS confirmed that once the type and size of plant to be installed on site was known, the accoustic screening products could be considered. NM said he did not think this would cause a problem, and BS said it was likely to be the Environmental Health Department who would be sensitive to this issue. He did not, however, consider this to be a major problem. He suggested that with regard to this matter we should contact direct John Chapman, Head of Environmental Health Department.

10.0 LAYOUT PLAN

10.1 PJ explained that the relevant layout plan is now drawing no.3092/A7E which has incorporated the layout changes made by Ove Arup. He requested that this should not yet be substituted for the layout plan originally submitted with the application (3092/A7D) until issues such as the recycling area and CB's comments had been taken into account.

11.0 ELEVATIONS

11.1 DS produced initial elevations for discussion. BS said that the choice of brick was acceptable.

11.2 NM questioned the extent of landscaping and whether it was realistic to maintain such extensive landscaping.

11.3 It was confirmed that most of the landscaping scheme was existing although some would need to be replanted and restyled although this is demonstrated by the landscape plans.

11.4 NM also questioned the prominence of the store - ie, would the low roof line

and extensive landscaping prevent visibility of the site, and would this be a problem for Tesco? OD confirmed that this would not be a problem, although this issue is to be further considered by Tesco's design group.

12.0 RETAIL IMPACT

12.1 BS confirmed that Chesterton had now been formally instructed by SHDC to speak to H&B, to agree the terms of the retail impact study, and to do a critique of H&B's study for SHDC.

12.2 PJ stated that the onus was not on H&B to produce a retail impact study, although BS did not to agree on this matter.

12.3 PJ suggested the study could be relatively straightforward on the basis of the Chesterton study. BS said the impact issue is important in terms of the town centre and surrounding centres.

12.4 PJ questioned exactly which surrounding centres, and JC confirmed the other area of concern was the Gateway store at Wardentree Lane. BS stated that they were not concerned with other town centres, such as Boston.

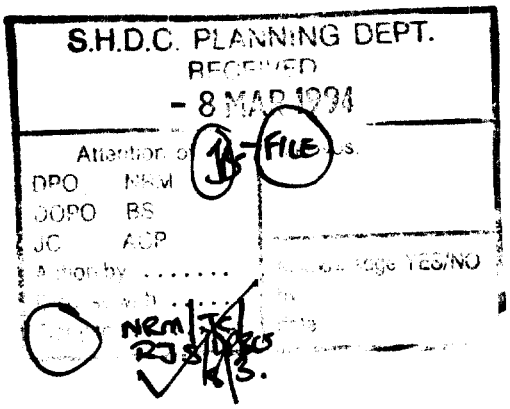
12.5 PJ questioned the value of a detailed retail impact study and particularly Chesterton's suggestion of a shopper survey. It would be a hypothetical study on the basis that the operator for the town centre scheme is not identified or the effects of this store known.

12.6 With regard to the level of detail required JC said that the study would need to put the argument of leakage from Spalding and clawback and to demonstrate that the proposal would cause no harm. BS suggested the benefits of a meeting with SHDC, Chesterton and Tesco to discuss impact although he emphasised his belief that the onus is on Tesco to produce a study. It was

HEALEY & BAKER

COPY

Peter Wilks Esq
Chesterton
Chesterton House
352 Avebury Boulevard
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Buckinghamshire
MK9 2JH



Our Ref: PNJ/SP/TH5

7 March 1994

Dear Mr Wilks

Spalding - Land at Springfields
Retail Impact Assessment

I refer to our recent telephone conversation when we discussed the application which has been submitted by Springfields, Thornfield Developments and Tesco Stores Limited at this site.

I understand that we are to meet at 10.30am on Wednesday 9th March 1993 at South Holland District Council to discuss retail capacity and impact in relation to this application.

When we last spoke it was your understanding that we were to meet to discuss the method to be adopted in the preparation of an impact study.

My own view is that it is unlikely that a detailed retail impact study will be required in this case. I say this principally for two reasons. The first relates to the fact that your own organisation have produced two detailed studies in the past which remain of some relevance today. The second reason relates to the fact that, in my view, there is sufficient scope within the Spalding shopping system to accommodate both the proposed town centre store which is being promoted by the Council and also the Tesco Store at Springfields.

I have considered the likely scenario of the development of the town centre scheme and the Tesco Store by analysing the existing provision and retailing position of affected facilities within a ten minute drive time band of Spalding town centre. I have then considered the position after the opening of the town centre scheme and the position after the Tesco Store has opened.

I attach as Table 1 an analysis of the likely generated expenditure within the isochrones set out in your report of June 1990. The population figures which I have used for 1994 relate to those set out in your table for 1989 and those for 1997 in my table relate to those set out in your table for 1995. Therefore, the population estimates are conservative and do not allow for

WITH COMPLIMENTS

any revisions to those projected growth figures which were originally supplied to you when you prepared your original study.

You will note that I have set out data using a 1991 price base. The expenditure per capita figures are derived from the URPI explanatory volume based on the 1992 CSO Blue Book. The expenditure per capita figure is a national average. The figures have been adjusted to allow for growth in convenience expenditure based on the ultra long term trends set out in URPI Brief 93/3 (0.39% per annum).

The generated expenditure figures are a derivation from the multiplication of lines 1 and 2.

I attach as a draft for discussion Table 2 which sets out the affected facilities within the 0-10 minute drive time isochrone derived from the town centre.

As you will see I have set those facilities which are of relevance in the context of this analysis.

You will appreciate that these figures are sent to you as a basis for furthering our discussions on Wednesday morning. We are in some difficulty with regard to turnover figures particularly in relation to the proposed town centre scheme which is supported by the Council.

As I indicated to you on the telephone I have requested further details of the likely net floorspace of this store and the identification of the proposed operator so that we can make a more accurate assumption as to turnover per sq. ft. However, this information has not been forthcoming and therefore I have made an assumption that in its first year of trading the proposed town centre scheme will have a turnover of £16.5 million.

I have also assumed that by 1996 the Gateway Store at Wardentree Lane will close releasing this trade for re-distribution within the Spalding shopping system.

You will also note that I have assumed that in 1997, following the opening of the Tesco Store at Springfields, the existing store in Market Place will close releasing that trade for re-distribution.

I hope that you are already in receipt of a set of isochrones which have been prepared by Ove Arup and Partners and which were sent to you at the end of last week.

I very much look forward to meeting with you on Wednesday morning and discussing the various issues arising from my client's proposal in respect of retail matters.

Finally, I confirm that a copy of this letter has been sent to Mr Curnock at South Holland District Council for information.

Yours sincerely

PETER JOHNSON
PARTNER

cc Mr Curnock - South Holland District Council ✓
O Dyke Esq - Tesco Stores Limited
V Sutton Esq - Ove Arup & Partners

SPALDING - SPRINGFIELDS **7:3:94**

TABLE 1 - GENERATED EXPENDITURE

DRAFT FOR DISCUSSION - WITHOUT PREJUDICE

	0 - 10 Minute		10 - 20 Minute		TOTAL	
	1994	1997	1994	1997	1994	1997
POPULATION	37115	39750	34889	37000	72004	76750
EXPENDITURE P.C.(£)	1101	1114	1101	1114	1101	1114
GENERAL EXPENDITURE (£M)	40.9	44.3	38.4	41.2	79.3	85.5

Based on 1991 Prices

SBG.SPALD.2

SPALDING - SPRINGFIELDS **7:3:94**

TABLE 2 - TURNOVER OF AFFECTED FACILITIES WITHIN 0 - 10 MINUTE DRIVE TIME FROM SPALDING TOWN CENTRE
DRAFT FOR DISCUSSION - WITHOUT PREJUDICE

STORE/FACILITY	**1994**	**1996**	**1997**
TESCO MARKET PLACE	2	1.75	0
GATEWAY TOWN CENTRE	14.4	13.6	10.6
GATEWAY WARDENTREE LANE	8.4	0	0
CO-OP TOWN CENTRE	1	0.8	0.8
OTHER	3	2.8	2.8
TOWN CENTRE PROPOSAL	0	16.5	12.5
TESCO SPRINGFIELDS	0	16.5	12.5
TOTAL	**29**	**35.45**	**37.7**

Based on 1991 Prices

SBG.SPALD.1

agreed that BS would speak with Chesterton to obtain some dates for a meeting within the next two to three weeks, maximum. (**Action: SHDC**)

13.0 TOWN CENTRE SCHEME

13.1 BS updated the position with regards to the town centre scheme. The scheme currently has outline planning permission, and reserved matters have been submitted which SHDC have agreed to approve. On receipt of the revised drawings they expect to issue planning permission, anticipated to be within the next two weeks.

13.2 The operator involved has not yet been named, but a start date of April/May 1994 is envisaged. The operator involved plans to issue a press release at the time the decision notice is issued.

14.0 OUTSTANDING APPLICATIONS/COMMITMENTS

14.1 BS confirmed that the Co-Op have submitted an application to extend their store although this has not yet been determined.

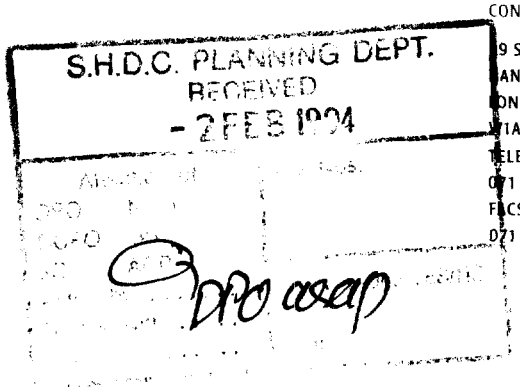
14.2 An application has been received at Pinchbeck Road. This has been submitted by Freer and is valid although more information has been requested. Although there is no named operator for the scheme it has been suggested that Gateway are interested.

14.3 The White Hart scheme is progressing and SHDC have another meeting with GRE next week. BS said that GRE are a little more positive about the proposal.

HEALEY & BAKER

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Andrew Pickering Esq
South Holland District Council
Planning and Building Control
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



Your Ref: H16/1173/93

Our Ref: PNJ/SP/TH5

31 January 1994

Dear Mr Pickering

Spalding - Planning Application by Springfields/Tesco Stores Limited

I refer to your letter dated 27th January 1994 and our subsequent telephone discussion this afternoon with regard to the validity of my clients' planning application and the payment of planning application fees.

As I indicated to you on the telephone this afternoon the planning application was submitted to your Council on 9th December 1993 and a letter of registration dated 20th December 1993 was dispatched from your office.

On 31st December 1993 two further letters were sent from Mr Blacklock in your office requesting information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 and also under Article 7 of the General Development Order 1988.

The information requested in those two items of correspondence from Mr Blacklock are being dealt with and the detailed information requested is to be forwarded to the relevant officers dealing with my clients' planning application in the near future.

At the time of receiving these items of correspondence from Mr Blacklock I spoke with him on the telephone to confirm that this was the only information which would be required to proceed with the determination of the application. He confirmed that this was the case at that time. We have now received a further Regulation 4 dated 25th January 1994 requiring further information in respect of retail impact matters. I understand that it is this latest request for information under Regulation 4 which has prompted your letter of 27th January 1994 and the request for a further fee of £500 in respect of this application.

Having been informed prior the application fee increases which came into force on 13th January 1994 that all the information which was required to accompany this planning application had been requested, it does, as a minimum, seem somewhat unfair that almost seven weeks after the application was submitted to the Council a further request is made which has led to a demand for the payment of a further £500.

In the circumstances I do not agree that the application is invalid. The additional information which has been requested has been put in hand and will be submitted to the Council shortly. In the circumstances I do not think it appropriate for your Council to request this additional fee.

Finally, with regard to this matter you will recall that a cheque was submitted with the planning application for £3,480. This was an over payment of the required fee which, for an outline planning application, should have been a maximum of £3,000. I would therefore expect to receive a cheque from the Council for £480 to reimburse my clients for the over payment of the fee which was initially made on 9th December 1993. I recall that this was the basis upon which Mr Smith accepted the cheque with the application from me on that day.

I look forward to hearing from you further on this matter.

Yours sincerely

PETER JOHNSON
PARTNER

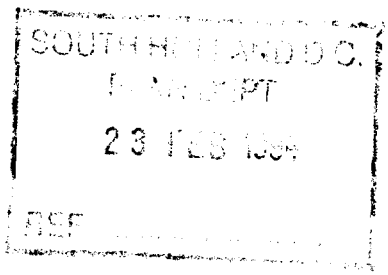
cc O Dyke Esq - Tesco Stores Limited
T Hellier Esq - Berwin Leighton

HEALEY & BAKER

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A C Pickering Esq
Principle Administrative Officer
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



Our ref: SBG/RB/TH5

22 February 1994

Dear Mr Pickering

Re: Spalding - Springfields

Planning Application by Tesco Stores Ltd

Ref No.: 816/1173/93

Further to your letter of 3 February, please find enclosed a cheque for £500 as requested in respect of the above application.

Yours sincerely

Sally Griffiths

SALLY GRIFFITHS

Enc

SMITH
SMALLEY
ARCHITECTS
LTD
HIGHFIELD HOUSE
52 EAST PARADE
HARROGATE
HG1 5LT
TEL 0423 531100

DTFS/YT/3092

18 February 1994

SOUTH HOLLAND D.C.
PLAN DEPT
21 FEB 1994
REF

Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

For the Attention of Mr J Blacklock

Dear Sirs

TESCO STORE - SPALDING

We refer to our letter yesterday regarding the Planning submission for the above scheme.

Please find enclosed 2 No. copies of our store elevations drawing numbers 3092/A8 rev A, A9 rev A, A10 rev A and A11 rev A.

Yours faithfully

D T F Smith

Encs

cc P Johnson - Healey & Baker
N Farr - Donaldson Edwards Partnership

DIRECTORS: GORDON SMITH DIPL ARCH R.I.B.A. CHRISTOPHER H SMALLEY
HEALTH CARE DIRECTOR: PETER M.BARTON DIPL ARCH. R.I.B.A.
PROJECT DIRECTORS: DUNCAN SMITH PHILIP THOMPSON M.B.I.A.T. MARK D ASHTON
LANDSCAPE CONSULTANT: ROSEMARY A CARTER DIP HORT Studley H.C.H. CAD MANAGER: MICHAEL J AUSTIN M.B.I.A.T
REGISTERED OFFICE: HIGHFIELD HOUSE 52 EAST PARADE HARROGATE HG1 5LT Reg.No. 2583480 England

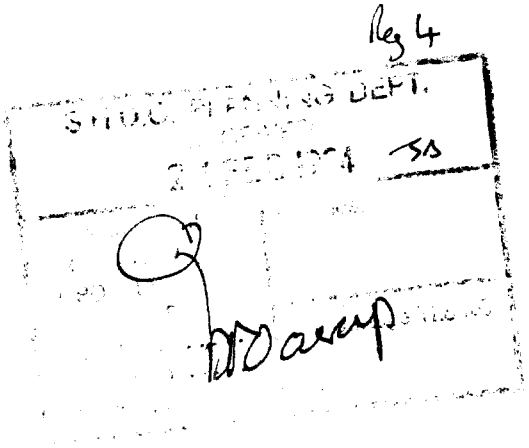
FAX 0423 531449

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J Blacklock Esq
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



Our ref: SBG/RB/TH5

17 February 1994

Dear Mr Blacklock

Re: Spalding - Springfields
Land Bounded by Springfields Garden Centre, Camelgate, Holbeach and Spalding Bypass
Planning Application by Tesco Stores Ltd - Ref no.: 816/1173/93

Further to your letters of 4 and 25 January requesting further information in respect of the above application under Regulation 4 of the Town & Country Planning (Applications) Regulations 1988 and Article 7 (2) of the Town & Country Planning General Development Order 1988, we respond as follows.

1. Traffic Impact Analysis

Ove Arup have contacted the Department of Transport who have produced figures for the daily traffic flows for the relevant roads. Ove Arup are, however, questionning the accuracy of these figures. At this stage the Department of Transport will not let Ove Arup speak to Mott MacDonald who were the engineers appointed by the Department of Transport to deal with the Spalding bypass. Ove Arup have requested additional flow figures from the Department of Transport which they anticipate they will receive very soon. A draft traffic study should be produced within the next 7 - 10 days.

2. Movement of Goods Vehicles

Ove Arup have undertaken a computer based study into the movement of goods vehicles within the service yard and as a result the layout drawing has been amended to take account of this. Further details on this can be dealt with at the meeting at your offices on Monday.

3. Surfacing of the Car Park, Service Yard and Petrol Station Forecourt

Details have been sent to you under separate cover by Smith Smalley Architects.

4. Hours of Operation and Delivery

The proposed hours of operation and delivery are set out in document 1 attached.

5. Parking of Refrigeration Lorries

When refrigeration lorries arrive in the service yard all engines are switched off and there is, therefore, no noise from the refrigeration units.

6. Noise Insulation/Attenuation

This matter is to be dealt with by specialist consultants and can be discussed on Monday at the meeting.

7. Proposed Layout Plan

The means of access, parking and internal circulation within the site for vehicles, siting and external design of the retail store, siting of the petrol filling station and landscaping of the site are dealt with on the revised proposed layout plan drawing. This drawing should be substituted for drawing no. 3092/A7D which was originally submitted with the planning application in December last year.

8. Retail Impact Study

We have made initial contact with Chesterton, your retail consultants, who we understand have not as yet been instructed on this matter. We will want to discuss this with Mr Curnock who we understand is dealing with this matter. In particular we will need to discuss the basis on which to proceed, what method your Council think should be used and the base information to be inputed.

9. Surface Water Disposal

Details of this are attached at document 2.

Yours sincerely

Sally Griffiths

SALLY GRIFFITHS

information had been presented to SHDC with the exception of the retail impact study. BS said this would not be possible because the impact study is an integral part of the application, and they are not able to advertise or to consult until the application is valid.

16.2 PJ said that even if an appeal against non-determination was lodged the matter could still be discussed, and it would be likely that a duplicate application would be submitted anyway.

16.3 BS suggested that the application would be valid within the next month, and that a Committee date would likely be in May.

17.0 SURFACE WATER DISPOSAL

17.1 PJ explained that at this stage it is a little early to have detailed information with regard to this issue but that initial response from those Authorities consulted was good and that it does not appear to be problematic.

17.2 BS suggested a Section 106 Agreement may be required to prevent commencement of development before this issue has been satisfactorily dealt with.

18.0 ANY OTHER MATTERS

18.1 OD confirmed that he would meet with BS and Springfields prior to the Springfield/Tesco joint presentation. OD is to confirm a date for this. (**Action: Tesco**)

SGB/RB/TH5

B. .N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1173/93

Applicant: Springfields Horticultural Society/Tesco Stores Ltd
c/o Springfields
Spalding
Lincs, PE12 6ET

Agent: Healey & Baker
29 St George Street
Hanover Square
London
W1A 3BG

Description: Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works

Location: Springfields Garden Centre
Camel Gate
Spalding
Lincs

SOUTH HOLLAND D.C.
PLANNING DEPT
23 FEB 1994
REF Valid

Type: OUTLINE

Date received: 09-DEC-93

27-JAN-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

A further fee of £500.00 is required. See attached letter and fee sheet.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

DOCUMENT 1

HOURS OF OPERATION AND DELIVERY TO THE PROPOSED FOOD STORE AT SPRINGFIELDS, SPALDING

Hours of Operation

Monday - Thursday	9am - 8pm
Friday	9am - 9pm
Saturday	8am - 8pm
Sunday	10am - 4pm

Hours of Delivery

	Approx. No. of Deliveries
0.00 - 06.00	1
06.00 - 12.00	3
12.00 - 18.00	2
18.00 - 24.00	1

During 06.00 - 20.00 on average there will be an additional 4/5 small deliveries (for example, newspapers/fresh fish/direct deliveries).

Deliveries to the petrol filling station will amount to no more than one service vehicle per day on average, this figure may be slightly less.

17 February 1994

DOCUMENT 2

Ernest Green Partnership Limited

Consulting Civil, Structural
and Environmental Engineers

Elliot House
130 Ber Street
Norwich NR1 3AQ
Telephone: 0603 629386
Facsimile: 0603 622073

BEW/AMI/5687

17th February 1994

Mr P.Johnson
Healey & Baker
29 St. George Street
Hanover Square
London
W1A 3BG

Dear Mr Johnson,

Re: Springfields Site, Spalding

Further to your request of 15th February 1994 for our advice on proposals for surface water and foul drainage with which to reply to the Local Planning Authority's Regulation 4 Request, I summarise below our recommendations.

Surface Water Drainage

The existing Springfields Development drains via a ditch on the eastern boundary to the Lords Drain, which is maintained and pumped as necessary by the South Holland Internal Drainage Board. It is proposed that the retail development will utilise the same outfalls. It is understood that this will entail payment of a levy to the Internal Drainage Board, who have been consulted. In addition, depending upon detailed design and an evaluation of the available capacity in the ditch and Lords Drain, on-site attenuation and storage will be provided as necessary. Petrol interceptors and bunding of all storage tanks will be provided, in line with NRA recommendations.

To ensure that all possible outfall routes are available, the site purchase agreement includes the retention of rights to lay drains. Details of outfall route(s) are subject to survey and detail design in due course.

Foul Drainage

An existing public foul sewer, (6" diameter in cast iron), is located in Camel Gate, owned and maintained by Anglian Water Services Ltd. It is likely that the existing site enjoys connections to this foul sewer. It is proposed that the retail development will also drain via this outfall.

Directors Michael J Dean CEng.MIStructE Ian R Douglas CEng FIStructE MICE Ian J Hagues BA.FCA Michael C Mercer BA.ACIS Roy A Pitcher CEng.FIStructE FCS John M Rivett CEng.MIStructE
Regional Directors Tony J W Chater BSc.CEng.MICE Graham L Jones BSc.CEng MIStructE.MICE Robert E Sleta BSc(Eng) MICE Environmental Engineer Douglas M Ford MSc DIC CEng M.Struct.E AMWSc
Quality System Manager D J Keer
Principal Engineers Chris Bailey BSc.CEng.MIStructE Kenneth G Brockman CEng.FIStructE Martyn Hayden CEng.AMI StructE.AMICE
London Yeoman House, 63 Croydon Road, London SE20 7TS. Telephone: 081-659 9559. Bristol Portland House, 22-24 Portland Square, Bristol BS2 8RZ Telephone 0272 244144
Cardiff 12 St Andrews Crescent, Cardiff CF1 3DD Telephone: 0222 231141.
Registered in England Number 1871269. Registered Office Yeoman House, 63 Croydon Road, London SE20 7TS. Company Secretary Ian J Hagues BA.FCA.

Anglian Water have indicated that the Camel Gate sewer is at capacity, but that there is ample capacity at the Springfields Pumping Station, approximately 300m distant. An assessment may be required, in conjunction with Anglian Water to determine whether the proposed development will generate any greater flows than the existing, and whether these will put any significant additional loading on the sewer, in which case some additional works may be required.

I trust that this is sufficient for your present purposes.

Yours sincerely,
for **ERNEST GREEN PARTNERSHIP LIMITED**



BRIAN WILKINS

cc Tesco Stores Ltd - Mr O.Dyke

HEALEY & BAKER

To: MR. J. BLACKLOCK

From: SALLY GRIFFITHS

Date: 18.2.94

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071 491 0366

FACSIMILE TRANSMISSION COVER SHEET

Re: SPALDING - SPRINGFIELDS

URGENT

SOUTH HOLLAND D.C.
PLANNING
18 FEB 1994
REF 1173/93

This is the first of.....8.....pages To Fax No. 0775 710772

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LONDON MADRID MILAN NEW YORK PARIS STOCKHOLM

CORRESPONDENT OFFICES: ATHENS BELFAST BUDAPEST DUBLIN GENEVA ISTANBUL VIENNA WARSAW

F LONDON: 27 AUSTIN FRIARS LONDON EC2N 2AA TELEPHONE 071 628 4141

A LIST OF PARTNERS' NAMES IS AVAILABLE AT THE FIRM'S PRINCIPAL OFFICE 29 ST GEORGE STREET HANOVER SQUARE LONDON W1A 3BG TELEPHONE 071 629 8393

18-FEB-94 FRI 9:24 01 491 0366

HEALEY & BAKER

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J Blacklock Esq
South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: SBG/RB/TH5

17 February 1994

Dear Mr Blacklock

Re: Spalding - Springfields
Land Bounded by Springfields Garden Centre, Camelgate, Holbeach and Spalding Bypass
Planning Application by Tesco Stores Ltd -
Ref no.: S16/1173/93

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ASSOCIATED OFFICES EUROPE: ATHENS BELFAST COPENHAGEN DUBLIN GENEVA ISTANBUL VIENNA WARSAW
ASSOCIATED OFFICES WORLDWIDE: BRAZIL CANADA CHILE JAPAN MEXICO UNITED STATES
CITY OF LONDON: 27 AUSTIN FRIARS LONDON EC2N 2AA TELEPHONE 071 628 4361
A LIST OF PARTNERS' NAMES IS AVAILABLE AT THE FIRM'S PRINCIPAL OFFICE 29 ST GEORGE STREET HANOVER SQUARE LONDON W1A 3BG TELEPHONE 071 629 9292

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Details have been sent to you under separate cover by Smith Smalley Architects.

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The proposed hours of operation and delivery are set out in document 1 attached.

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Details of this are attached at document 2.

Yours sincerely

Sally Griffiths

SALLY GRIFFITHS

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17 February 1994

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17th February 1994

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Surface Water Drainage

The existing Springfields Development drains via a ditch on the eastern boundary to the Lords Drain, which is maintained and pumped as necessary by the South Holland Internal Drainage Board. It is proposed that the retail development will utilise the same outfalls. It is understood that this will entail payment of a levy to the Internal Drainage Board, who have been consulted. In addition, depending upon detailed design and an evaluation of the available capacity in the ditch and Lords Drain, on-site attenuation and storage will be provided as necessary. Petrol interceptors and bunding of all storage tanks will be provided, in line with NRA recommendations.

To ensure that all possible outfall routes are available, the site purchase agreement includes the retention of rights to lay drains. Details of outfall route(s) are subject to survey and detail design in due course.

Foul Drainage

An existing public foul sewer, (6" diameter in cast iron), is located in Camel Gate, owned and maintained by Anglian Water Services Ltd. It is likely that the existing site enjoys connections to this foul sewer. It is proposed that the retail development will also drain via this outfall.

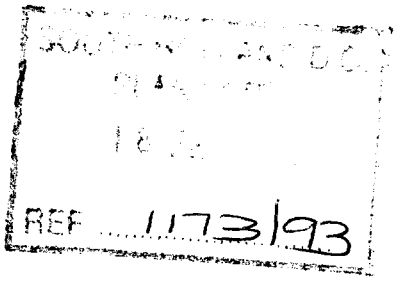
Directors ... Quality Systems Manager ... Principal Engineers ... London ... Cardiff ... Registered in England ...

SMITH
SMALLEY
ARCHITECTS
LTD
HIGHFIELD HOUSE
52 EAST PARADE
HARROGATE
HG1 5LT
TEL 0423 531100

DTFS/YT/3092

17 February 1994

Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



For the Attention of Mr J Blacklock

Dear Sirs

TESCO STORE - SPALDING

We refer to correspondence to yourselves from Healey & Baker dated 17 February 1994 regarding the Planning submission for the above scheme.

Please find enclosed 2 No. copies of our site layout drawing number 3092/A7 rev E and 2 No. A3 copies of the Tesco Design Standard ref: E08.01.02 showing the current surface finishes to a typical store, car park and petrol filling station.

We confirm that 2 No. copies of the store elevations will be forwarded to yourselves tomorrow.

Yours faithfully

D T F Smith

Encs

cc P Johnson - Healey & Baker
N Farr - Donaldson Edwards Partnership

DIRECTORS: GORDON SMITH DIPL ARCH R.I.B.A. CHRISTOPHER H. SMALLEY
HEALTH CARE DIRECTOR: PETER M BARTON DIPL ARCH. R.I.B.A.
PROJECT DIRECTORS: DUNCAN SMITH PHILIP THOMPSON M.B.I.A.T. MARK D. ASHTON
LANDSCAPE CONSULTANT: ROSEMARY A. CARTER DIP HORT. Studley H.C.H. CAD MANAGER: MICHAEL J. AUSTIN M.B.I.A.T
REGISTERED OFFICE: HIGHFIELD HOUSE 52 EAST PARADE HARROGATE HG1 5LT Reg No. 2583480 England

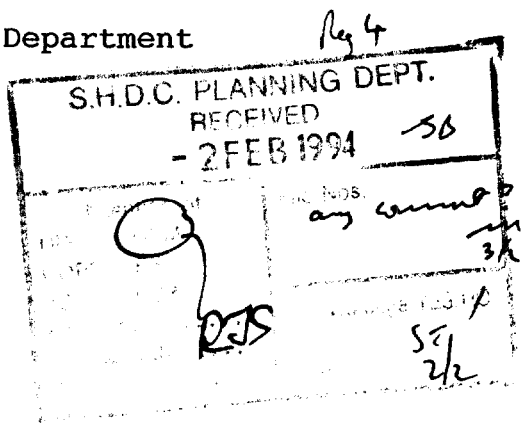
FAX 0423 531449

HEALEY & BAKER

INTERNATIONAL
REAL ESTATE
CONSULTANTS

29 ST GEORGE STREET
HANOVER SQUARE
LONDON
W1A 3BG
TELEPHONE
071 629 9292
FACSIMILE
071 355 4299

J Blacklock Esq
South Holland District Council
Planning and Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



Your Ref: JB/JJH16/1173/93

Our Ref: PNJ/SP/TH5

31 January 1994

Dear Mr Blacklock

Spalding - Application by Springfields and Tesco Stores Limited

I refer to your letter of 25th January 1994 and the enclosed request for further information under Regulation 4. I was a little disappointed to receive this further request for information from the Council in the light of our recent disucssion when you confirmed to me that the information you had already requested in your letters dated 31st December 1993 was all that would be required to proceed with the determination of this application. You did not, at that time, indicate that you were having discussions with Messrs Chesterton regarding retail matters.

In usual circumstances it is for the Council to demonstrate what harm would arise from a particular proposal proceeding and, on the basis that Chesterton have been instructed by the Council for some considerable time to advise on retail matters, I would have expected the Council and/or their consultants to have undertaken - as a minimum - initial preparatory work with regard to a retail impact study.

I did try to contact you by telephone this morning but understand that you are away from the office today. However, your colleague Mr Curnock advised that we should speak directly with Mr Peter Wilks of Chesterton at Milton Keynes.

I confirm that we will contact Mr Wilks shortly to discuss what concerns are being raised with regard to my client's planning application. I note in the Regulation you have referred to the town centres of "Spalding, Holbeach and other settlements in the vicinity." These "other settlements in the vicinity" are not specifically identified and we need to be quite clear as to where the concerns of your Council rest.

As the Regulation requests we will have particular regard to the guidance within PPG6 on the preparation of impact assessments, particularly that advice in paragraph 42.

Yours sincerely

PETER JOHNSON
PARTNER

cc O Dyke Esq - Tesco Stores Limited
T Hellier Esq - Berwin Leighton

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JAN 1994
Attention of
DPO NRM
DPO RS
JC AGP
Action by .....
Discuss with .....
File Nos.
Acknowledge YES/NO

NRA

National Rivers Authority
Anglian Region

25th January 1994

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

Our Ref: 94/1/SH/0005
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H16/1173/93

PROPOSAL: ERECT RETAIL FOOD SUPERSTORE WITH PETROL FILLING STATION AND ASSOCIATED CARPARKING,LANDSCAPE/HIGHWY
LOCATION: SPRINGFDS G.CENTRE CAMEL GATE SPALDING
APPLICANT: SPRINGFIELDS/TESCO STORES

I refer to your consultation received on 4th January 1994.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: All fuel, 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.
REASON: To prevent pollution of the water environment.

CONDITION: All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the foul sewer.
REASON: To prevent pollution of the water environment.

CONDITION: Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.
REASON: To prevent pollution of the water environment.

contd ...

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

CONDITION: Effluent from boilers and air conditioning systems shall be discharged to the foul sewer.
REASON: To prevent pollution of the water environment.

CONDITION: An oil interceptor meeting the latest standards of the Local Petroleum Licensing Authority shall be installed.
REASON: To prevent pollution of the water environment.

CONDITION: All surface water from roofs, roads and hardstanding areas shall discharge to a piped positive system incorporating trapped road type gullies.
REASON: To prevent pollution of the water environment.

The following planning informatives should be attached to any planning permission granted:-

Planning Informatives

Under the terms of the Water Resources Act 1991, the prior written consent of the NRA is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

Advice to Planning Authority

This site is within the drainage area of South Holland IDB, who should comment from a land drainage point of view.

Advice to Applicant

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

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

The developer should consult with the NRA on measures for the prevention of pollution, with particular reference to the delivery, storage and use of oils and chemicals, the disposal of surface water and the drainage of vehicle washing areas.

contd ...

NRA

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R.Morgan
Planning Manager

25th January 1994

NRA

National Rivers Authority
Anglian Region

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

Our Ref: 94/1/SH/0005
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H16/1173/93

PROPOSAL: ERECT RETAIL FOOD SUPERSTORE WITH PETROL FILLING STATION AND ASSOCIATED CARPARKING,LANDSCAPE/HIGHWY
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contd ...

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

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The developer should consult with the NRA on measures for the prevention of pollution, with particular reference to the delivery, storage and use of oils and chemicals, the disposal of surface water and the drainage of vehicle washing areas.

contd ...

NRA

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

B. Morgan
Planning Manager

Director of Highways and
Planning,
Lincolnshire County Council,
City Hall,
Beaumont Fee,
Lincoln.
LN1 1DN.

Mr R J Smith

RJS/JJ F.1710.10
H16/1040/93 & H16/1173/93

31 Jan 1994

FAO: Mr D Clark

Dear Sir,

SPALDING MARKET PLACE: TRAFFIC REGULATION.

I enclose for your attention a copy of a letter dated 27th January from the Holbeach and Spalding Branch of the Federation of Small Businesses, and a copy of my reply.

The Federation did not object when the Order was publicised, but please advise them what rights they have to pursue their concern.

Yours faithfully

R J Smith
Deputy Director of Planning
and Building Control Services

Enc.

Mr B Congreve,
Branch Secretary,
Federation of Small Businesses,
(Holbeach and Spalding Branch)
Crown Farm,
Whaplode,
Spalding,
Lincs.
PE12 6UE.

Mr R J Smith

RJS/JJ 1710.10
H16/1040/93 & H16/1173/93

31 Jan 1994

Dear Sir,

SPALDING CENTRE DEVELOPMENT.

Thank you for your letter dated 27th January giving your Organisation's views on the proposals for Spalding Market Place, the cattle market re-development and the Springfields proposals.

The first two projects were advertised several weeks ago, and the period for public objections has passed. I shall send a copy of your letter to Lincolnshire County Council since they are also involved with the Market Place proposals.

The Tesco proposal at Springfields has not yet been advertised: I shall put a copy of your letter on that file for reference.

Yours faithfully

R J Smith
Deputy Director of Planning
and Building Control Services

HEALEY & BAKER

COPY

B Smith Esq
South Holland District Council
Planning and Building Control Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Our Ref: SBG/SP/TH5

26 January 1994

Dear Mr Smith

Spalding - Springfields
Land Bounded by Springfields Garden Centre, Camel Gate, Holbeach and Spalding By-pass
Planning Application by Tesco Stores Limited

In December you attended a meeting to discuss the subject proposal, and it was agreed that a further meeting should be time-tabled for mid February.

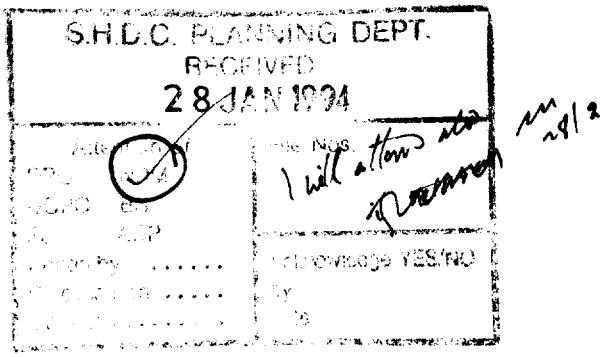
Accordingly I have arranged a meeting to be held at your offices on 21st February at 2.15pm. Attending will be Oliver Dyke of Tesco Stores Limited, Peter Johnson of this office, Mr Blacklock and yourself.

I understand from you Secretary that these arrangements are convenient for you, but please do not hesitate to contact me should wish to discuss this matter.

Yours sincerely

SALLY GRIFFITHS

cc J Blacklock Esq - South Holland District Council ✓



WITH COMPLIMENTS

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1173/93

Applicant: Springfields Horticultural Society/Tesco Stores Ltd
c/o Springfields
Spalding
Lincs, PE12 6ET

Agent: Healey & Baker
29 St George Street
Hanover Square
London
W1A 3BG

Description: Erect retail foodstore with associated petrol filling station, car parking, landscaping and highway works

Location: Springfields Garden Centre
Camel Gate
Spalding
Lincs

Type: OUTLINE

Date received: 09-DEC-93

31-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that in this case the application ought not to be considered separately from the details set out below, and that the application cannot be dealt with until that information is received. Under the provisions of Article 7(2) of the Town and Country Planning General Development Order 1988, you are therefore requested to supply the following:

Please see attached.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you are not willing to supply the information, you may appeal to the Secretary of State for the Environment within 6 months, or such longer period as the Secretary of State may allow, as if your application had been refused.

If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK .

Yours faithfully

Principal Planning Officer

BRIAN SMITH Dip TP MRTPI
:ctor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H16/1173/93

Please include means of access, parking and internal circulation within the site for vehicles; siting and external design of retail superstore; siting of petrol filling station; landscaping of the site, including the car parking area; and means of surface water disposal as an integral part of the application. Such details shall be shown on plans to an appropriate scale.

BRIAN SMITH Dip TP MRTPI
ector of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1173/93

Applicant: Springfields Horticultural Society/Tesco Stores Ltd
c/o Springfields
Spalding
Lincs, PE12 6ET

Agent: Healey & Baker
29 St George Street
Hanover Square
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W1A 3BG

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Location: Springfields Garden Centre
Camel Gate
Spalding
Lincs

Type: OUTLINE

Date received: 09-DEC-93

31-DEC-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is J BLACKLOCK

Yours faithfully

Principal Planning Officer

BRIAN SMITH Dip TP MRTPI
ctor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H16/1173/93

Please provide the following information: -

A A traffic impact analysis addressing, in particular, the ultimate effect upon the proposed roundabout on the A16/A151 junction.

B The surfacing of the car parking, service yard and petrol station forecourt.

C An explanation of how goods vehicles will manoeuvre satisfactorily within the service yard.

D Hours of operation of retail foodstore and hours of delivery to the same.

E Location of parking of refrigeration lorries.

F An explanation of how the part of the 'retail superstore' bearing the notation 'plant' will satisfactorily provide for noise insulation/attenuation in respect of machinery or plant located there.

ARTICLE 7 DIRECTION

PLEASE ~~PROVIDE~~ PARKING INCLUDE MEANS OF ACCESS AND INTERNAL CIRCULATION WITHIN SITE FOR VEHICLES; SITING AND EXTERNAL DESIGN OF RETAIL SITING OF PETROL FILLING STATION; ~~[illegible]~~ SUPER STORE; & LANDSCAPING OF THE SITE, INCLUDING THE CAR PARKING AREA; AND MEANS OF SURFACE AN INTEGRAL WATER DISPOSAL AS ~~A~~ PART OF THE APPLICATION. SUCH DETAILS SHALL BE SHOWN ON PLANS TO AN APPROPRIATE SCALE.

ARTICLE 4

PLEASE PROVIDE THE FOLLOWING INFORMATION :-

(A) A TRAFFIC IMPACT ANALYSIS ADDRESSING, IN PARTICULAR, THE ULTIMATE EFFECT ~~UPON~~ THE ~~PROPOSED~~ ROUNDABOUT ON THE A16/A151 JUNCTION.

(B) ~~[illegible]~~ THE SURFACING OF THE CAR PARKING ~~AND SERVICING~~ ~~ROADS~~ SERVICE YARD AND ~~A~~ PETROL STATION FORECOURT.

(C) AN EXPLANATION OF HOW GOODS VEHICLES WILL MANOEUVRE SATISFACTORILY WITHIN THE SERVICE YARD.

(D) HOURS OF OPERATION OF RETAIL FOODSTORE AND HOURS OF DELIVERY TO THE SAME,

(E) LOCATION OF PARKING OF REFRIGERATION LORRIES.

(F) AN EXPLANATION OF HOW THE PART OF THE 'RETAIL ~~FS~~ SUPERSTORE' BEARING THE NOTATION 'PLANT' WILL SATISFACTORILY PROVIDE FOR NOISE INSULATION / ATTENUATION IN RESPECT OF MACHINERY OR PLANT LOCATED THERE.

Form No. H/A/3J

Lincolnshire
DEPARTMENT OF HIGHWAYS AND PLANNING

To J. BLACKLOCK ..... S.H.D.C. .....

Planning Reference H16/1173/93

The following are my observations upon the enquiry under the reference quoted above: —

SPRINGFIELDS GARDEN CENTRE, CAMERGATE, HOLBEACH RD, SPALDING

From my initial observations of this application I would make the following comments:-

(1) I am concerned at the proximity of the proposed roundabout to the new roundabout on the A16/A151 junction. Queuing traffic trying to turn right into Camergate could affect the operation of the A16 roundabout. The applicants will need to discuss this with the D.O.T and produce a Traffic Impact Analysis. (one solution may be the dualling of the A151 between the roundabouts).

(2) Bearing in mind the comments about the proposed 'World of Flowers' I shall be pleased to know where the car parking will be provided for this facility.

(3) I am concerned about ~~the~~ how delivery vehicles will manoeuvre in the service yard.

Date 20/12/93

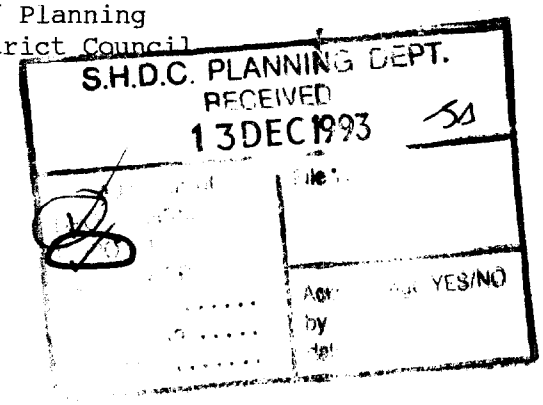
Signed .....
Director of Highways and Planning

TESCO

Dairyglen House,
P.O. Box 40,
116 Crossbrook Street,
Cheshunt,
Waltham Cross,
Herts, EN8 8JT

Telephone: 0992 - 27922
Telex: 8952091
Facsimile: 0992 - 38963

R J Smith BSc
Deputy Director of Planning
South Holland District Council
Priory Road
Spalding
PE11 2XE



9th December 1993

Dear Mr Smith

Re: Springfields

Tesco has now submitted a joint planning application with Springfields and Thornfield Holdings for a foodstore and petrol filling station on part of the existing Springfields site.

You will have heard from Peter Atkinson at Springfields that the partnership with Tesco will provide a significant capital sum to be invested in the Gardens to secure their future and provide additional local employment.

Details of our planning application and the proposals for Springfields will be given at a public exhibition in Spalding next week. The exhibition will be held at the South Holland Centre, Market Place, Spalding on the following days and times:

Wednesday 15th December	10 am to 8 pm
Thursday 16th December	10 am to 6 pm

Peter Atkinson and myself will be available at the exhibition on Wednesday between 4 pm and 6 pm to deal with any specific queries you may have but if this time is not convenient please feel free to visit at any other time.

I shall look forward to meeting you next week.

Yours sincerely

Oliver Dyke
Development Executive

Tesco Stores Ltd., (519500). Tesco Management Ltd., (636964). Companies Registered in England. Registered Office: Tesco House, Delamare Road, Cheshunt, Waltham Cross, Herts. EN8 9SL. Printed on Recycled Paper

SOUTH HOLLAND DISTRICT COUNCIL

DR. TO: DATE: 10/12/93

NAME Tesco Stores Ltd Property Ltd

ADDRESS c/o Springfields
Camelgate
Spalding
LINCS

POST CODE PE12 6ET

	REFUNDS	AMOUNT	
	REFUND OF PLANNING/~~BUILDING REG/NOTICE~~ FEE		
	REFERENCE: H16/1173/93		
	APPLICANT: Springfields/Tesco/Thornfield		
	FEE RECEIVED £ 3180		
	RECEIPT NO: P3623 DATE: 9/12/93		
	FEE REQUIRED: 3000		
	REASON FOR REFUND: overpayment		
	AMOUNT TO BE REFUNDED	480	00
	TOTAL:	480	00

Creditor	Invoice Reference	D'N	St.Ref	STORES RECEIVED REF.
	H16/1173/93	0		

	Allocation			Amount						ORDER No/MIN REF.
	Main	Sub	Detail	£				p		
	451	810					4	8	0	0 0
										CHECKED FOR PAYMENT CDO.
										CERTIFIED FOR PAYMENT
										AUTHORISED OFFICER
	134	486								RECEIVED TREASURER'S DEPT.
			Total				4	8	0	0 0

PLEASE RETURN CHEQUE TO:

~~CLAIRE THOMAS~~

~~C/O PLANNING & B C SERVICES~~

internal circulation

Sally Griffiths

Mr Tolson & Mr Dyke } (Tesco / Henley & Baker

Duncan Smith (Architect)

Chris Briggs LCC.

B Smith
J Cannon
N Riddles
J Blackwood
} SHDC

Traffic Impact Analysis — Briggs main concern is NT roundabout the length of road from By Pass Roundabout to new roundabout — Traffic Analysis would clarify this — problem of slowing

Briggs — LCC might be able to supply figures for By Pass traffic. ⟶

Tolson — Arups can get figures from D of T. — but have been in touch with LCC —

Briggs — too little car parking on Springfield site

Tolson — how much detail? — B Smith interviews — Small Shops raison d'etre of Springfield should be looked into — (Tolson) NT part of application! Smith — need information none the less — Riddles reinforces this. Smith — we must have full picture of Tesco & Springfields

Briggs — Service Yard — protrudes manoeuvring space — amended drawings submitted showing additional manoeuvring space.

Riddles Re-entry } — Recycling area — is it practicable & back up of cars

Tolson — Good arrangement will take car of it.

Briggs — Crossing radius to be enlarged at entrance on South side

Smith — Radius is adequate on Arups calculations — but will look at it

Smith — Crossed period Slip road if need be

Tolson — car park / servicing area Surfacing — plan submitted — deliveries — conditionable.

— Refuse bin Lorry — no request now days to have a refuse unit running on site

Over the past five years Springfields has suffered from declining visitor numbers, falling income in real terms and rising costs for both staff and maintenance. The Gardens are in decline and the operators of Springfields are extremely concerned about the medium and long term future of Springfields.

In response to the challenge which faces the garden the operators of Springfields have decided substantially to improve the facility and enhance its appeal to visitors into the next century.

A partnership has been established with Tesco Stores Limited to provide finance to rebuild and enhance the gardens with modern visitor facilities. In order to secure the necessary finance package to ensure the long term success of Springfields the scheme proposed will involve rationalisation and consolidation of the existing area devoted to the gardens and the construction of a foodstore to be operated by Tesco on part of the existing site.

What! where? planning permission

↓

shouldn't these also be part of the illustrative information with this app.

The two aspects of this proposal, that is to say, the improvements to the Springfield Garden and the construction of the Tesco foodstore, will bring substantial benefits to Spalding in terms of retaining and ensuring the long term future of an existing local facility and providing a retail facility which Spalding lacks at present.

The Proposal

This application relates principally to the construction of the foodstore and associated facilities which are outlined above. The store proposed will have a gross area of 41,700 sq. ft. (3,874 sq. metres).

The store will be at a single level and provide a full range of convenience goods along with a small element of comparison goods within the store. It will be closely associated to a surface level car park providing 357 spaces. The car park will be landscaped to a high standard as will the remainder of that part of the site to be used for the Tesco foodstore.

The proposal also involves the construction of a six island petrol filling station located near the entrance of the scheme as indicated on the illustrative plans.

The site location plan also identifies the remainder of the existing Springfield gardens outlined in blue. This is the area which will be substantially improved by the substantial investment which Springfield Horticultural Society Limited have set aside for this area of land. These improvements will ensure the Springfield Garden will be an all-year round tourist attraction and ensure the future of the town's Flower Parade.

We consider limited weight can be attached to the statutory planning policies contained within the 1985 Spalding and Pinchbeck Local Plan or the latest policies contained in the first consultation draft of the District Wide Local Plan. We therefore suggest that this proposal should be considered against the background of the most recent Structure Plan Policies and Central Government advice on retail development.

With regard to Central Government advice your Council will bear in mind the comments made at paragraph 5 of PPG1. That advice confirms that the planning system should operate on the basis that "applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance."

Paragraph 6 of the document also confirms that it is not the function of the planning system to interfere with or inhibit competition between users and investors in land."

As you are aware in July 1993 the Department of the Environment published the revised PPG6 - Town Centres and Retail Developments.

This guidance emphasises that the planning system should continue to facilitate competition between different types of shopping provision and avoid unnecessary regulation of shopping development while taking into account the important contribution which retail activity can make to secure the vitality and viability of town centres and villages.

The guidance also stresses that a suitable balance should be provided for retail development between town centres and out-of-centre retail facilities taking account of such factors as accessibility and effective competition between retailers that will benefit consumers generally. Local planning authorities should not refuse permission for new retail development outside town centres on the grounds of the effect on that town centre unless there is clear evidence to suggest that the result would be to undermine the vitality and viability of that centre that would otherwise serve the community well.

Highway considerations

The proposed site is located to the north of the existing A151 and to the west of the A16(T) improvement scheme which is under construction and is planned to be completed by mid-1995. The A151 in the vicinity of the site, is to be realigned slightly to the north.

The proposed site access junction with the A151 is a 40m diameter roundabout, rather than a priority junction scheduled to be constructed by the Department of Transport. The roundabout will be a 4-arm roundabout, with the north and south arms providing

Lincs C.C.

access to Camel Gate and Fulney Lane respectively. The roundabout is proposed to be of a standard to accommodate the exected future traffic flows, associated with the Department of Transport scheme including those generated by the application site.

Approximately 120 metres to the north of this roundabout a priority junction on Camel Gate will provide entry/exit to the proposed foodstore. This junction will incorporate a dedicated right turn lane into the site.

Landscape Issues and Improvements to Springfields Gardens

As we have already indicated above this proposal will involve extensive landscaping works to that part of the site to be occupied by the Tesco Store Limited. Planting details are included on illustrative landscape plan 1901/1A. This proposal will lead to substantial and significant improvements to the remaining Springfields Gardens.

The main attractions available at Springfields Gardens have generally been for older visitors with, until recently, few facilities for children and family requirements. The popularity of Springfields has declined in recent years.

The original layout of the gardens was in a relatively open form so as to display extensive beds of flowers and enable visitors to compare varieties. The concept is now very dated and the trend for such facilities is now toward creating themed spaces that appeal not just to visual appreciation but have a diversity in compassing educational content, green issues and product/material display to relate more to the amateur garden visitor.

The existing garden at Springfields reflects the decline in visiting numbers, the high maintenance cost of an out-dated layout and lack of diverse facilities which are leading to the gardens demise. As a result of decreasing revenue certain areas are closed to the public and often areas look poorly maintained and unkempt.

The joint applicants consider that size is not the significant factor, but quality and innovative design and management must be the way to secure Springfields' future success. This places a heavy demand on capital investment to facilitate these improvements.

The opportunity now presents itself for a revitalisation of Springfields and substantial investment of capital leading to the renaissance of the Springfields Gardens.

Retail issues

We have examined the work which has been undertaken on behalf of

the district Council by Chesterton. This has included the reports prepared in 1990 and 1991 respectively.

We consider that the reports prepared by the Council's consultant are unduly pessimistic with regard to the amount of trade which is available to support convenience goods retailing within Spalding and its catchment area. Why?

It is clear from the work which Chesterton undertook that there is a substantial outflow of trade from Spalding to centres some distance away providing modern free standing large convenience goods stores catering for predominantly car borne trade.

Coupled with the lack of choice and competition in Spalding we are of the view that the proposal subject of this application will complement existing and proposed foodstores in Spalding town centre whilst catering for an unfulfilled demand by customers who are leaving the town centre to find similar facilities as that proposed elsewhere.

This proposal will not have any harmful effects on any interest of acknowledged importance or the vitality and viability of the town centre as a whole. The effect of this proposal on existing individual retailers is not a sufficient reason to refuse this application as set out in the advice contained in PPG6.

Planning benefits

The joint applicants consider that there are a number of benefits which will arise from this proposal. These are as follows:

i The proposal will improve the choice of foodstore available to those within the Spalding catchment area.

ii The proposal will improve competition between large foodstore operators in Spalding which will be to the benefit of shoppers within the town centre.

iii The proposal will be readily accessible to those living in Spalding and the surrounding area due to its location in close proximity to the by-pass which is under construction.

iv The proposal will not have any harmful effects in terms of safety or the capacity of the highway network. The proposal will also be available for some walking trade and bicycle access.

v The Gardens are of national and local importance. The proposal will lead to substantial investment of £1.5m in the existing Spingfields Gardens which will ensure their survival and guarantee its long term future.

vi The foodstore proposal will create a significant level

Any job losses elsewhere in District

of employment. The store itself will employ between 250-270 people and, due to ensuring the long term success of Springfields Gardens, that facility will also provide employment.

We look forward to receiving acknowledgement of this application from you and confirm that our joint clients look forward to discussing this matter with you further and hope that you will recognise the benefits which this proposal will bring to Springfields Gardens and Spalding as a whole.

Yours faithfully

Peter N. Johnson

PETER JOHNSON

ASSOCIATE

own and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or tenant**)*

Proposed development at *(a)* **SPALDING - SPRINGFIELDS GARDEN CENTRE, CAMEL GATE**

I give notice that *(b)* **SPRINGFILEDS HORTICULTURAL SOCIETY LTD, THORNFIELD HOLDINGS PLC, TESCO STORES LIMITED**

is applying to the *(c)* **SOUTH HOLLAND DISTRICT COUNCIL**

for planning permission to *(d)* **ERECTION OF A RETAIL FOODSTORE WITH ASSOCIATED PETROL FILLING STATION, CAR PARKING, LANDSCAPING AND HIGHWAY WORKS**

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* **COUNCIL OFFICES, PRIORY ROAD, SPALDING, LINCOLNSHIRE, PE11 2XE**

by *(f)* 30.12.93

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less that 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver)

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: Peter Johnson **PETER JOHNSON BA (Hons) Dip TP, MRTPI**

+On behalf of: **SPRINGFIELD HORTICULTURAL SOCIETY LTD, THORNFIELD HOLDINGS PLC, TESCO STORES LTD**

Date: 9.12.93

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non agricultural development may affect agricultural tenants' security of tenure.

+ Delete where inappropriate

Insert:
a) address or location of the proposed developments
b) applicant's name
c) name of Council
d) description of the proposed development
e) address of the Council
f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as they case may be)

DOCUMENT 1

SOUTHPACE [illegible] D.C.
PLAN [illegible] ET
24 [illegible]
REF 1173194

BUSINESS PLAN 95-98
(Subject to Planning Permission)

1995 By-Pass opens

Late 1995

1 Tesco Store opens with landscaped frontage on A151 and floral decoration of verges and roundabouts. Erection of shop, TIC and toilets in Camelgate.

2 Purchase from Crown Commissioners by Springfields of six acre field opposite Springfields main entrance. This would secure future car parking and Springfields would offer this as a picnic area for potential visitors to Spalding and open space for local residents.

3 First phase of Springfields World of Flowers construction completed.

a New main avenue. Springfields entrance to Springfields Exhibition/Patio Cafe.

b Erection of educational centre embracing 20 min audio visual presentation of Flower Parade. Spalding Flower Town (Britain in Bloom). Fenland Tourism Initiative. Pinchbeck Engine, Ayscoughfee Gardens, etc Bulb museum and interpretation area.

c New perimeter service road and paths.

d Excavation of lake and earthworks for natural auditorium for play readings, band concerts, etc.

e Supply of flood lighting to extend the versatility and scope for evening visits.

f Children activity playground.

g Tree planting.

1996

Completion of layout of formal beds, lawns, trial plots, disabled gardens, maze, further tree planting, amaryllis house. Permanent display of Flower Parade floats, Giant garden games, ie chess, etc. Marketing campaign to promote this new destination to coach operators party organisers etc.

April 1997

National launch of World of Flowers to be the first permanent national garden festival with extended season for tourist and new special events.

Conclusion

(In 1993 87,000 visited our activities)

It is essential that if that figure annually holds until 1997 the attendances could increase by 50%. This would be outside the period of the Flower Parade Festival. An appropriate increase in gate money, retail sales and catering would follow together with increased employment in the first instance of 10-15 persons covering gardeners, catering, retail and administrative staff.

These figures are conservative and are based on published attendances on local attractions that have recently opened.

Butterfly Park - over 70,000 visitors per year.

Owl Centre, Baytree, Museum of Entertainment - 20,000

Ayscoughfee Museum - 23,000 to 43,000 since 1988

During 1995-98 the Exhibition Centre would continue to broaden its customer base and increase lettings of a commercial nature to the benefit of local hotels and traders.

Finally, this initiative would make Spalding a major destination, spread over a much larger season, provide an excellent approach to the town from the by-pass, generate further income from outside by tourism, build on the development work carried out by SHDC and increase employment and spending power within the town.

DOCUMENT 2

SPALDING - SPRINGFIELDS

TABLE 1 - GENERATED EXPENDITURE

	0-10 Minute			10-20 Minute			TOTAL		
	1994	1996	1997	1994	1996	1997	1994	1996	1997
POPULATION	37396	38998	38998	36726	38299	38299	74122	77297	77297
EXPENDITURE P.C. (£)	1101	1109	1114	1101	1109	1114	1101	1109	1114
GENERATED EXPENDITURE (£M)	41.2	43.2	43.4	40.4	42.5	42.7	81.6	85.7	86.1

Based on 1991 Prices

Population Figures based on 1991 Census (provided by Chesterton)

SBGSPALD.3
22 March 1994

DOCUMENT 3

SPALDING - SPRINGFIELDS

TABLE 2 - TURNOVER OF AFFECTED FACILITIES WITHIN 0-10 MINUTE DRIVE TIME FROM SPALDING TOWN CENTRE

FACILITY	1994	1996	1997
TESCO HALL PLACE	2	1.75	0
GATEWAY TOWN CENTRE	14.4	12.2	10.6
GATEWAY WARDENTREE LA	7	0	0
CO-OP TOWN CENTRE	1	0.8	0.8
OTHER	4.5	4.3	4.3
TOWN CENTRE SCHEME	0	16.5	12.5
TESCO SPRINGFIELDS	0	0	12.5
TOTAL	28.9	35.5	40.7

Based on 1991 Prices

TESCO FILE

Guidance is not the end of the road out of town

The death of out-of-centre retailing has been prematurely announced by the national press, conclude John Rhodes and John Henley. Closer examination demonstrates that the Government remains committed to a balanced approach between out-of-centre and town centre development, and that a more extreme position cannot be justified in policy terms on the basis of the available evidence.

While Ministers have been keen in recent weeks to stress the Government's commitment to maintaining and enhancing the vitality of town centres, this is not intended to and could not represent an embargo on out-of-centre retailing.

The Government's position remains that set out in last summer's revised Planning Policy Guidance Note 6, which emphasises that the planning system should continue to facilitate competition between different types of shopping provision and should foster the twin objectives of sustaining town centre vitality and ensuring that the benefits of competition and modern retailing continue to come forward.

John Gummer, Tony Baldry and David Curry have each confirmed that recent statements do not amount to a substantial shift in Government policy. Launching the new PPG6 last July, Tony Baldry mused: "Does the new PPG itself amount to a major shift of policy? I see it as an evolution of policy. The basic stance remains the same."

In January, Gummer commented: "My guidance in PPG6 emphasises the importance of competition between different types of shopping provision. What we don't want is the dead hand of the organiser. There is a great deal of difference between planning and organising. Planning is about ensuring that the conditions in which competition prevails are conditions which do not destroy the overall environment. Organising is telling people where they should go because you know best."

Last month David Curry added: "PPG6 remains the definitive statement of policy, despite exaggerated claims about John Gummer's recent speeches. We are not against all out-of-centre developments... nor we against superstores, as long as they are in the right place."

This continued support for PPG6 is helpful, not only because it should mean that we all know where we stand but also because it sets specific tests against which decentralised proposals can be properly judged. To a large extent, these are the tests in which planning practitioners have become adept.

While PPG6 is too detailed to be succinctly summarised, the principal themes are:

- planning authorities should not refuse permission for development on the grounds of the effect on a town centre unless there is clear evidence to suggest that the result would be to undermine the vitality and viability of that centre as a whole;
- town centre development schemes which are considered essential to the future vitality and viability of the centre should not be prejudiced by decentralised proposals;
- out-of-town proposals should not put at risk the strategy for the town centre set out in the local plan.

These impact-related tests are essentially unchanged from the original PPG6, and have been validated by the test of time. Before revising the guidance, the Government commissioned comprehensive research to review the available evidence on the impact of out-of-centre development.

The research, from BDP Planning and the Oxford Institute of Retail Management, found no documented examples of adverse impact arising from any superstore or retail warehouse development, although caution was advised about the long-term impact of out-of-town regional shopping centres.

The consultants advised the Government that the principal lessons that could be learnt in terms of future policy were a "cautious approach" to out-of-town regional shopping centres, a "sensible balanced approach" to the accommodation of out-of-town superstores and retail warehouses, and the encouragement of town centre improvements, including town centre management.

While recent Ministerial circulars refer to "research", the only additional research available which might be taken to show an adverse effect from out-of-centre development is that relating to Merry Hill (*Planning* 1044) - some 1.4 million square feet gross of retail floorspace served by 10,000 free car parking spaces which was allowed to develop outside the controls of planning policy.

Experience shows that the planning system has been effective in weeding out those developments likely to cause an adverse effect. What is different about the revised PPG6 and PPG13 is the increased emphasis on integrating planning and transportation, consistent with



Sainsbury's at north Chelmsford - company research suggests that new provision can actually reduce average shopper trip lengths.

PLANNING CONSULTANCY
within the natural and built environment

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the Government's policy for sustainable development.

It is this latter emphasis that has been particularly stressed in recent statements and in PPG 13. The Secretary of State summarised Government policy in a recent appeal decision in these terms: "New retail development should be sited where it is likely to be accessible to all sectors of society and by a choice of transportation mode, so as to be unlikely to lead to an increase in overall car use."

Understandably, town centres are regarded as the most likely locations generally to satisfy such criteria. Nevertheless, they cannot be regarded as the only acceptable locations, for a number of reasons.

Firstly, very few town centres can realistically yield the scale or quality of sites for modern retail development that would be either attractive to retailers and their customers or good enough to compete with existing decentralised facilities. This constraint has been recognised to some extent by Ministers, although PPG13 still relies upon edge-of-centre sites being available within easy walking distance of the town centre.

In practice, appropriate sites peripheral to town centres are difficult to find, on account of the concentrated and unplanned nature of the historic development of our towns and the endemic traffic congestion which afflicts the majority of towns and their immediate environment. Such sites must be close enough to town centres to integrate with them properly, otherwise they might just as well be out-of-town.

Secondly, like it or not, car ownership in the United Kingdom is high, and those with access to a car do and will continue to elect to use it for shopping purposes. A recent national survey by Sainsbury's found that only 0.1 per cent of those with access to a car choose to use alternative transport modes for main food shopping trips. It is unrealistic to expect any significant shifts in our modes of transport.

Thirdly, the same survey showed very limited linkage of food and non-food shopping trips, with only 11 per cent of car-borne shoppers "frequently" buying durable goods on their main food shopping trip. This phenomena was observed by John Gummer in his speech to the Town and Country Planning Association (*Planning* 1052).

Gummer noted that whether you buy food from a superstore in the centre of town or on the edge, you are going to take it home and get it straight into the fridge or freezer. In many instances, therefore, the transportation advantages of providing food stores close to town centres is limited - and the same may be said for retail warehousing specialising in the sale of bulky durable goods.

Fourthly, the genie is already out of the bottle. The large majority of shoppers already have some access to out-of-centre facilities, and research demonstrates that they are prepared to drive significant distances to shop. It is not surprising, therefore, that detailed studies have shown that the provision of a new out-of-town superstore actually *reduces* average shopper trip lengths by around 15 per cent, by providing closer and more convenient facilities.

Rather than resulting in an increase in overall car mileage, therefore, it is logical to expect that further out-of-centre development could be demonstrated to have material benefits in terms of reduced vehicle emissions, congestion relief, accident savings and reduced traffic growth. The benefits are likely to be substantial when you consider that a medium-sized superstore would attract more than 1.5 million car-borne shopper trips a year.

These considerations indicate that many of the aspirations of food and bulky non-food retailers for additional out-of-centre development are capable of meeting the planning tests recently stressed by Ministers. Techniques have been developed, based on integrating shopping and traffic impact studies, to demonstrate the effects of development on overall vehicle mileage and emissions.

Substantial benefits can often be demonstrated. Where these can be added to evidence that there are no in-town or effective edge-of-centre sites available and that the shopping impact is acceptable, there is no reason to suppose that planning consent would not be granted.

The principal message to be drawn from recent events is that decentralised development will need to be more carefully considered and more carefully justified than before in order that it can truly be shown to have a distinctive role, complementary to the Government's initiatives for the maintenance and enhancement of town centres.

John Rhodes is a partner with the Town Planning Consultancy. John Henley is a director of the Dennis Wilson Partnership.

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ASSOCIATION OF DISTRICT COUNCILS

SOUTH HOLLAND DISTRICT COUNCIL
- 7 MAR 1994
CHIEF EXECUTIVE'S DEPT.

26 CHAPTER STREET LONDON SW1P 4ND
Telephone: 071-233-6868
Fax: 071-233 6551
Dx: 300550 Victoria-4

GEOFFREY FILKIN Secretary

NC 1994/107

Brian Weller PL/9/2/BW/AER 2 March 1994

Extracts from a speech by the Secretary of State for the Environment on the role of local planning authorities in encouraging town centre shopping.

Dear Chief Executive,

PLANNING POLICY GUIDANCE ON SHOPPING CENTRES

Member authorities may be interested to see the extracts quote below from a speech in the House of Commons on 7 February by the Secretary of State for the Environment in a debate on sustainable development;

> "We can also, however, employ the land use planning system to influence the siting of new shops and offices. Where we choose to work, where we go to enjoy ourselves and where we go to shop are significant choices for our use of the car. They also make a significant impact on urban quality.
>
> Understanding what is needed to improve the quality of cities and towns requires us to look at issues in a broader way. How people shop relates to how they use their cars. How local authorities respond influences whether businesses will invest in town centres. Good urban design demands vitality in the urban property market. That vitality flows from people's decision to shop in town centres. In turn, that depends on a positive approach to planning and managing town centres. That is a job for local authorities, because they must be imaginative in enabling things to happen. They should not say no to a substantial new development without making clear their reasons. Whenever possible they should point to an alternative way of making provision for economic development. They must adopt a positive approach.

Local authorities must work with local people, landowners and developers to identify the right local strategy. Those strategies in local plans must take account of the national priorities set out by the Government last year in planning policy guidance note 6. That policy is intended to help to deliver town centres that serve the whole community. Those centres should provide a focus for retail development where competing businesses are near enough for shoppers to compare prices and benefits from competition. They should be places in which a series of different uses are encouraged. They would the be attractive to local residents, shoppers and visitors because they have lively restaurants, cafes, culture and entertainments, as well as shopping facilities and places for people to live.

I want us to improve the quality of our towns so that we can reduce the pressures of urban sprawl and the pressure to develop green field sites. That means encouraging new shopping developments in locations where they can reinforce town centres - in town centres or within walking distance of them. Where they would result in an unacceptable impact on a town centre, it may be necessary to discourage development on green field sites on the edge of cities".

You may wish to draw these comments to the attention of your Planning Department. They may be relevant to consideration of applications for new shopping development.

Yours sincerely,

SECRETARY

Chief Executive of the District Council
Members of the Council of the Association (for information)

Gummer agenda in wider perspective



Anyone involved in retail planning, whether consultant, local authority or operator, will have followed the press with more than a passing interest recently. Headlines in the national and property media have sent shock waves through out-of-town retailers and brought a warm glow to the hearts of those concerned about the *long-term well-being of town and city centres*. Gary Halman dwells on recent developments.

The first event to register on the Richter scale was Environment Secretary John Gummer's speech to the Town and Country Planning Association's annual conference in London in January, reported variously as "Out of town shopping falls from favour", "Gummer clamps down on out of town schemes" and "Gummer puts brakes on superstore gravy train".

Many commentators interpreted the Secretary of State's references (*Planning* 1052) to "sheds on the by-pass" as a clear signal of a policy shift in favour of town centres and away from dispersed patterns of retailing. As if to underline that message, Gummer went on to dismiss major proposals in Cambridge and Ludlow (*Planning* 1054).

These actions were quickly followed by a Commons statement in which the Secretary of State, speaking in a debate on sustainable development, again emphasised the importance of encouraging town centre viability and vitality and discouraging out-of-town green-field development.

Do these pronouncements spell the end of out-of-centre retailing? Is there a hidden agenda which the Secretary of State is following and which he feels unable to share with us? More recent Ministerial statements suggest not, and introduce a welcome balance to a debate which was in danger of becoming derailed by the emotions which discussion of town centres often spark.

Junior Environment Minister Tony Baldry elaborated on the detail of the Department of the Environment's approach to retail planning at a recent conference in London (*Planning* 1058). Here he stressed some of the advantages brought by a dynamic retail industry, including broadening consumer choice, the delivery of high-quality new stores and the regeneration of large areas of derelict and contaminated land.

Importantly, so far as the "hidden agenda" is concerned, Baldry confirmed that recent speeches do not represent anything further to add to the guidance contained within Planning Policy Guidance Note 6. "The PPG6 message is sound", he insisted. "What you have read is PPG6, no more and no less."

This is encouraging, not least because the revised PPG6 is only eight months old, and followed a period of wide consultation across all interest groups. It has formed the basis of policy formulation by local planning authorities across the country, and it would have been inconvenient, to say the least, if fresh guidance was on the horizon after such a short space of time.

What, then, are the likely results of Gummer's various statements at a practical level? First, it is clear that local planning authorities will wish to take a closer look at out-of-town centre retail proposals. Here, there is a need to recognise that PPG6 embraces out-of-centre retailing as an activity that has a distinctive role to play in providing for new retail development, and can offer benefits and opportunities that consumers want.

This approach also acknowledges that because of constraints in town centres, including traffic congestion, out-of-centre retailing may have positive effects, stimulating competition and providing a new impetus for innovation and change in central areas. One of the key determinants of a scheme's acceptability, however, remains its projected impact on town centre vitality and viability.

Tony Baldry singled out regional-scale centres such as Merry Hill, with its now well-documented impact on Dudley town centre (*Planning* 1044), and food superstores outside vulnerable market towns which are heavily dependent on convenience shopping as particular cases in which a cautious approach is merited.

He also announced a new initiative which he visualises will be of assistance to those trying to assess and agree upon likely impacts. From April onwards, the Valuation Office's six-monthly property report will include data on prime shopping yields for the top 550 town centres.

Baldry hopes that this information will lead to shorter public inquiries by setting out a clear starting point for any debate about yields. We must await the publication of the figures and the background to their compilation before commenting further, but great care will be needed in the application of average yields to local decision-making on new retail proposals.

Investment yields on commercial property reflect a wide range of factors, not all of which have a lot in common with town centre vitality. They say as much about general investor sentiment, the availability of suitable investment properties, the relative attraction of retail property as against, say, offices and industrials and future rental growth prospects as they do about the specific attributes of the particular town centre.

While any attempt to bring a degree of consistency to the essentially judgemental task of assessing retail impact is to be welcomed, application of the yield data without a full understanding of the external factors which influence these would be dangerous and misleading.

Secondly, a further key influence on the acceptability of retail proposals in the future is likely to be accessibility. PPG6 stresses that one of the important locational considerations is the accessibility of the store to a range of transport options. In-town or edge-of-centre food stores are singled out, on the basis that linked shopping trips are thereby made possible.

The inter-relationship between convenience shopping, comparison shopping and overall travel patterns is complex, and is currently the subject of DoE research. It is tempting to conclude that town centre food shopping, for example, generates less car journeys. However, this overlooks the possibility that greater frequency of journeys may have more environmental impact than weekly or fortnightly bulk shopping trips to a food superstore, where the car boot acts as the shopping basket.

Similarly, Baldry's assertion that out-of-centre shopping centres deny the opportunity to make one journey serve several purposes - such as people staying on after shopping to enjoy cultural entertainment - is over-simplistic.

What of those families whose shopping trip to a well-placed retail park includes visiting a range of retail outlets, complemented in many cases by family-orientated food and leisure facilities? The custom that such sites enjoy, particularly at weekends, bears witness to the attraction of this type of facility, now a well-established part of the shopping scene.

Having said all this, the recently-published PPG13 on transport (*Planning* 1060) is something of a milestone in joint policy advice. So far as retail development is concerned, PPG13's advice to authorities preparing local plans is:

- to enable development in existing central and suburban centres;
- to seek edge-of-centre sites where suitable central locations are not available for larger retail development, such sites being readily accessible by foot and served by a variety of means to transport;
- to avoid sporadic siting of comparison goods shopping out-of-centre or along road corridors.

The extent to which this advice is compatible with the PPG6 references to the benefits of out-of-centre retailing will depend in large measure on, first, the availability of suitable unconstrained sites and, second, on the potential for an effective public transport alternative to the private car. The challenge for local planning authorities lies in their role in enabling the provision of both, without in the interim constraining unnecessarily the relative buoyancy of the retail sector.

Now that most of the hype has subsided, the outcome appears to be a small movement of the tiller, rather than steering a totally new course. It would be wrong if out-of-centre retailing generally were to be restricted as a supply-side measure to protect town centres, as this would be to deny the significant benefits that have flowed from this form of development.

Similarly, to fail to recognise the new pressures now placed upon both local planning authorities and retailers to reconcile retailing needs with a responsible approach to sustainable development planning would be a mistake.

Gary Halman is national planning partner with St Quintin.

TESCO STORES LIMITED

DEVELOPMENT AT SPRINGFIELDS
HOLBEACH ROAD, SPALDING

TRAFFIC IMPACT ASSESSMENT

44961/90/SJ/jyb/c0021
March 1994

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Telephone: 071 636 1531
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1.0 INTRODUCTION

1.1 In March 1993, Arup Transportation was commissioned by Tesco Stores Limited to advise on the highway and traffic implications of a proposed food superstore development at Springfields, on the eastern edge of Spalding.

1.2 On 9 December 1993, an outline planning application was submitted to South Holland District Council (SHDC) by Healey & Baker, on behalf of Springields Horticultural Society Ltd., Thornfield Holdings Plc and Tesco Stores Limited. The application (SHDC reference H16/1173/93) is for a superstore of 41,700ft² (3,874m²) gross floor area (GFA), together with a petrol filling station and 357 associated car parking spaces.

1.3 This Traffic Impact Assessment report is produced in support of the outline planning application.

1.4 The report describes the site and existing highway network, together with planned improvements to the network. It presents the base traffic flows used in the assessment, together with the expected level and distribution of traffic generated by the proposed superstore. The proposals for access to the site are described and the likely impact of the superstore on the local road network is discussed. The report also deals with car parking provision at the development.

2.0 SITE AND SURROUNDING ROAD NETWORK

2.1 The site is located approximately 2km east of the centre of Spalding, as shown on Figures 1 and 2. The site lies to the north of the A151 Holbeach Road, adjacent to the Springfields Gardens.

2.2 The A151 Holbeach Road is a single carriageway road approximately 8m wide. In the vicinity of the site, a staggered priority junction is formed with Camel Gate and Fulney Lane, on a bend in Holbeach Road. Holbeach Road forms part of an east-west route running from the A1(T) through Bourne and Spalding to the A17(T) at Holbeach. Lincolnshire County Council (LCC) is the Highway Authority for the A151 in the vicinity of the site.

2.3 The A16(T) currently passes through the centre of Spalding and is a strategic route linking Stamford to Grimsby. The Department of Transport (DOT) is the Highway Authority for this route. The A16(T) Spalding bypass is currently under construction to the east of the town.

3.0 PLANNED HIGHWAY IMPROVEMENTS

3.1 The DOT is presently undertaking the construction of a new eastern bypass of Spalding as part of an improvement to the A16(T) between Spalding and Sutterton. This improvement is indicated on Figure 3. Construction of the scheme is expected to be complete by mid-1995. The bypass will therefore be open to traffic before the completion of the proposed superstore, which for the purposes of this report has been assumed to be 1996.

3.2 In the area of the proposed development, the new A16(T) will cross the A151 at an at-grade roundabout junction. The works also include the realignment of the A151 between the bypass and Camel Gate, moving the road slightly north of its present line and providing a revised staggered priority junction arrangement at Camel Gate and Fulney Lane.

3.3 The new bypass is being constructed to single 7.3m carriageway standard with 1m hardstrips. Details of the A16(T)/A151 roundabout and realignment of Holbeach Road have been provided to Arup by the DOT.

4.0 BASE TRAFFIC FLOWS

4.1 The opening of the Spalding eastern bypass will create significant changes in traffic patterns in the area of the proposed development. The use of existing traffic flow data is not therefore appropriate for the assessment of traffic impact.

4.2 The DOT have supplied Arup with forecast 24 hour annual average daily traffic (AADT) flows for the new A16(T)/A151 roundabout. These give projected turning movements for the years 1994 and 2009, using the DOT's low and high growth factors.

4.3 Arup have requested forecast peak hour flows for this junction from the DOT. However, it is understood that this information is not available.

4.4 In order to make an assessment of the likely impact of superstore traffic in the evening peak hour, the AADT flows provided by the DOT have been factored down to peak hour flows. This has been done using AADT to peak hour factors given in the 'Traffic Appraisal Manual' (TAM), assuming that the A16(T) and A151 are inter-urban in character. The TAM factors suggest that in this case, the peak hour flow is approximately 12% of the AADT flow.

4.5 The 1994 low growth AADT flows have therefore been used to derive 1994 peak hour flows. In order to give peak hour flows for the assumed opening year of 1996, the 1994 peak hour flows have been increased using the DOT's low growth factors.

4.6 The resulting base flows at the A16(T)/A151 roundabout have been projected along the A151 Holbeach Road to give base flows at the Camel Gate/Fulney Lane junction.

4.7 The 1996 evening peak hour base flows are shown on Figure 4.

5.0 TRAFFIC GENERATION AND DISTRIBUTION

5.1 The application is for a 41,700ft² (3874m²) GFA food superstore together with a petrol filling station.

5.2 The assessment of the operation of the local highway network has been based on a typical Friday evening peak hour. This is generally considered to be the critical time of the week in terms of levels of traffic flow.

5.3 Using the TRICS trip rate database and examining data for stores of a similar size, the trip generation rates in the Friday evening peak hour are estimated to be:

6.0 trips/100m² GFA arriving
6.2 trips/100m² GFA departing

5.4 This therefore gives some 230 vehicles arriving and 240 vehicles departing during the Friday evening peak hour.

5.5 It is widely recognised that the majority of trips to a new superstore are either reassigned from existing shopping trips or are intercepted from the vehicle flows already on the network in the vicinity of the site. In this assessment a conservative estimate of the level of diverted traffic has been made and it is assumed that some 30% of the trips to the superstore will be already on Holbeach Road passing the Camel Gate junction.

5.6 The distribution of the remaining 70% of superstore traffic on the local highway network has been estimated from an inspection of the centres of population shown on the 1:50,000 Ordnance Survey plan. The distribution is assumed to be:

10% from the A16(T) bypass north of Holbeach Road
8% from the A16(T) bypass south of Holbeach Road
12% from Holbeach Road east of the A16(T) Bypass
70% from Holbeach Road west of Camel Gate

5.7 The number and distribution of generated trips is shown on Figure 5. These trips have been added to the base traffic flows to give the total traffic flows for the assumed opening year of 1996 which are shown on Figure 6.

6.0 HIGHWAY WORKS

6.1 As part of the development, a new junction is proposed at Holbeach Road/Camel Gate/Fulney Lane. This is shown on Arup drawing number SK/T/08.

6.2 This new junction would be in the form of a roundabout, the northern and southern arms of which would give access to Camel Gate and Fulney Lane respectively. Some realignment of the A151 Holbeach Road would be required, in addition to that needed as part of the DOT's Spalding bypass scheme.

6.3 Access to the site itself is proposed via a ghost island right turning arrangement on Camel Gate, some 120m north of the Holbeach Road junction.

7.0 TRAFFIC IMPACT

7.1 In the absence of detailed peak hour traffic forecasts from the DOT, the impact on the A16(T)/A151 roundabout has been considered in terms of percentage increases in flows in the store opening year.

7.2 When peak hour information is made available by the DOT, a more detailed assessment of the operation of this junction can be made.

7.3 Table 1 below shows the predicted base and total traffic flows for the 1996 PM peak hour on each approach to the A16(T)/A151 roundabout, together with the percentage change.

Table 1: A16(T)/A151 Roundabout, Traffic Flow Changes, 1996 PM Peak Hour

Approach	Two-Way Base Flow	Two Way Total Flows (Inc. Superstore)	% Change
A16(T) North	2472	2505	+ 1.3%
A151 East	3432	3472	+ 1.2%
A16(T) South	2876	2902	+ 1.0%
A151 West	2244	2343	+ 4.4%
Total Entering Junction	5512	5611	+ 1.8%

7.4 Table 1 shows that the increases in flow at the A16(T)/A151 junction would be small, the largest being a 4.4% increase in two-way flow on the A151 west of this junction. In overall terms, traffic entering the junction would increase by less than 2%.

7.5 For consistency within this report, a similar exercise has been carried out for the Camel Gate/Fulney Lane junction. Although initial tests have been performed on the proposed roundabout at this location, it is considered more appropriate to await further information from the DOT before carrying out more detailed analysis.

7.6 Table 2 shows the predicted change in traffic flow for the 1996 PM peak hour at the Camel Gate/Fulney Lane junction.

Table 2: A151/Camel Gate/Fulney Lane Junction, Traffic Flow Changes 1996 PM Peak Hour

Approach	Two-Way Base Flow	Two Way Total Flows (Inc. Superstore)	% Change
Camel Gate	240*	715	+199%
A151 Holbeach Rd East	2244	2343	+ 4.4%
Fulney Lane	240*	240	0%
A151 Holbeach Rd West	2244	2476	+10.3%
Total Entering Junction	2484	2887	+16.2%

* Assumed nominal flows

7.7 Table 2 shows that increases in flow at this junction would be larger than at the bypass junction. However, this is to be expected as the Camel Gate/Fulney Lane junction will carry all traffic associated with the superstore. The provision of a new roundabout at this junction will create sufficient capacity to accommodate the predicted total flows for the evening peak hour when the highest volume of traffic is expected.

7.8 Lincolnshire County Council has also expressed a concern over the capacity of the single carriageway section of Holbeach Road between Camel Gate and the new bypass.

7.9 The DOT design note TD20/85 "Traffic Flows and Carriageway Width Assessment" gives design flows for two-way single carriageway roads. For an urban all-purpose road, a design flow of 2000 vehicles per hour is given. For a rural road, TD20/85 gives a design flow of up to 13,000 vehicles per day two-way for a similar road standard. When converted to a peak hour design flow using the TAM factors described earlier in this report, a flow of around 1600 vehicles per hour two way is obtained.

7.10 It can be seen from Tables 1 and 2 that the peak hour two-way base flow in 1996 between the A16(T) and Camel Gate is predicted to be some 2200 vehicles, using the TAM factors applied to the forecast AADT flows. This is above the design flows quoted in TD20/85 for both urban and rural roads. Tables 1 and 2 also indicate that the superstore would result in an increase of only 4% on this section of road.

7.11 At this stage it is difficult to assess the implications for this section of Holbeach Road. More detailed information on forecast peak hour flows will need to be obtained from the DOT in order to evaluate the requirements for capacity on this part of the network.

8.0 CAR PARKING

8.1 The Lincolnshire County Council parking standard for provision at new superstores is 1 space per 12m² GFA for customers plus 1 space per 100m² GFA for staff.

8.2 Under this standard, the proposed 41,700ft² (3874m²) GFA superstore would require 323 spaces for customers and 39 spaces for staff. This gives a total requirement for 362 spaces.

8.3 The proposals shown on the application drawings include a total of 357 spaces. Assuming 39 staff spaces, this leaves 318 spaces for customers, which is equivalent to 1 space per 12.2m² and is therefore in line with the parking standard.

9.0 CONCLUSIONS

9.1 This Traffic Impact Assessment report has been prepared in support of a planning application for a 41,700ft² (3874m²) GFA foodstore together with a petrol filling station on land at Springfields, Spalding.

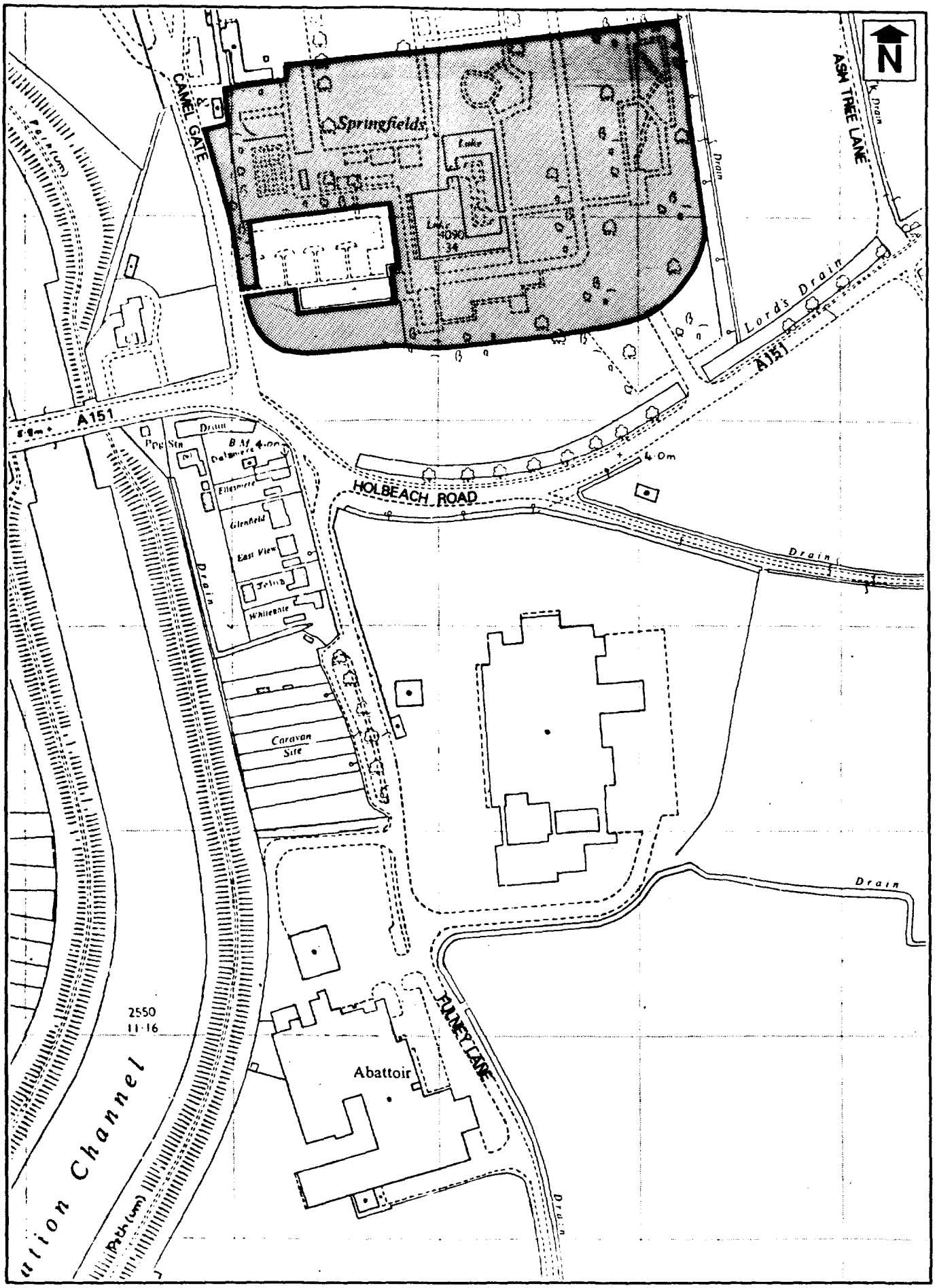
9.2 The DOT is currently constructing a new bypass to the east of Spalding. Forecast AADT flows have been provided for this scheme, but detailed peak hour flow forecasts are not available.

9.3 The proposed superstore is expected to generate some 230 arrivals and 240 departures during the Friday evening peak hour.

9.4 An assessment of the increases in traffic during the evening peak hour resulting from the superstore show that at the A16(T)/A151 junction, overall traffic flows would increase by less than 2%. The largest increase on any arm is some 4%.

9.5 A new roundabout is proposed at the Camel Gate/Fulney Lane/Holbeach Road junction, in order to accommodate the increases in traffic flow that would occur at this point. Initial examination suggests that this roundabout, as shown on drawing SK/T/08 would have sufficient capacity to accommodate the predicted total traffic flows.

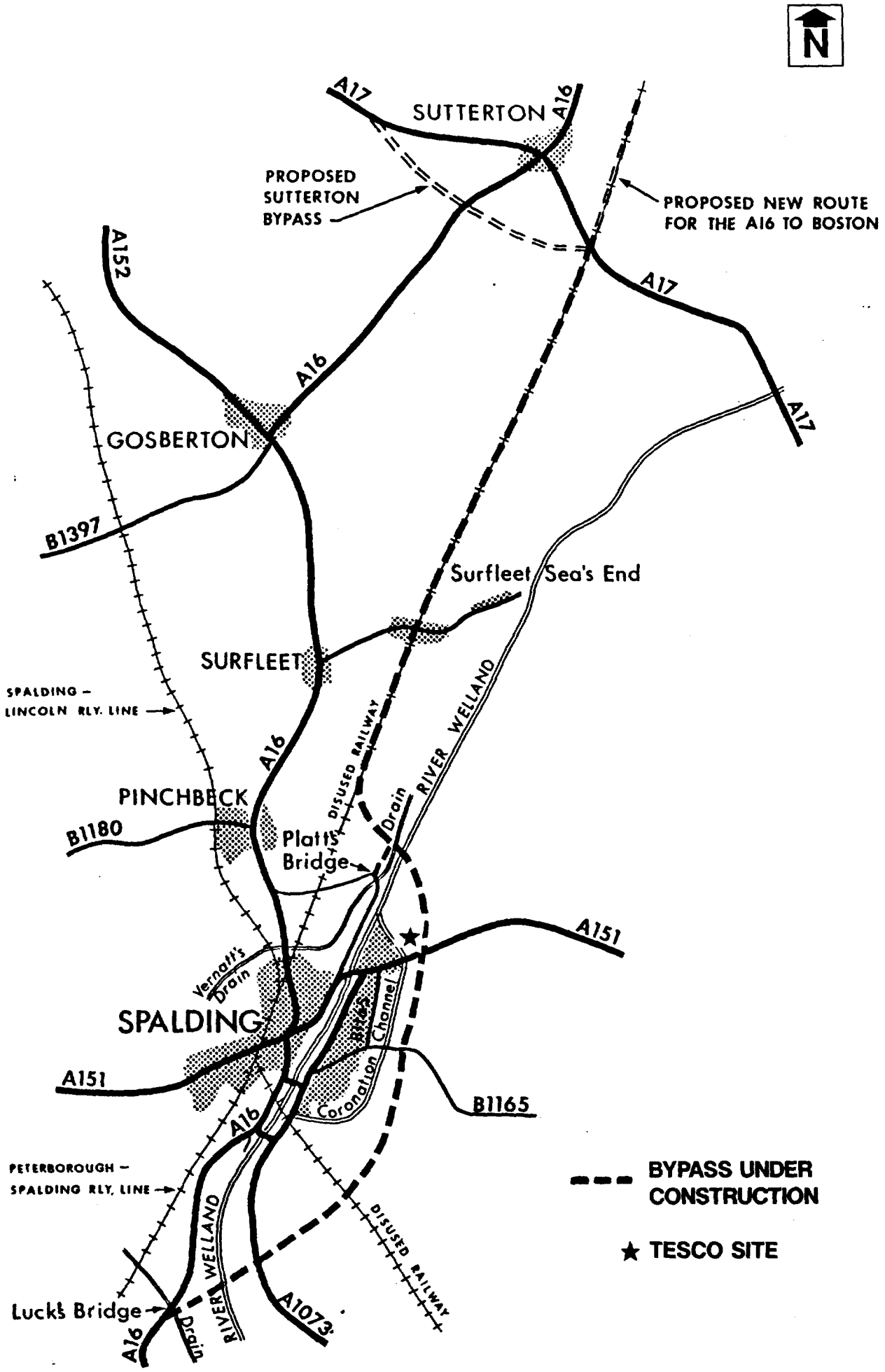
9.6 Further information on forecast peak hour flows is required from the DOT in order to allow a more detailed assessment of the impact of the superstore traffic on these junctions to be made.



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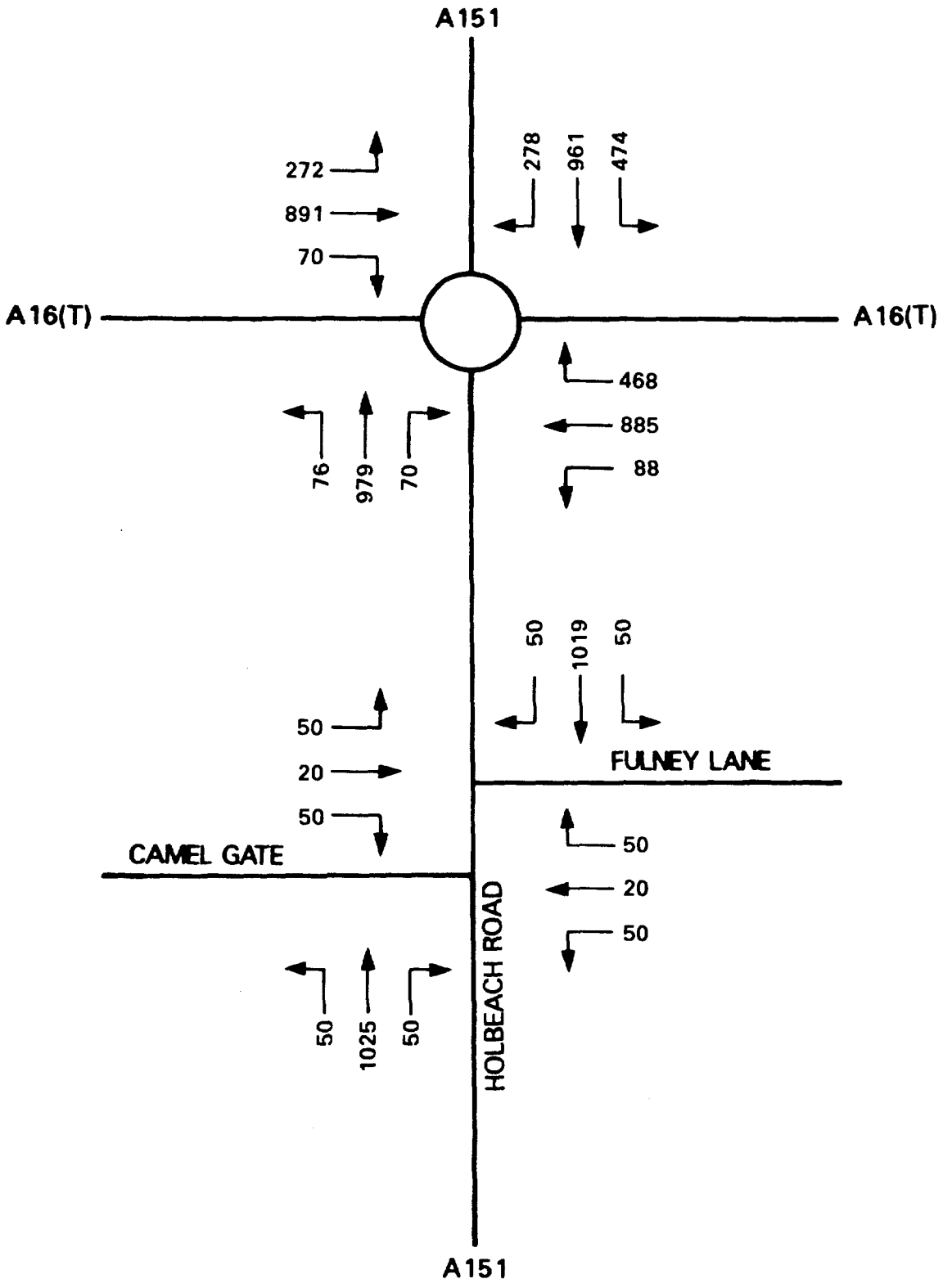
LOCAL ROAD NETWORK

FIGURE 2



A16 (T) SPALDING BYPASS

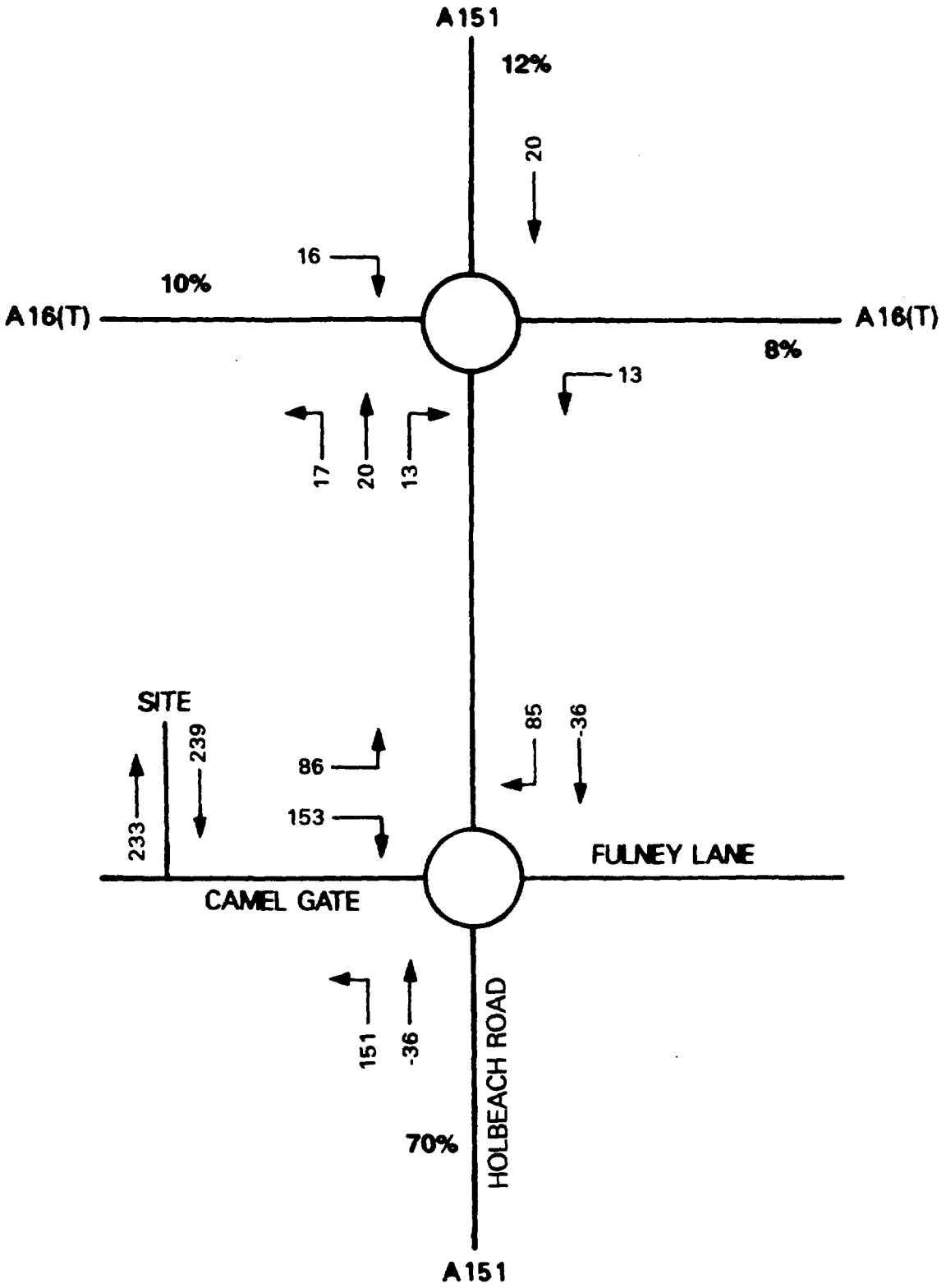
FIGURE 3



Note: Nominal turning flows assumed at Camel Gate/Fulney Lane junction

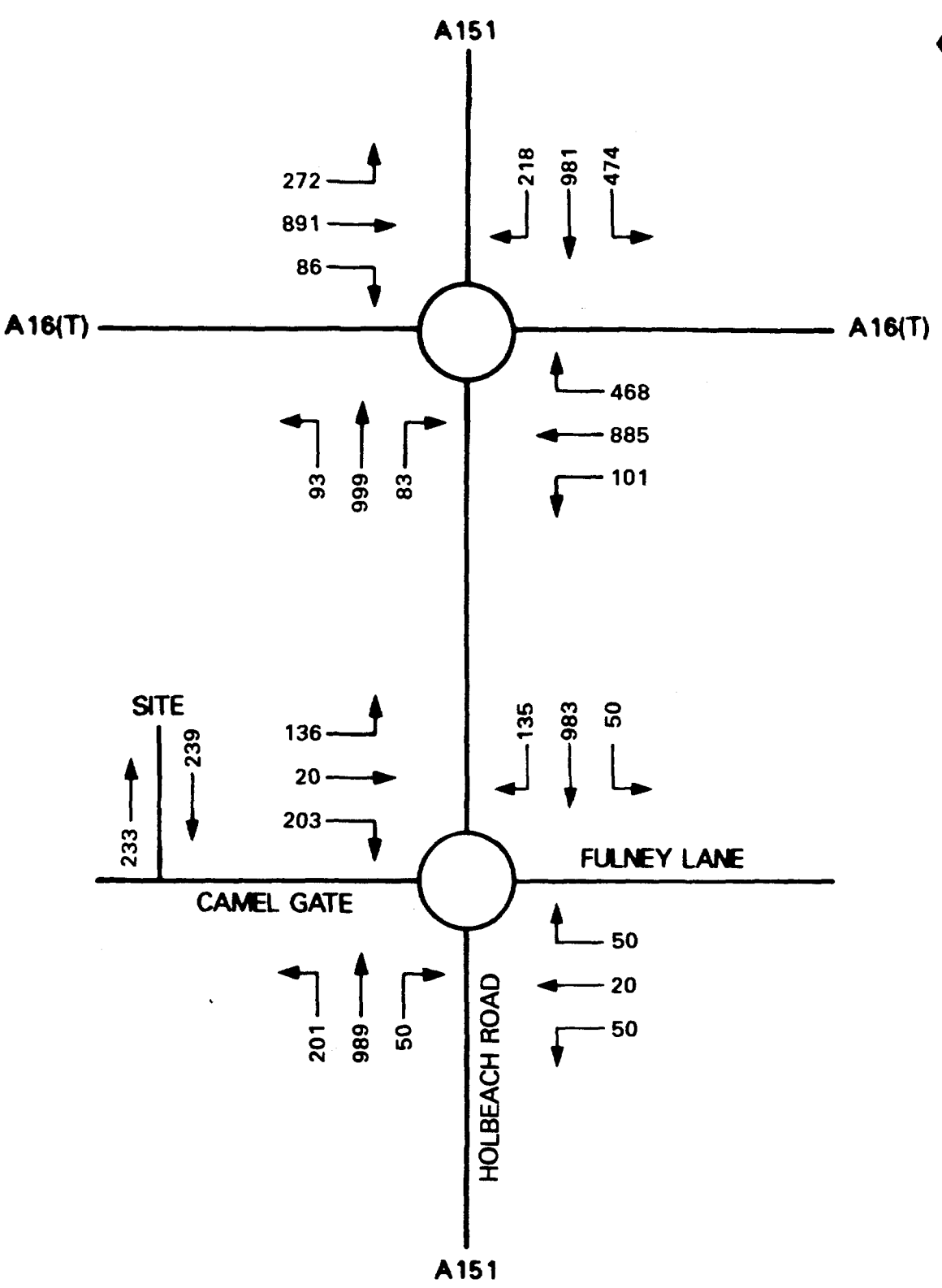
1996 BASE TRAFFIC FLOWS
PM PEAK HOUR

FIGURE **4**



TRAFFIC GENERATION AND DISTRIBUTION PM PEAK HOUR

FIGURE 5



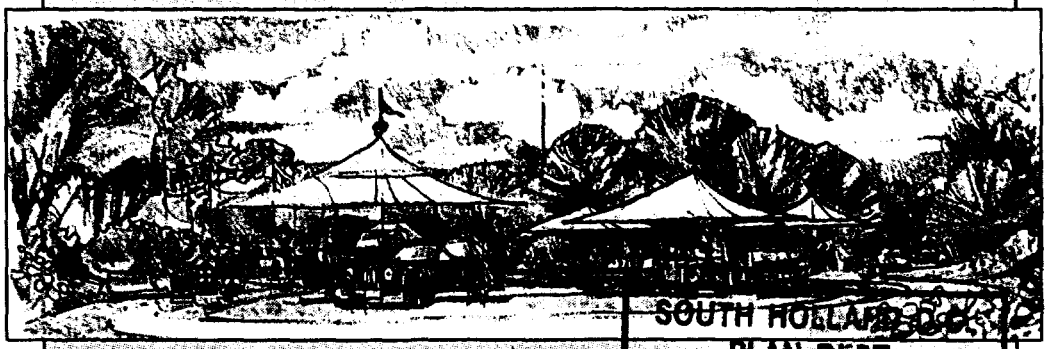
1996 TOTAL TRAFFIC FLOWS
PM PEAK HOUR

FIGURE 6

Spa 26/11/93.

PHILIPS CDI PLAYER
PLAYS AUDIO CD, PHOTO CD, INTERACTIVE CD
NEW MODEL 210 . . . £399
WELEC NEW ROAD, SPALDING. ☎ 0775 724247
FREE COMPTONS ENCYCLOPAEDIA CDI worth £199.99



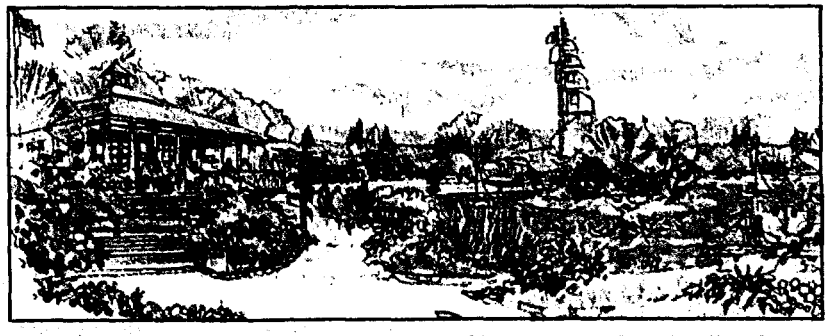


SOUTH HOLLAND D.C.
PLAN DEPT.
09 DEC 1993
REF .1.1.73.1.93....

THE SHAPE OF SPRINGFIELDS TO COME?

THREE colour sketches which - though "illustrative" and not based on actual plans - give a flavour of the World of Flowers successor to Springfields Gardens which the Springfields Council visualises.

- TOP -A view from just inside the new main entrance. The Grand Concourse is straight ahead and the footpath to the right winds its way through woodland past the lake and towards the "themed gardens".
- ABOVE - One of the newly created enclosures of The Arena, to be used for events throughout the year.
- BELOW - The end of the Grand Concourse, with the boating lake and island on the right, and a new display pavilion on the left.

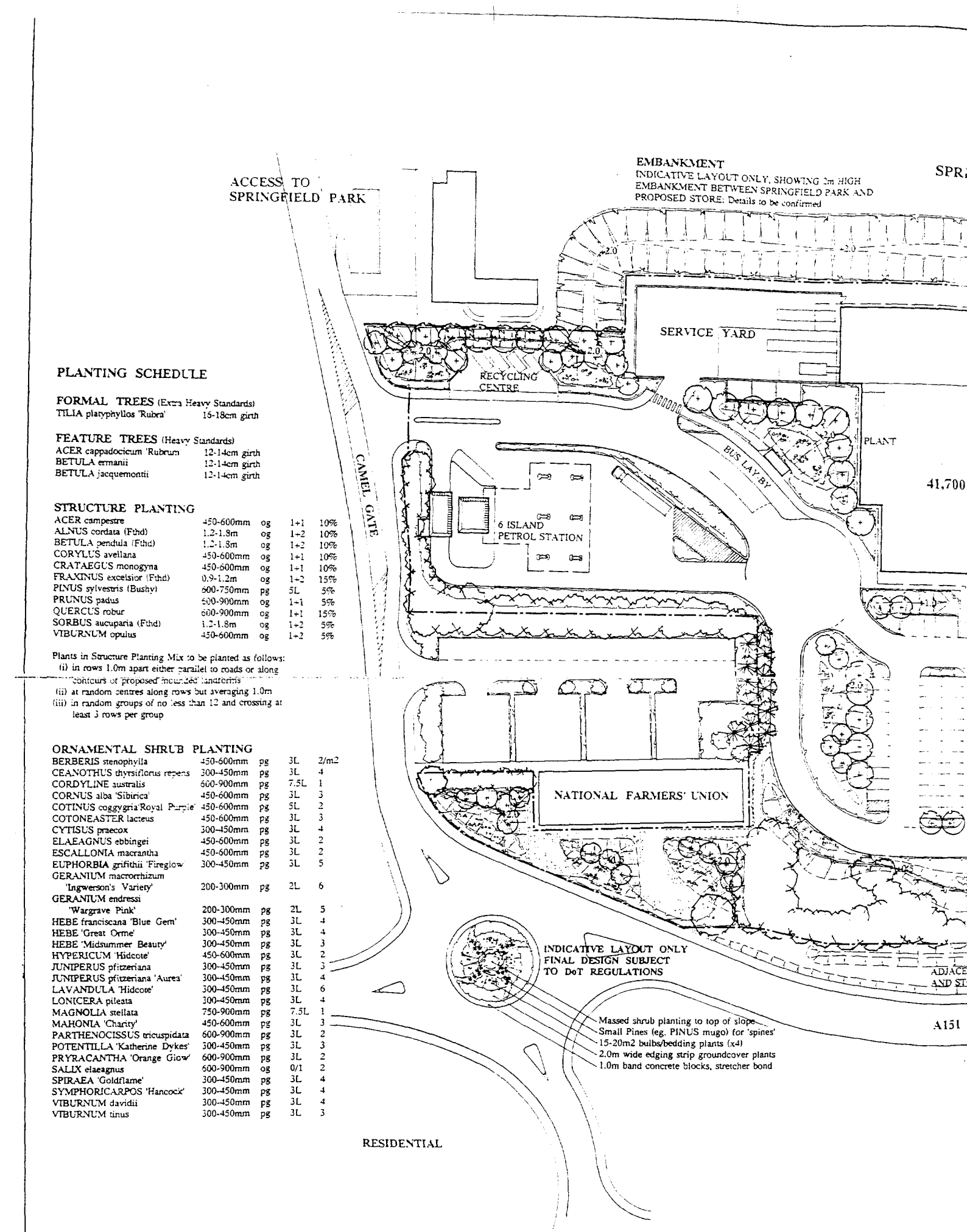


World of Flowers vision

THEMED gardens, woodlands, a boating lake...

boating lake and the woodland next to the A16 bypass.

It would provide continued employment for 100 staff, and help ensure the future of the Flower



PLANTING SCHEDULE

FORMAL TREES (Extra Heavy Standards)

TILIA platyphyllos 'Rubra'	16-18cm girth

FEATURE TREES (Heavy Standards)

ACER cappadocicum 'Rubrum	12-14cm girth
BETULA ermanii	12-14cm girth
BETULA jacquemontii	12-14cm girth

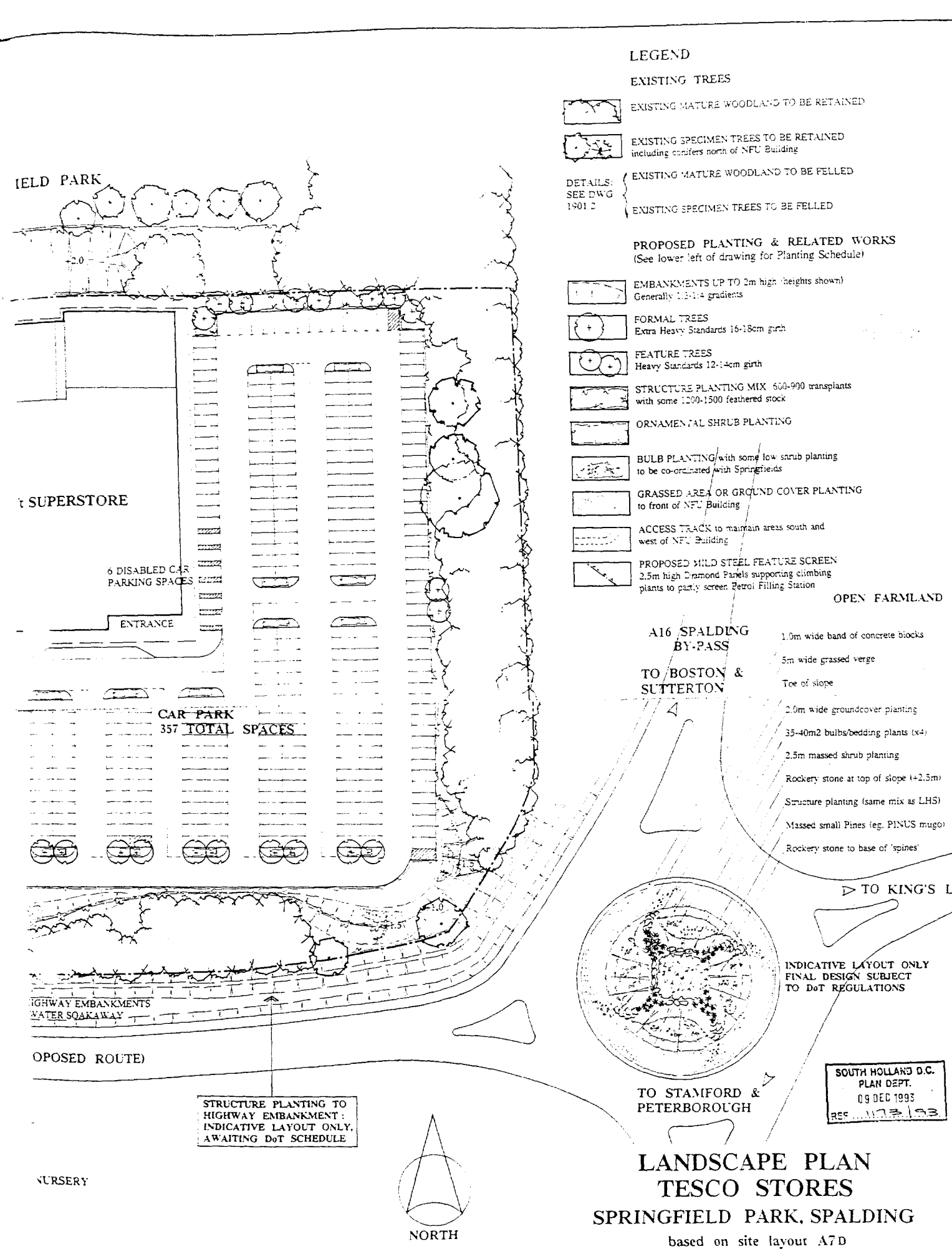
STRUCTURE PLANTING

ACER campestre	450-600mm	og	1+1	10%
ALNUS cordata (Fthd)	1.2-1.8m	og	1+2	10%
BETULA pendula (Fthd)	1.2-1.8m	og	1+2	10%
CORYLUS avellana	450-600mm	og	1+1	10%
CRATAEGUS monogyna	450-600mm	og	1+1	10%
FRAXINUS excelsior (Fthd)	0.9-1.2m	og	1+2	15%
PINUS sylvestris (Bushy)	600-750mm	pg	5L	5%
PRUNUS padus	600-900mm	og	1+1	5%
QUERCUS robur	600-900mm	og	1+1	15%
SORBUS aucuparia (Fthd)	1.2-1.8m	og	1+2	5%
VIBURNUM opulus	450-600mm	og	1+2	5%

Plants in Structure Planting Mix to be planted as follows:
(i) in rows 1.0m apart either parallel to roads or along contours of proposed mounded landforms
(ii) at random centres along rows but averaging 1.0m
(iii) in random groups of no less than 12 and crossing at least 3 rows per group

ORNAMENTAL SHRUB PLANTING

BERBERIS stenophylla	450-600mm	pg	3L	2/m2
CEANOTHUS thyrsiflorus repens	300-450mm	pg	3L	4
CORDYLINE australis	600-900mm	pg	7.5L	1
CORNUS alba 'Sibirica'	450-600mm	pg	3L	3
COTINUS coggygria'Royal Purple'	450-600mm	pg	5L	2
COTONEASTER lacteus	450-600mm	pg	3L	3
CYTISUS praecox	300-450mm	pg	3L	4
ELAEAGNUS ebbingei	450-600mm	pg	3L	2
ESCALLONIA macrantha	450-600mm	pg	3L	2
EUPHORBIA griffithii 'Fireglow	300-450mm	pg	3L	5
GERANIUM macrorrhizum 'Ingwerson's Variety'	200-300mm	pg	2L	6
GERANIUM endressi 'Wargrave Pink'	200-300mm	pg	2L	5
HEBE franciscana 'Blue Gem'	300-450mm	pg	3L	4
HEBE 'Great Orme'	300-450mm	pg	3L	4
HEBE 'Midsummer Beauty'	300-450mm	pg	3L	3
HYPERICUM 'Hidcote'	450-600mm	pg	3L	2
JUNIPERUS pfitzeriana	300-450mm	pg	3L	3
JUNIPERUS pfitzeriana 'Aurea'	300-450mm	pg	3L	4
LAVANDULA 'Hidcote'	300-450mm	pg	3L	6
LONICERA pileata	300-450mm	pg	3L	4
MAGNOLIA stellata	750-900mm	pg	7.5L	1
MAHONIA 'Charity'	450-600mm	pg	3L	3
PARTHENOCISSUS tricuspidata	600-900mm	pg	3L	2
POTENTILLA 'Katherine Dykes'	300-450mm	pg	3L	3
PRYRACANTHA 'Orange Glow'	600-900mm	pg	3L	2
SALIX elaeagnus	600-900mm	og	0/1	2
SPIRAEA 'Goldflame'	300-450mm	pg	3L	4
SYMPHORICARPOS 'Hancock'	300-450mm	pg	3L	4
VIBURNUM davidii	300-450mm	pg	3L	4
VIBURNUM tinus	300-450mm	pg	3L	3



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09 DEC 1993
REF 1173/93

LANDSCAPE PLAN
TESCO STORES
SPRINGFIELD PARK, SPALDING

based on site layout A7D

Scale 1:500 Date NOV 1993 Drawn HLW Drwg no 1901/1A

Donaldson Edwards Partnership
Landscape Architects and Landscape Planning Consultants

OPEN FARMLAND

A16 SPRINGFIELD BY-PASS

A151

PROPOSED NEW ROUNDABOUT

Tesco Store

NFU

PFS

Exhibition Hall

CAMEL GATE

Main Entrance

CORONATION CHANNEL

NORTH

KEY

- A Audio visual
- B Bull museum
- C Amaryllis House
- D Maze
- E Lake
- F Amphitheatre
- G Various types of gardens
- H Display planting
- J Environmental area
- K Trial plots
- L Service road & leisure railway
- M Main avenue
- N Woodland walks etc
- P Children's adventure play
- Q Main car park

NB Selected areas of gardens will be illuminated

SOUTH HOLLAND D.C.
PLANNING
1173/93

SPRINGFIELD PARK, SPALDING

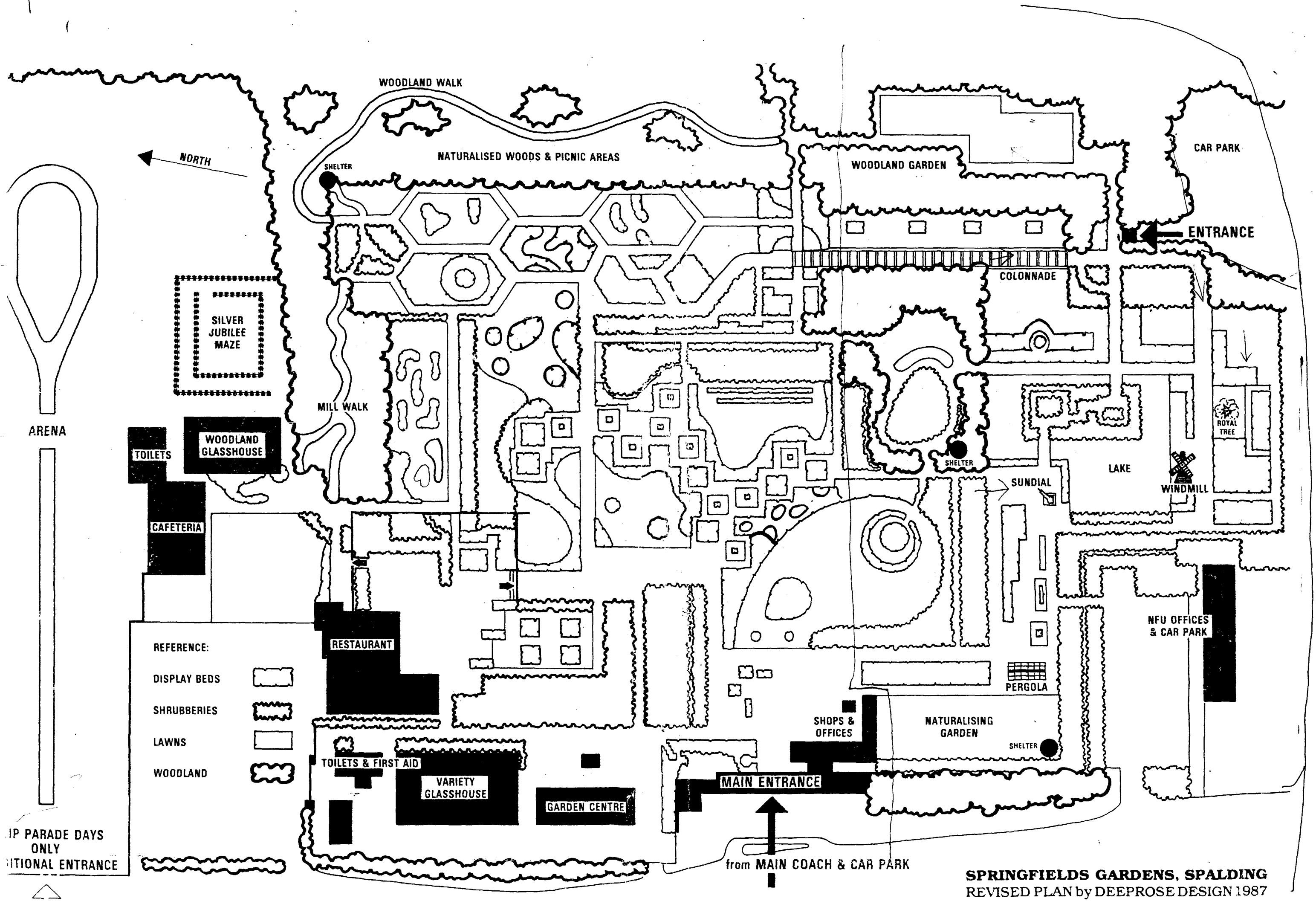
MARCH 1994 STRATEGY PLAN 1901/9

0 50 100 150 200 250 m

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REF 1173/93

SITE LOCATION PLAN (2)

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SPRINGFIELDS GARDENS, SPALDING
REVISED PLAN by DEEPROSE DESIGN 1987

PROPOSALS MAP
SPALDING & PINCHBECK LOCAL PLAN

NOTATION

- A16(T) SPALDING TO SUTTERTON IMPROVEMENT AND ASSOCIATED HIGHWAY WORKS - POLICY T1
- LOCALLY IMPORTANT ROADS
- PETROL FILLING STATIONS AND SERVICE AREAS - POLICY T2
- NEW ROAD TO WHICH POLICY T3 REFERS
- RESIDENTIAL AREAS - POLICY R1
- INDUSTRIAL AREAS - POLICIES ID1 - ID3
- TOWN CENTRE DEFINED BY POLICY STC1 (SEE TOWN CENTRE INSET MAP)
- AREA TO WHICH POLICIES STC3 AND T4 REFER
- PLAYING FIELDS AND AREAS OF RECREATIONAL OR AMENITY VALUE - POLICY L1
- RECREATIONAL WAYS AND AREAS OF IMPORTANT WILDLIFE INTEREST - POLICIES L2 AND E2
- CONTINUED DEVELOPMENT OF SPRINGFIELDS - POLICY L6

FURTHER POLICIES APPLYING WITHIN THE PLAN AREA ARE:
POLICIES E1, E3 - E6, R2, STC3 - STC5, T5 - T6, L3 - L5.

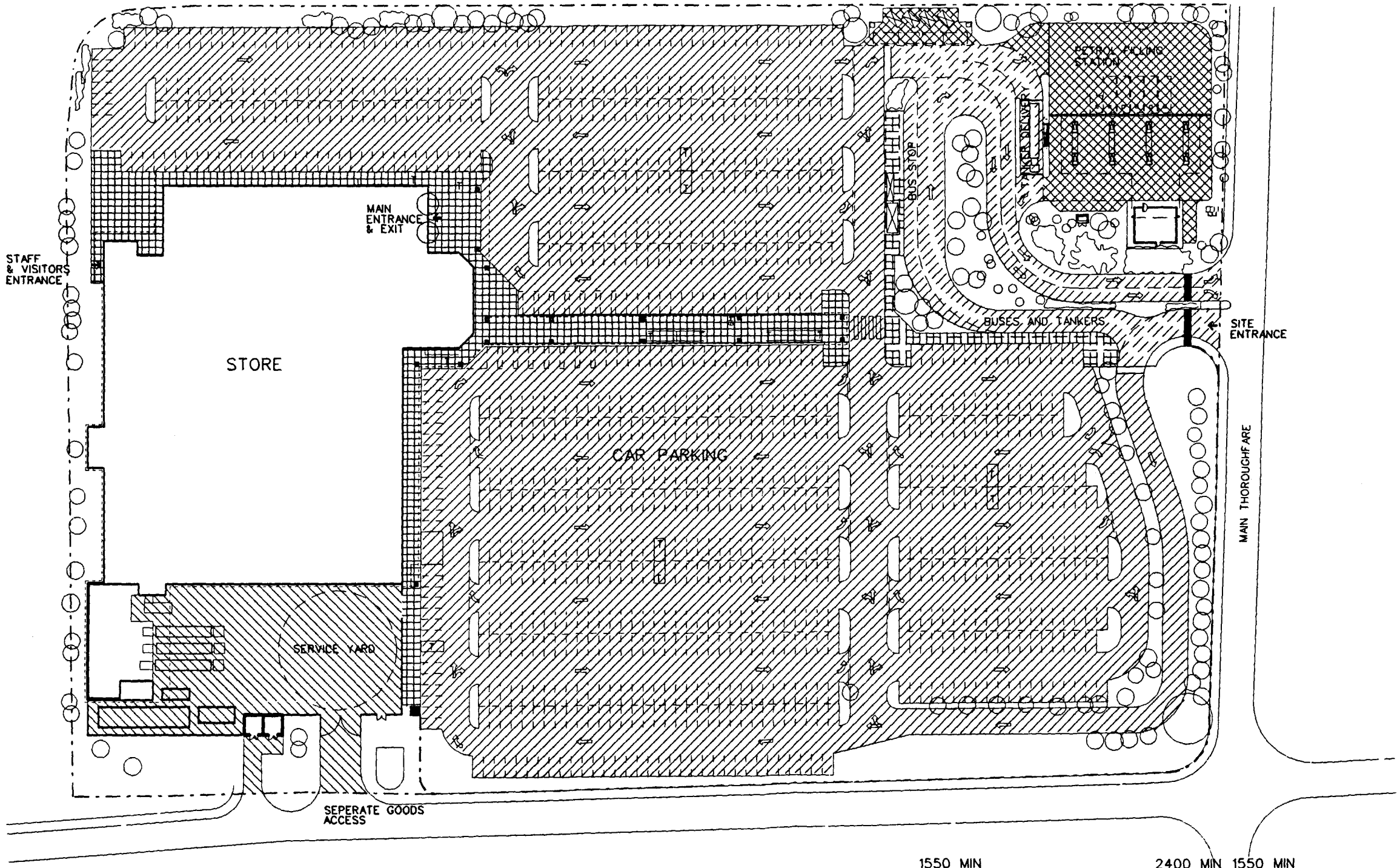
SPALDING

REVIEW PLAN

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SCALE 0 100 200 300 400 500 1000 METRES

ILLUSTRATIVE ONLY.



CONCRETE BLOCK 'PAVERS' AREA

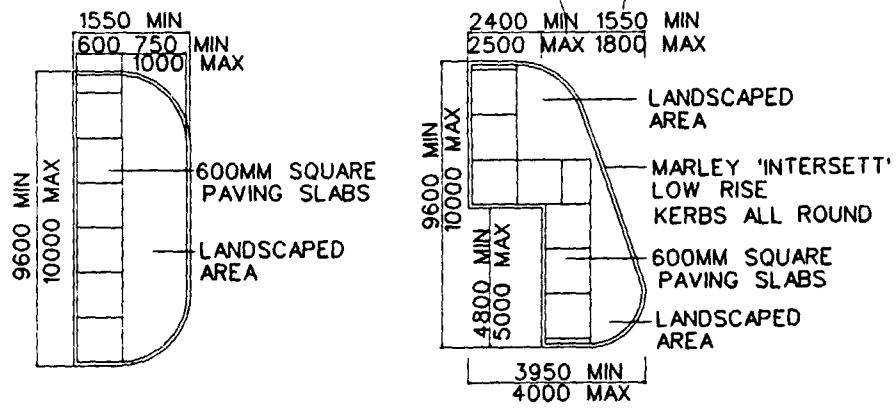
CONCRETE HARDSTANDING AREAS TAMPED CONCRETE FINISH

CONCRETE HARDSTANDING AREA BRUSHED CONCRETE FINISH

TARMAC FINISH

TARMAC FINISH USING HIGH SPECIFICATION FOR USE BY HEAVY GOODS TRAFFIC

SQUARE PAVING SLABS TO MATCH 'PAVERS'



TYPICAL DETAIL OF CAR PARK ISLANDS

No dimensions to be scaled from this drawing.

Only figured dimensions to be worked to.

Issue	Date	Description

Description:
GENERAL CAR PARK.
SURFACE FINISHES

Scale:	1:1000
Date:	JAN 1989
Drawn by:	DAS/CAD
System I.D.:	D0019.001

E08.01.02

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'Somewhat bizarre case of decisive indecision'

A STRANGE case of street numbering in Sutton Bridge is to be investigated by district councillors Chris Brewis and David Dewsberry.

On Wednesday, South Holland Council environmental services committee heard that a parishioner had asked that the even-numbered houses in Custom House Street should be re-numbered.

Parish councillors had been contacted but had decided to make no comment and left the decision to the district council.

Coun Brewis, who is also a parish councillor, said: "I was not there when the parish council decided that their indecision was final. Did the request come from a resident of that street?"

Director of environmental services Mr Gordon Ridgway said it had not.

Coun Brewis felt the issue was "somewhat bizarre" and said as far as he knew no-one in the street had a problem with its numbering.

Recently development has taken place at both ends and in the older section, between numbers 4 and 6, there was a house numbered 4A.

It was decided Coun Brewis, Coun Dewsberry (parish council chairman) and Mr Ridgway should meet on site and the matter be resolved at full council meeting.

CYCLIST (72) DIES IN A151 ACCIDENT

A 72-year-old woman cyclist died in an accident on the A151 Bourne Road, Pode Hole, as she completed her pools collection round.

Police are now appealing for witnesses who may have seen the accident at [illegible] on Thursday.

Mrs Doris Green, of Winsover Road, Spalding, was finishing off her pools collection and on her way home when she was in collision with a car driven by Mr Ian Francis Reynolds (22), of Hannam Boulevard, Spalding.

He was driving from Pode Hole towards Spalding.

Mrs Green died immediately.

Anyone who may have seen the car or cyclist, either at the time of or just before the accident, is asked to contact either Spalding or Boston police and leave their details for traffic officers dealing with the investigation.

Anyone whom Mrs Green may have called on as part of her pools collection round before the accident is also asked to contact police.

At the time of the accident Mrs Green was wearing fawn-coloured trousers, a beige coat and a red woolly hat.

SOUTH HOLLAND DC PLAN DEPT 09 DEC 1993 REF .1173

MIXED FIRST REACTION TO LATEST SUPERSTORE PLAN

£1.5m Tesco deal to save Springfields

by Deputy News Editor PAULINE CORRIGAN

PLANS by foodmarket giant Tesco to rescue Springfields Gardens in Spalding with a next-door superstore have received a mixed reaction.

The proposals - to build a foodstore on the Camelgate site, allowing £1.5m from the deal to be reinvested in Springfields' future - were unveiled to councillors and council officers on Thursday evening.

Springfields general manager Mr Peter Atkinson told them visitor numbers had dropped from about 130,000 in the mid-1970s to about half that last year.

A new superstore would create jobs, protect the jobs of about 100 full and part-time employees at Springfields, finance the transformation of the gardens, and help safeguard the future of Spalding Flower Parade.

But some councillors expressed their concern at the way the issue had been handled.

On Friday Coun Bryan Alcock, chairman of South Holland planning committee, said: "I think the objectives of Springfields are quite understandable.

"But I think it is a great pity that they had no dialogue with the planning officers before announcing it.

"However, I am sure we wish to keep an open mind about it and will consider it if and when an application comes in.

"The policies of the council are well known regarding shopping, and it will no doubt be judged in the light of that.

"If a foodstore is seen as being an inappropriate partner for Springfields I would hope we could have dialogue with them to see if something more suitable could be arranged."

His vice-chairman, Coun Tom Bray, said "I would personally like to see it go ahead because Springfields has put Spalding on the map. You do away with Springfields - is it going to mean the end of the Flower Parade?"

Coun Graham Hawkins said he was disappointed that Tesco had decided to go for out-of-town shopping.

"They had the opportunity to talk to the council about setting up a foodstore on the old Cattle Market site.

"I am a bit disappointed Springfields have not consulted anybody first, just gone ahead and said what they would like to do without taking other people's views into consideration, such as the traders, residents and the council. I hope that future discussions can resolve it to everyone's satisfaction."

Coun Robert West said he thought the proposal looked interesting and would await any developments.

But he was concerned that the Tesco in Spalding town centre should not become empty, and that an alternative use should be found for it.

Mr Nigel Wilkins, for Spalding Chamber of Commerce and Industry, said the first he knew of the proposal was when he read last week's Spalding Guardian.

He said current Government directives frowned upon out-of-town shopping developments because they could have a negative effect on historic town centres.

"I am against it. Springfields needs looking after and definitely needs some money spending on it, but to do it on the back of Tesco is not going to benefit the rest of the town," Mr Wilkins said.

The proposal would involve developing a superstore on the southern edge of the Springfields site, next to a roundabout linking the existing A151 with A16 Spalding bypass, now under construction.

The superstore and car parking would be at the rear of the existing National Farmers' Union offices (still in use), and the area between Springfields Restaurant and the store would be transformed into a World of Flowers incorporating boating lake, picnic areas and themed gardens

Mr Reg Dobbs, chairman of Springfields Council, said that at the rate things were now going, it would take Springfields 10 to 15 years to achieve what it wanted. With an injection of capital from a major retailer an "ambitious programme of improvements" could be completed in two to three years.

Mr Atkinson said they wanted gardens for the 21st century, with attractions for the whole family.

The proposal comes at a time when South Holland Council is hoping to sell its Cattle Market site and raise capital by developing a superstore and other retail units on the site.

According to Mr Dobbs, Tesco had looked at the Cattle Markets site but did not like it as much as the Springfields site, which had better access.



● Councillors and officers meet Mr Atkinson (seated, centre). From left (standing) they are - Mr Brian Smith, South Holland director of planning; Coun Bryan Alcock, planning committee chairman; county councillor John Fisher; Coun Robert West; Coun Mike White; Dr Douglas Gyte, South Holland's leisure and marketing officer; Seated - Coun David Skells (left), and Coun Tom Bray, planning committee vice-chairman (right). (J3403/20).

HEART VICTIM DIED SAVING LIFE OF BOY

● CONTINUED FROM FRONT PAGE

do it for the children, and he was booked to do it this year as well.

"He worked seven days a week - on the land, or if someone had a problem with their car he would have a look at it. He was always on the go and could never accept just sitting in a chair. He loved helping other people.

"He wasn't a man to have people fussing over him."

Mr Bray leaves his wife, daughter Sonia (26), sons Mark (24) and Wayne (21), son-in-law Garry, Wayne's wife Tracy, and three grandchildren, Kaylie (4), Kirsty (5) and Emma (2).

Wayne and Tracy are expecting a baby after Christmas and if it is a boy they plan to name him David after his grandad.

Mr Bray's funeral is tomorrow (Wednesday) at Sutton Bridge parish church at 10am, followed by burial.

Family flowers only - donations to Papworth Hospital c/o the church or Goddard and Son.

● Sutton Bridge parish councillors are to send a wreath to the funeral as Mr Bray had been their Father Christmas. Chairman, Coun David Dewsberry, said the council had thought it "only right and proper".

Husband's suicide after maintenance doubled

Reporter SARAH BUTT

A SPALDING man hanged himself weeks after his monthly maintenance payments to his ex-wife were doubled.

At an inquest on Thursday deputy coroner for Spalding and Boston Mr Paul Cooper recorded a verdict of suicide on Brian Leonard Gorton (42), of Park Avenue.

Mr Gorton was found hanging in his garage on Sunday, November 21.

A statement from his widow Barbara Anne Gorton, whom he married in October 1989 was read to the inquest as Mrs Gorton was too distressed to talk.

She said Mr Gorton, a draughtsman for East Midlands Electricity, had attended court on numerous occasions to settle maintenance payments to his ex-wife.

Mrs Gorton said he worked for South Holland Internal Drainage Board for 21 years before being made redundant in 1989. He was out of work for nine months which caused some financial strain.

They holidayed in Devon in the summer with Mr Gorton's children and then on October 18 Mr Gorton was summoned back to court and the monthly maintenance payments were increased from £100 to £200.

He kept going back to court about unfairness of the payments.

Mrs Gorton admitted the increase caused arguments in their marriage but in recent weeks things had improved and they had become resigned to the fact that the money had to be paid.

She said there was no problem at work. They had spent a week with friends in Northumberland at the end of October and things seemed fine.

On the day of Mr Gorton's death they had spent a normal family Sunday together with the children's friends coming over. The evening finished up watching television, and Mr Gorton left the room around 9.15pm.

About 10pm Mrs Gorton realised he was missing and thought he might have gone for a walk. Shortly afterwards she wanted to get to the washer in the garage but discovered the internal door was locked from the inside and the light was on.

She called out to her husband and then panicked, opened the main garage door and found him hanging from the beams.

She telephoned an ambulance and called a close family friend Mr David Reddin.

At the inquest Mr Reddin said: "I was aware there were financial problems due to the recent court maintenance agreement which had certainly put a big burden on him."

Mr Cooper said: "He was a perfectly healthy man and the evidence I have heard suggests he was under financial pressure because of maintenance payments to his ex-wife which had increased by 100 per cent recently and posed a burden on this marriage.

"I can only assume it was something deep down inside him which prompted him to do this because of the financial pressure he was under."

Mr Gorton leaves his children Edward (13) and Joanna (15) and his step-children Nicki (14) and Stephen (12). The funeral service was at Boston Crematorium yesterday (Monday).



● RSPCA fundraisers: back (from left) - Denise Tomblin with kitten Henry, Rosemary Bachman with Honey the dog; front - Emma Harness (11), Tardy Harness (9) James Needham with Rusty the rabbit. (J3361/25)

RSPCA fair clears £1,000

ANIMAL-lovers are more than generous when it comes to dipping their hands in their pockets.

Rosemary Buchman, RSPCA auxiliary secretary for Spalding, organised a fair with stalls, games and a lucky dip to raise money for the welfare of local animals.

The event, at Spalding Common Hall, was one of six organised by Lincolnshire East branch of the RSPCA and raised £1,083. The six raised £4,500 in total.

Mrs Betty Perks, secretary of Lincolnshire East branch of the RSPCA, said: "We have raised about the same amount for the last three years and in the recession it is great, and we are very grateful."

MUSIC THEATRE IN LONG SUTTON

SOUTH Holland District Council has succeeded in its bid for Long Sutton to host a ten-day residency from a leading music theatre company in March.

Leisure services committee on Tuesday heard the project is part of a major rural arts development project for Lincolnshire co-ordinated by the Rural Tour Scheme "Curtain Up" Artservice.

A grant of £4,000 has already been awarded by the county council and Artservice Rural Development Fund to fund the project which will be split over two weekends with a seven-day block, culminating with a community performance on Monday, April 4.

Councillors heard Long Sutton was an ideal location for the "exciting initiative" which would provide a valuable opportunity for the community to learn and work with one of the country's leading music theatre companys - the Major Road Theatre Company.

The council will find up to £500.









Top, in the 1950s, Corsham High Street was the community's focal point. Photograph courtesy Steve Flavin. Today, everybody's gone to the superstore. Photographs by Richard Pohle

Love Sr can afford to retire; his son struggles

Derek and Julian Love, the butchers

Ten shops have closed in two years

Audrey Brown, the café proprietor

family, scratches his head to think of new ways to bring in more trade. He has almost given up.

At the other end of the High Street, gold- and silversmith John Connin, president of the Corsham Chamber of Commerce, is worried. "What little trade there is, is in specialist goods. I am doing quite well, but I think little towns will only survive with great difficulty. Malmesbury [14 miles away] is doing well, but it has no superstore within a 10-mile radius." Yet.

Next door, newsagent Fergus Connor was away in London. "I supplement my income by working once a week in an engineering company," he explained over the phone. Some shops close at lunchtime and they all close on Saturday afternoons. At the weekend, Corsham High Street is a ghost town.

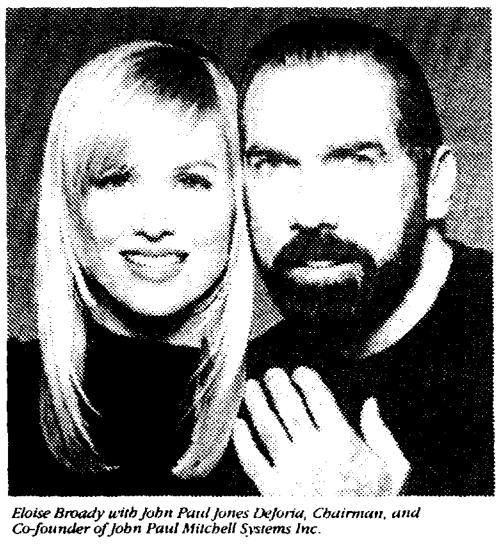
If we are disturbed about the discovery of John Sheppard's body four years after his death in a Brent council high-rise flat last week, then so should we have concern for the welfare of rural high streets. Without them, another mortal blow is dealt to the town centre, threatening community life and bringing with it the lack of communication, boredom and loneliness which breeds crime and victimisation. Would three-year-old James Bulger have lost his life if his mother had been shopping in a local high street, where everyone knew each other?

In Corsham, those who continue to use the High Street are the pensioners, people who don't drive, and those who prefer a kindly good morning from Margaret Hookway in the Post Office to an impersonal grunt from the girl at the supermarket check-out.

Nobody can blame the townspeople. As Norman Duckworth, a committee member of the Corsham Chamber of Trade, said: "We have not sat on our backsides and wrung our hands. We have concentrated on making Corsham as pleasant a place as possible for people to visit. We won the North Wiltshire Decorated Villages Competition. We are really trying, but at the end of the day things are pretty deadly."

In July this year, after research which revealed flaws in the new retail development policy, PPG6 (in the West Midlands, the development of Merry Hill, a large out- of-town retail development, killed off the centre of Dudley), John Gummer, the environment secretary, responded to the plight of the high street, calling for stricter planning policy. Modifications to the PPG6 were issued, requesting asking that local authorities pay particular attention to "the vitality of town centres and their importance to the community as a whole". Underlying it is the government's commitment to "competition and choice" for all shoppers, including those without cars.

But is it too late? And can a free market policy curb the ascendancy of an oligarchy of consumer giants? Adam Smith spoke of a nation of shopkeepers. God forbid we should live to see a nation of superstores.



Eloise Broady with John Paul Jones DeJoria, Chairman, and Co-founder of John Paul Mitchell Systems Inc.

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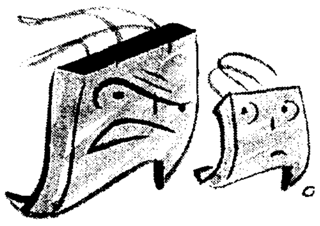
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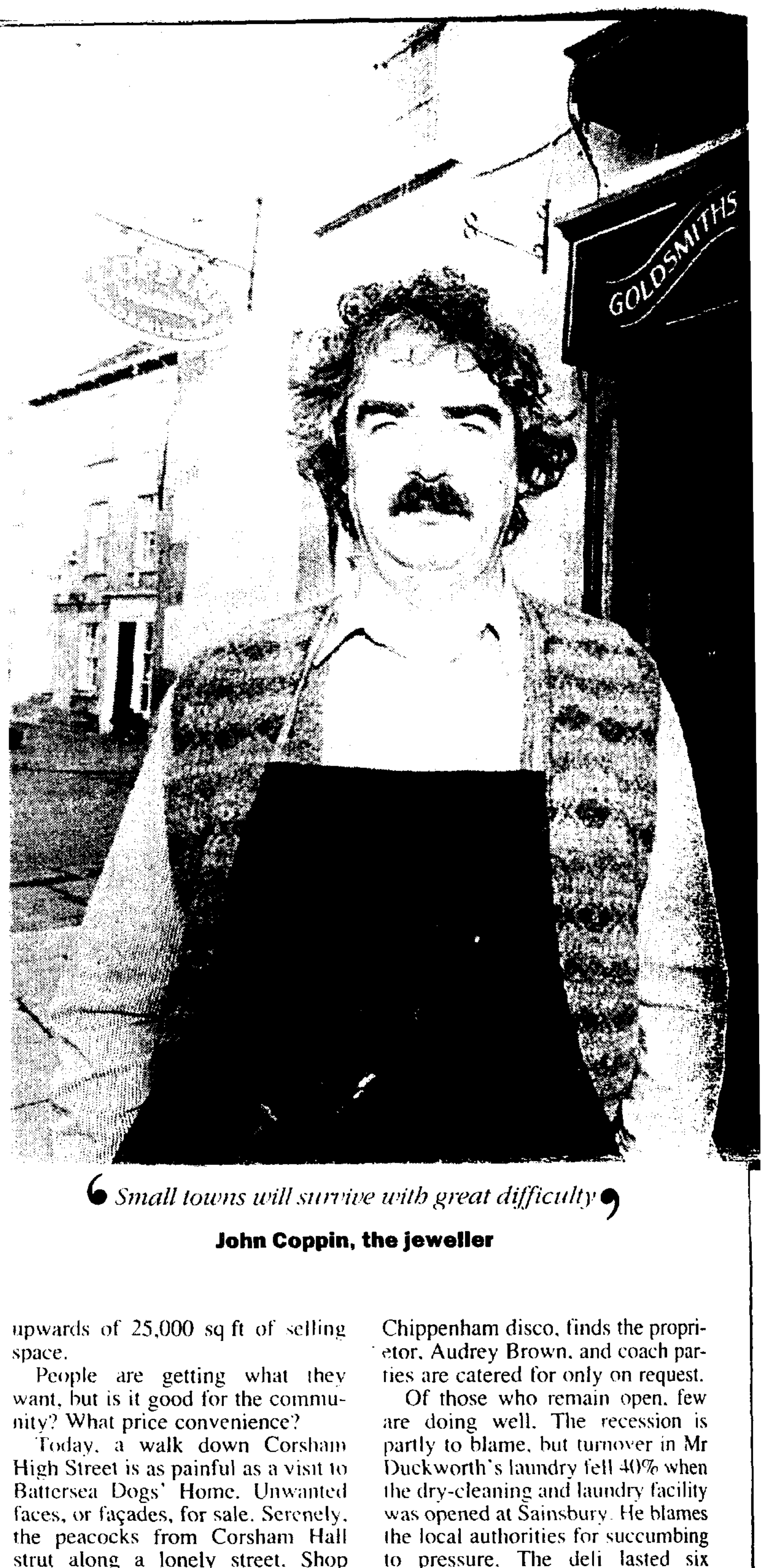
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Rural high streets are falling foul of those voracious vendors, the satellite superstores. ANNABEL HESELTINE went to Corsham in Wiltshire to ask: what price convenience?

Left on the shelf



Small towns will survive with great difficulty

John Coppin, the jeweller

A hundred years ago, Corsham High Street was a Dickensian scene of rural town life. Coaches and four sped past Georgian houses, horses with jangling harnesses struck cobbled streets and splattered long skirts with mud. Brightly painted shop signs advertised the latest fashions from London. Men in greatcoats gathered in the Pack Horse and the Royal Oak for a pint of ale, and on December 1 every year laughing children ran excitedly to see the Christmas display in the window of Cook's Drapers.

Over the centuries, the small north Wiltshire town just outside Chippenham has been invaded in turn by highwaymen, Flemish weavers and Lord Methuen's peacocks from Corsham Hall, the stately home dwarfing the High Street. Tales are told of Moses Pickwick, founder of the Pickwick Mail Coach, who lived in the Hare and Hound: of Charles Dickens, who visited him, and later used his name, and the characters of Corsham, in his classic Pickwick Papers: and of how Mr Spackman's hardware store was blown up by the gunpowder he stored under the counter for the quarriers of the famous pink Bath stone.

Later, red buses replaced the stage coaches and a part of Spackman's became Miss Nora Head's sweet shop. Hunters' Tea Rooms and Mr Bird's bakery closed and Mr Arthur James Hobbs moved from saddlery into bicycle repairs. Marsh's Fishmongers became Westminster Bank and Lloyds replaced the Wilts and Dorset Bank. Star groceries was taken over by Corsham's first International Stores. Gradually, the diversity of shops thinned, the tailors and salting factory, the morgue, almshouses and two slaughterhouses went away, but at Christmas time, carol singers still sang, and shops stayed open until 8 o'clock on a Saturday evening. Everybody knew each other's names and lace curtains twitched.

Now, although the town has expanded, the centre is dying, and the reason is not far away. Two miles down the road, check-out desks pinging, a three-year-old Sainsbury superstore is humming with activity. The superstore contains a laundry and dry-cleaning service, a coffee shop, newsagent and gift card store, plus pharmaceuticals, stationery, children's toys, socks, tights as well as food and alcohol. Everything is brought to the consumer under one roof. It is dry, accessible — with a satellite car park — and busy.

Corsham, like so many other small country towns, cannot compete against the efficiency and convenience of a superstore soaking up a sparse hinterland of rural shoppers. Peter Jones, the director of the Association of Small Historic Towns and Villages of the UK (ASHTAV), believes that "small towns are being affected in structure and society because of the growth of superstores within a 10-mile radius of them". A guillotine, in effect, hovers over the heads of the shopkeepers, as one by one they have had their trade undermined.

"For the working mum, superstores are a godsend," says parish councillor and Labour party political candidate Christine Reid, who lives in the High Street and who only visits Sainsbury at the weekend when there is no alternative. Even the traders find themselves gravitating towards the superstore. "It is quite hard to find anyone in favour of Sainsbury, but whenever I go there, I find at least three or four people I know."

The story of which Corsham is a microcosm is being repeated all over the country. Superstores — such as Sainsbury, Asda, Safeway, Tesco and Gateway — and their even larger cousins, the shopping centres, are here to stay. For the local planning authorities, the superstore developers offer quid pro quo deals which enable them to expand. Sometimes these deals — known as "planning gain" — involve a straightforward cash transaction of £3-£4m, and, as such, have run into heavy criticism, not least from environmental groups.

In north Wiltshire, the next project is only slightly more subtle — a Safeway and drive-in McDonalds are planned near to the existing Sainsbury. "North Wiltshire Planning Authorities have given permission because they believe that this is what people want," says Gerald Harford, a local surveyor. The fact that the Safeway development will finance the first leg of the desperately needed Chippenham-Western Bypass, however, cannot be overlooked. Sainsbury made a minimum contribution, financing a few hundred yards of road.

As demand increased, the superstores responded, springing up like toadstools in a field rich with cowslips. At the beginning of the 1980s, superstores away from town centres were almost unknown, and accounted for less than 9% of total food sales through supermarkets, grocers, greengrocers, fish-mongers, bakers, dairies and other food outlets. This year, the superstores' share is expected to top 50%. Now there is Costco, the giant American warehouse club whose first UK base has recently opened in Essex.

To date, just 16% of the total shopping space in Britain is made up of shopping centres, compared with 42% in America. By the end of the century, however, it is thought that almost a quarter of UK retailing will be carried out in one-stop locations.

In 1988, the Department of the Environment issued the Planning Policy Guide Note 6 (PPG6) — containing guidelines for local authorities — in response to a surge in applications to build out-of-town retail outlets. Now, Britain's £1 billion a week retailing sector is dominated by 868 superstores, each providing upwards of 25,000 sq ft of selling space.

People are getting what they want, but is it good for the community? What price convenience?

Today, a walk down Corsham High Street is as painful as a visit to Battersea Dogs' Home. Unwanted faces, or façades, for sale. Serenely, the peacocks from Corsham Hall strut along a lonely street. Shop signs creak in the wind. Ten shops have closed in the last two years or so — and not re-opened, their glass fronts cold and shameful. Audrey's tea shop is silent. The young have eschewed scones for the Chippenham disco, finds the proprietor, Audrey Brown, and coach parties are catered for only on request.

Of those who remain open, few are doing well. The recession is partly to blame, but turnover in Mr Duckworth's laundry fell 40% when the dry-cleaning and laundry facility was opened at Sainsbury. He blames the local authorities for succumbing to pressure. The deli lasted six months and the future of the Post Office is uncertain. At Love's the butchers, old Mr Love was able to afford a retirement home in Majorca, but his son, Julian, the third generation of butchers in the Love

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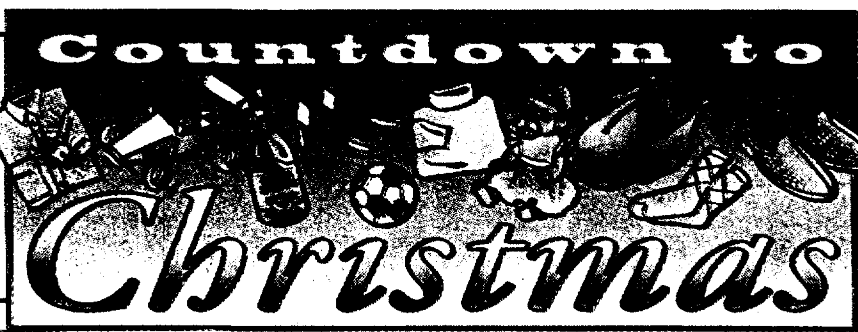
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Friday, November 26, 1993 27p

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INSIDE TODAY'S
Spalding Guardian
12-PAGE
CHRISTMAS SHOPPING GUIDE



Liver-transplant mum wants Christmas at home

by Guardian reporter JEAN HODGE

A YOUNG Sutton Bridge mum is making a remarkable recovery from life-saving surgery to cure a rare liver disease.

Susan Barnes (32) was given a new liver in a 12-hour operation at Addenbrooke's Hospital at Cambridge last Friday.

Surgeons told her parents, Jean and Alan West, their daughter would not have survived if a new liver had not been found quickly.

Now, everyone is amazed at her astonishing recovery.

Mrs West, who lives next door to daughter Susan, husband Paul and their six-year-old daughter Katie in Queen Street, said: "My daughter has been ill since May and has been in hospital for ten weeks.

"They rang last Thursday to say they had a liver and operated last Friday.

"On Tuesday she walked five steps and doctors and everybody are so pleased because she has walked. They haven't known anyone walk in such quick time.

"She had half a cup of milk and today (Wednesday) a lot of her tubes are being taken out.

"It's lovely to see her face. Her colour is back and we have only seen her pale as a ghost. If she hadn't had her liver done she would soon have died.

"*Last Thursday she said 'I can't put up with it much more'*. She was swollen up with fluids because her liver wasn't working."

Young Katie, who is living with her grandparents while her mum is in hospital, went to visit her mother the day after the operation.

Mrs West said: "She cried a bit, but said she realised mum had to be like that to get better. She said: 'All I want is my mum to be home for Christmas.' We are hoping she will be *home with us.*"

Mrs West is so grateful for all **Addenbrooke's care for her daughter she plans a fund-raising sale after Christmas, and urged anyone with items they can donate to take them to her at 20 Queen Street, Sutton Bridge.**

PLANS REVEALED TO SECURE SPALDING GARDENS' FUTURE

New Tesco superstore, £1.5m 'New Springfields'

8pG 26/11/93

by PAULINE CORRIGAN

A "SPIRAL of decline" threatening Springfields Gardens in Spalding could be halted.

An agreement has been reached for Tesco to build a superstore on part of the Camelgate site.

The deal would - [illegible]ve Springfields Gardens from possible closure;

● Finance the gardens' transformation into a new family concept -World of Flowers;

● Help safeguard the future of Spalding Flower Parade;

● And create badly-needed jobs in Spalding.

The Tesco store would be next to the new A16 Spalding bypass (due to open 1995) and the A151 Holbeach road. Access would be from Camelgate..

Springfields Gardens have suffered from falling income and fewer visitors over the last five years.

The Tesco deal still needs planning approval, but it would mean:

● a modern foodstore on the southern part of the site;

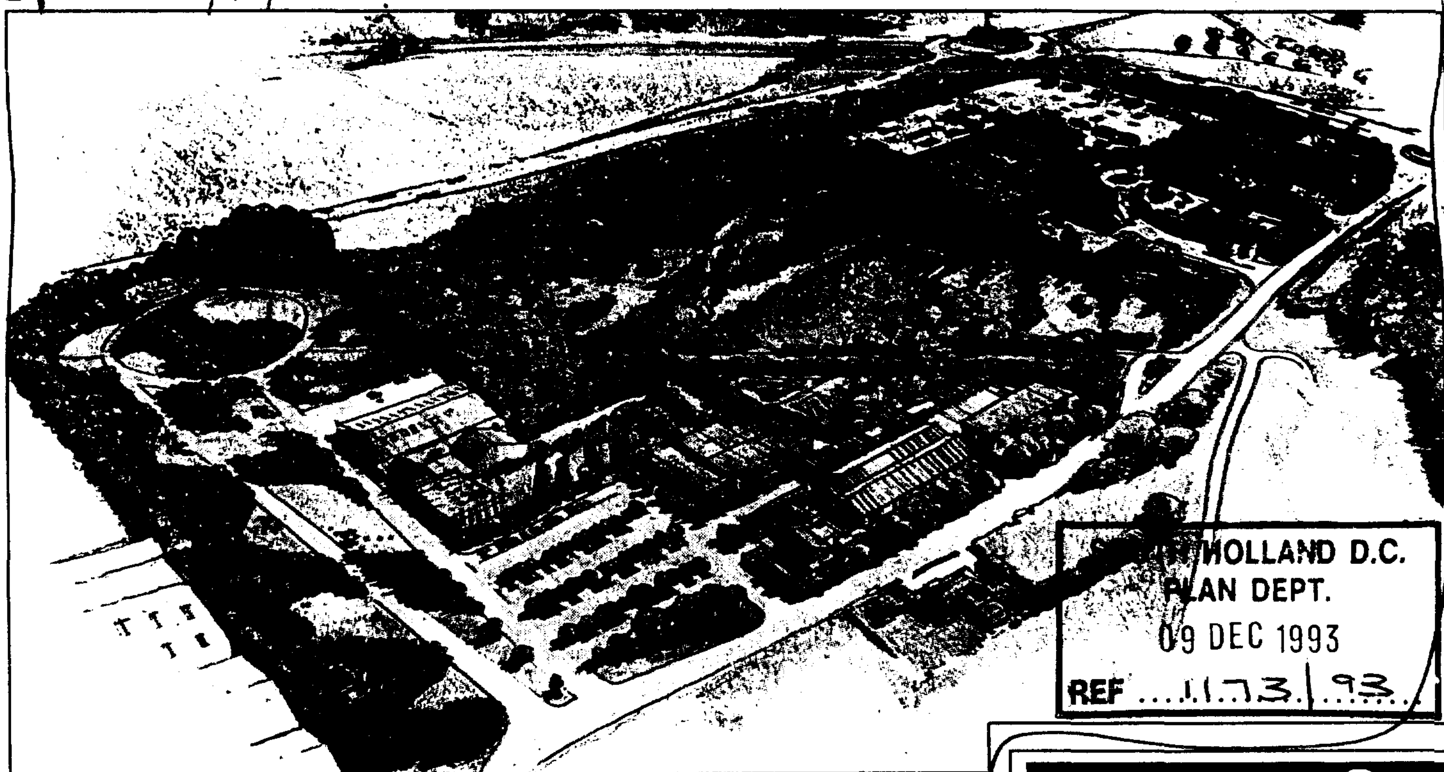
● Springfields investing £1.5m from the deal to revamp the gardens, with a new name - World of Flowers and broader interest to entice visitors back.

Springfields needs "substantial capital" to survive and the deal would create a development fund to underpin annual costs and modernise the gardens.

It feels Tesco is an ideal partner because the superstore chain buys much of its meat, vegetables and chilled foods from South Holland.

Tesco has agreed to underwrite next year's Spalding Flower Parade and enter a float.

● **THE NEW GARDENS - BACK PAGE**



● THIS aerial perspective sketch shows the site of the proposed superstore and car parking (top right) to the rear of the former National Farmers' Union offices. The roundabout (top) marks the crossing-point of the Spalding bypass (now being built) and the existing A151 to Holbeach. The bypass then runs north along the back of Springfields.

Camelgate runs along the foot of the illustration, with Springfields Restaurant bottom left.

The central area is the new gardens, to include display gardens, a boating lake, play and picnic areas. Between the lake and woodland next to the bypass will be themed areas, such as the history of British garden design or gardens for different locations. Springfields' remodelled arena is at the left edge of the illustration.

The proposed Tesco site would be "sensitively landscaped", with more trees and more planting between the store and Springfields.

THE NEW IMAGE
THE LOGO OF THE NEW SPRINGFIELDS

WORLD OF FLOWERS

How many superstores?

TESCO have not yet submitted a planning application for the Springfields site, but plans were expected shortly.

South Holland district planning director Mr Brian Smith said it was by no means certain that the plan would meet with councillors' or officers' approval.

Plans for a foodstore at Springfields would have to be assessed against current policies to safeguard the town centre, he said.

"It is encouraging to see major companies prepared to invest in the area but it would be a departure from council policies.

"It may be good for Springfields and for Tesco but you have to consider this in the context of businesses already in the town."

Mr Smith recalled that the council's consultants had said there was room for only one new superstore in Spalding - and outline plans for a foodstore on the Cattle Market site had been approved.

COOL, COOL WEATHER

SATURDAY: Frost, freezing fog at first. Dry, bright later. Cold SE breeze.

SUNDAY: Frost and freezing fog clearing. Dry and bright. Cold moderate SE wind.

TEMPERATURES: Maximum 5C (41F), minimum -2 (28F).

FITTING SERVICE WIDE CHOICE

C.T.C. CARPETS
HOME SELECTION

★ *1000s of samples* ★ *No obligation*
★ *One low, low price* ★ *Free estimates*
★ *Expert fitting* ★ *We come to you*

THE LOCAL COMPANY THAT CARES

ORDER NOW FITTED BEFORE CHRISTMAS

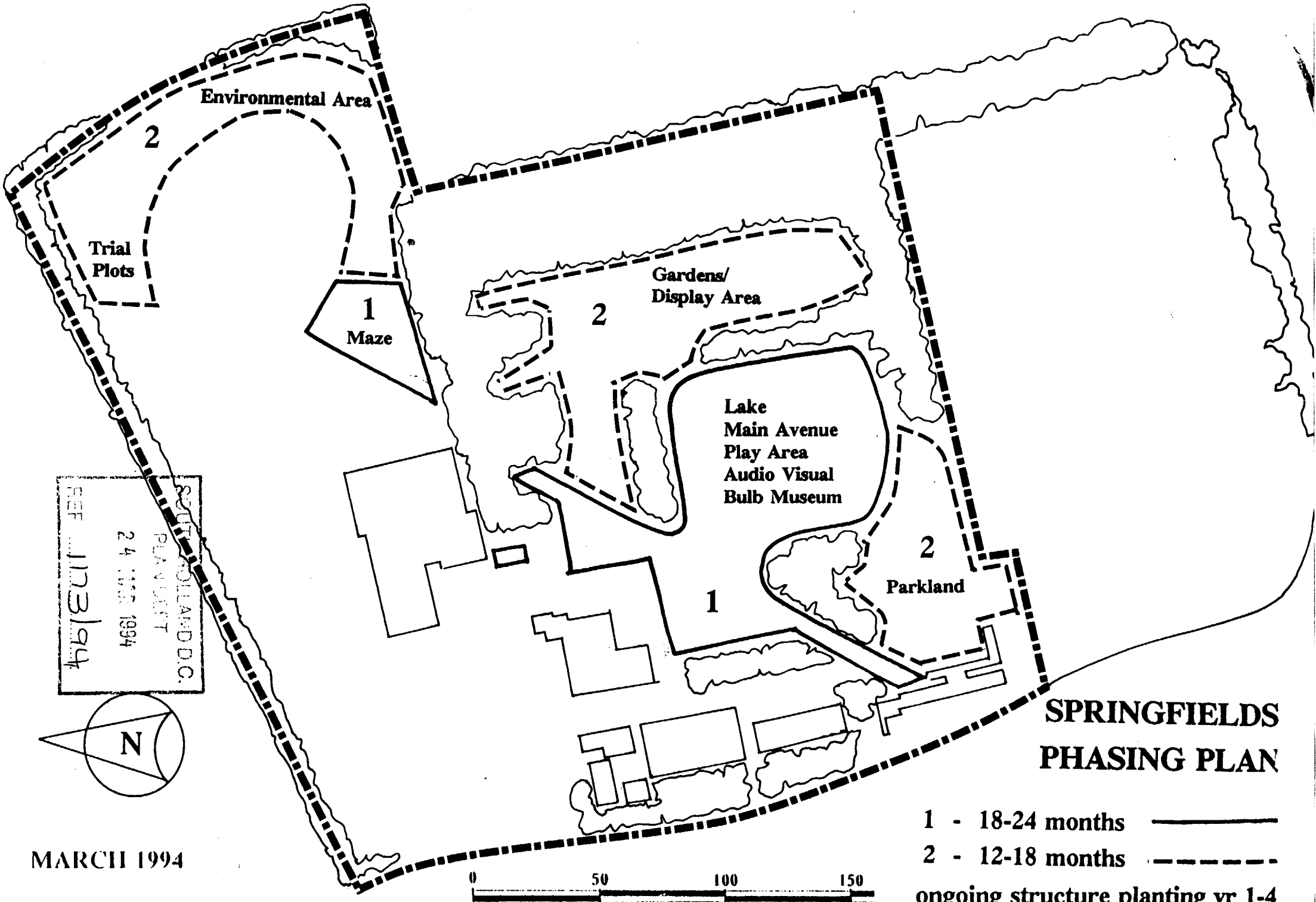
CARPET WAREHOUSE
★ *Room Size Remnants* ★ *Roll Ends*
★ *DIY Accessories* ★ *Bargains Galore*

UNIT 11, MILLFIELD ROAD, DONINGTON
(Near Ford & Slaters)
Open 10.00-5.00 Thurs-Sun
0775 821734

n3298a

First For Floors

PINCHBECK, SURFLEET IN FOCUS - PAGES 12/13



SPRINGFIELDS PHASING PLAN

1 - 18-24 months

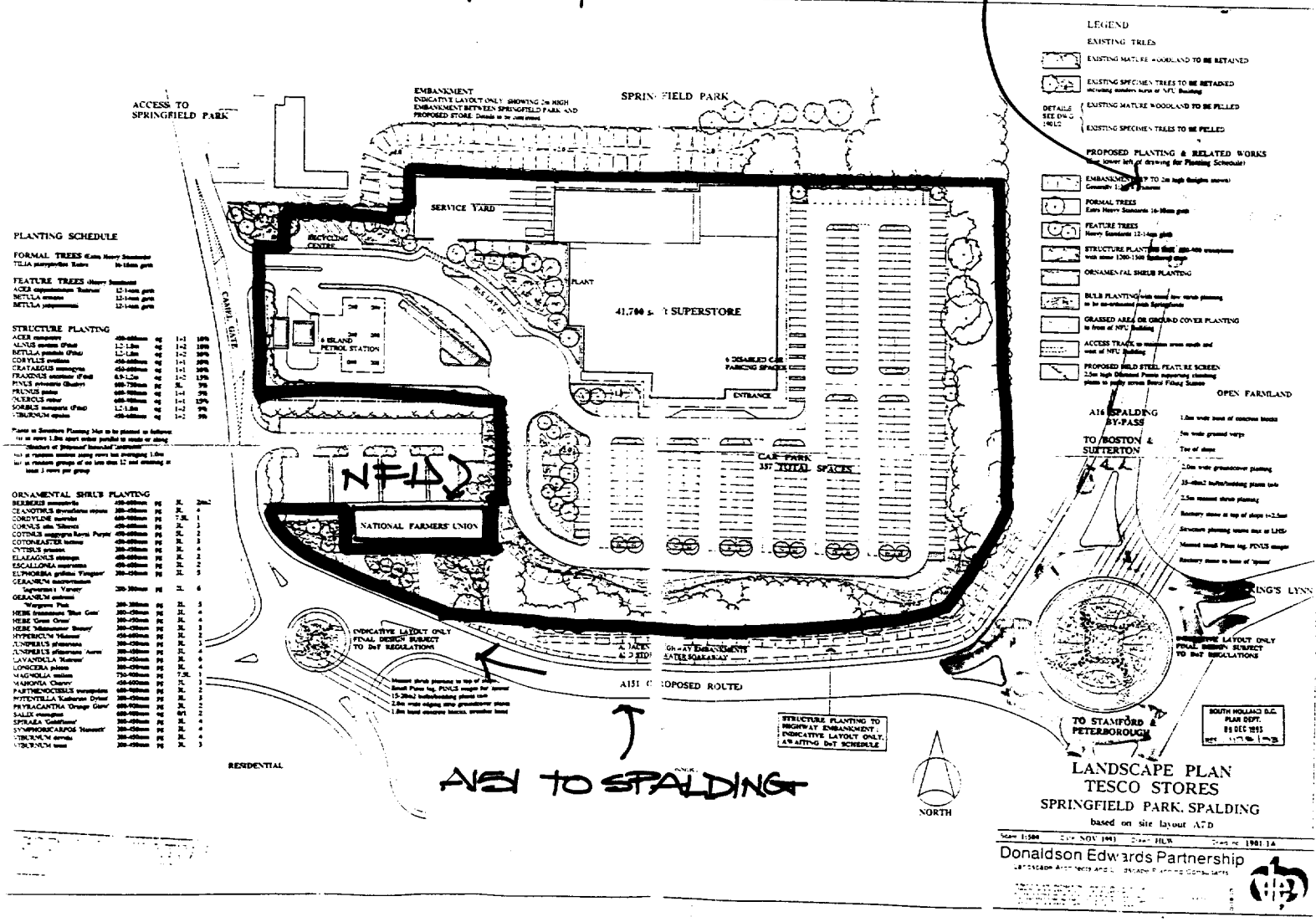
2 - 12-18 months

ongoing structure planting yr 1-4

MARCH 1994

H16/1173/93.

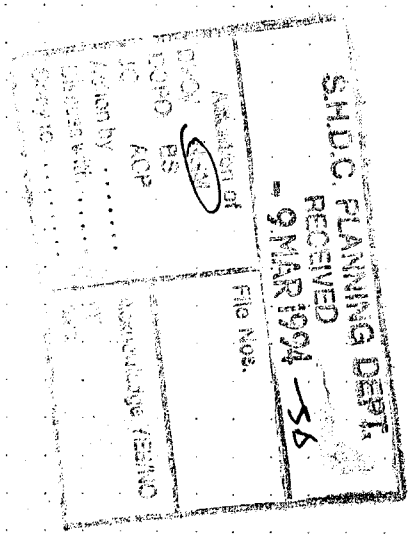
LINE OF SPALDING BY-PASS



LANDSCAPE PLAN
TESCO STORES
SPRINGFIELD PARK, SPALDING
based on Site layout A7D

Donaldson Edwards Partnership

N D J F M A M J · 1997 · J A S O N D



SPRINGFIELD – PHASE (3)

- GREENHOUSE
- BANDSTAND
- INTERPRETATION CENTRE.

N D J F M A M J J A S O N

• 1996 •

SPRINGFIELDS – PHASE ②

- AUDIO/VISUAL SPLIT SCREEN PAVILION

·1995·

D J F M A M J J A S O N D

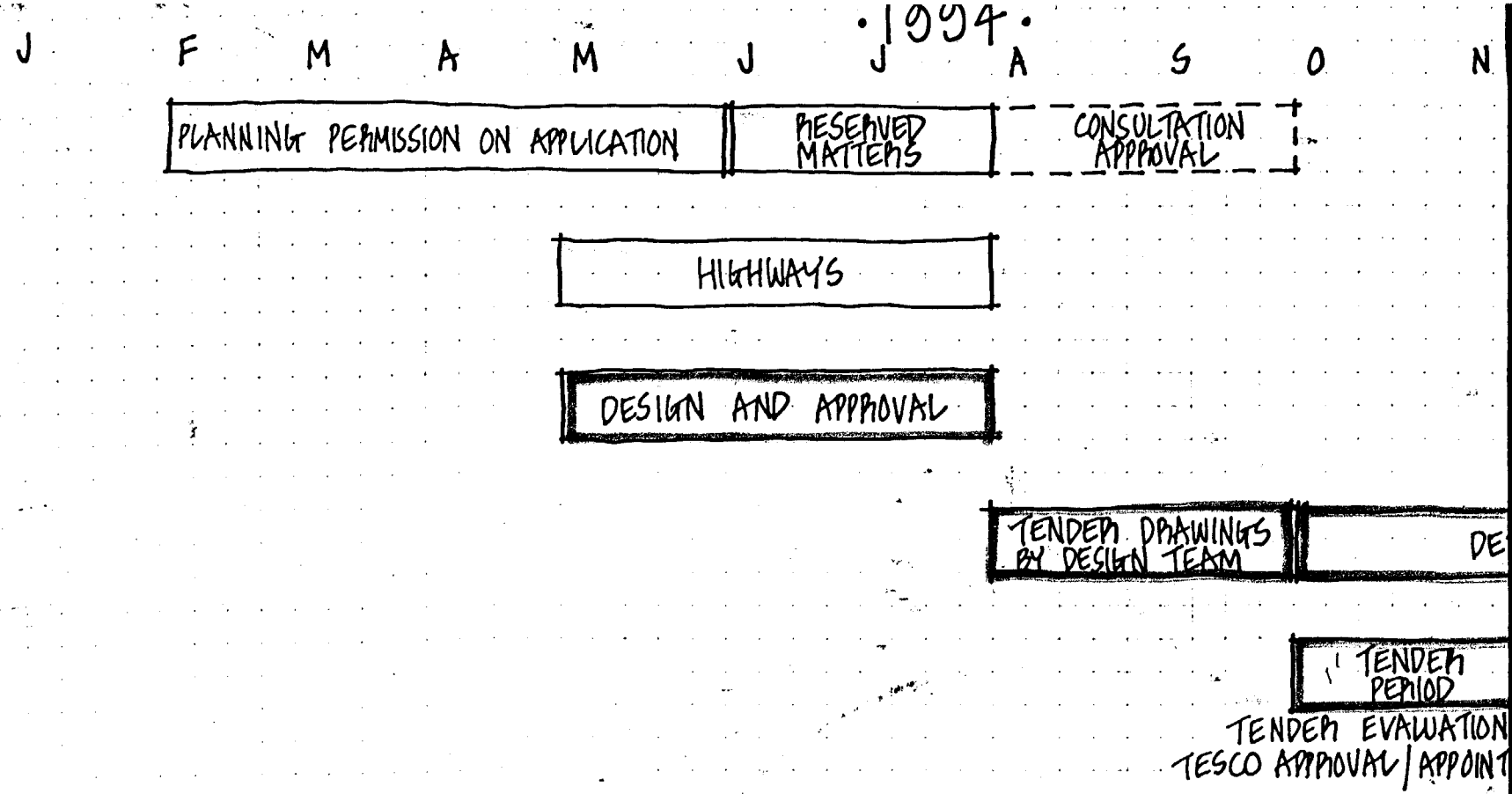
TAIL DESIGN

NT

CONSTRUCTION PERIOD – 43 WEEKS

SPRINGFIELDS – PHASE ①

- SERVICE ROAD TO EAST BOUNDARY.
- NEW FOOTPATH NETWORK.


1994
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PLANNING PERMISSION ON APPLICATION
RESERVED MATTERS
CONSULTATION APPROVAL
HIGHWAYS
DESIGN AND APPROVAL
TENDER DRAWINGS BY DESIGN TEAM
DE
TENDER PERIOD
TENDER EVALUATION
TESCO APPROVAL / APPOINT

1954

J F M A M J J A S O N D

PLANNING PERMISSION ON APPLICATION

RESERVED MATTERS

CONSULTATION APPROVAL

HIGHWAYS

DESIGN AND APPROVAL

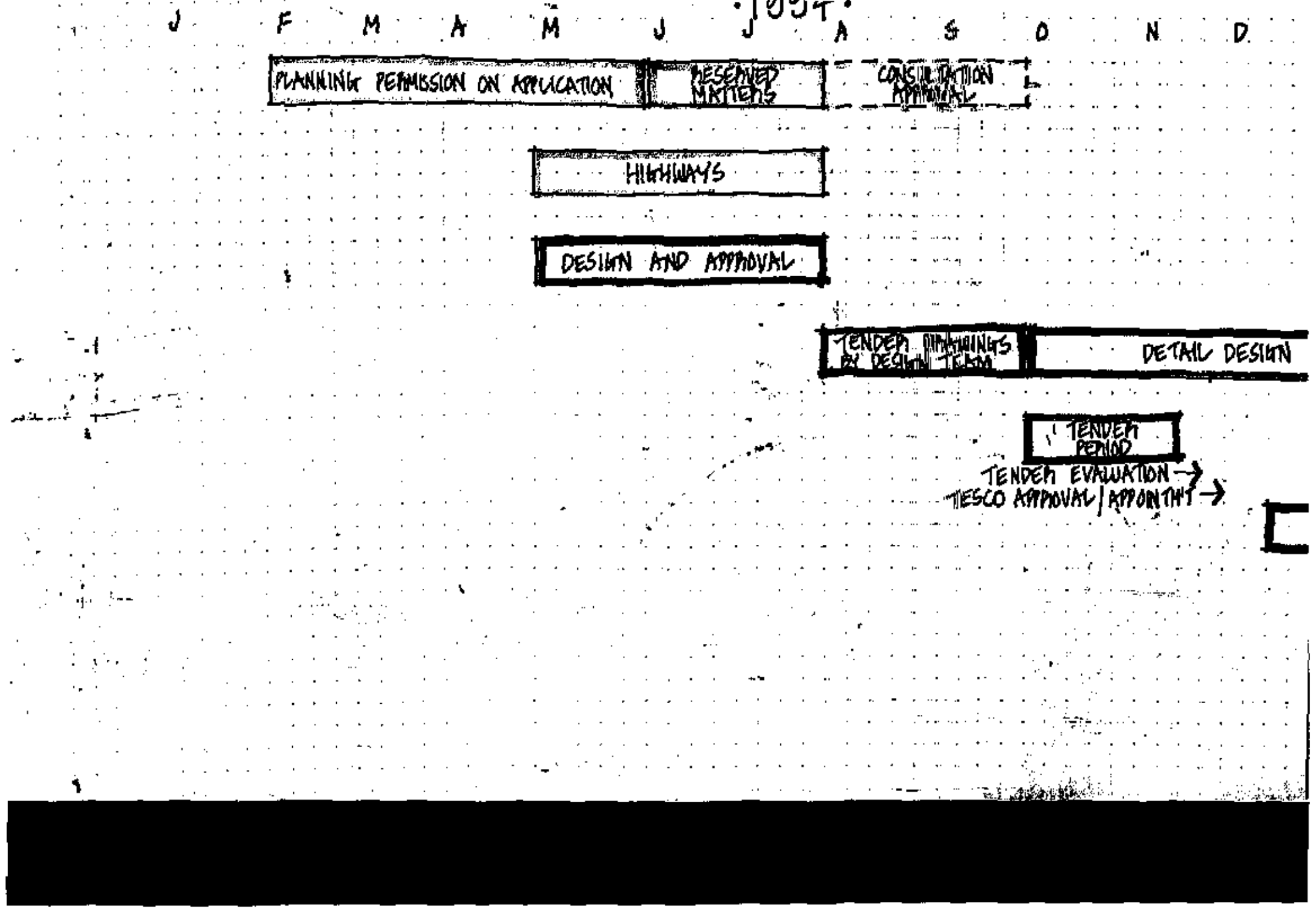
TENDER DRAWINGS BY DESIGN TEAM

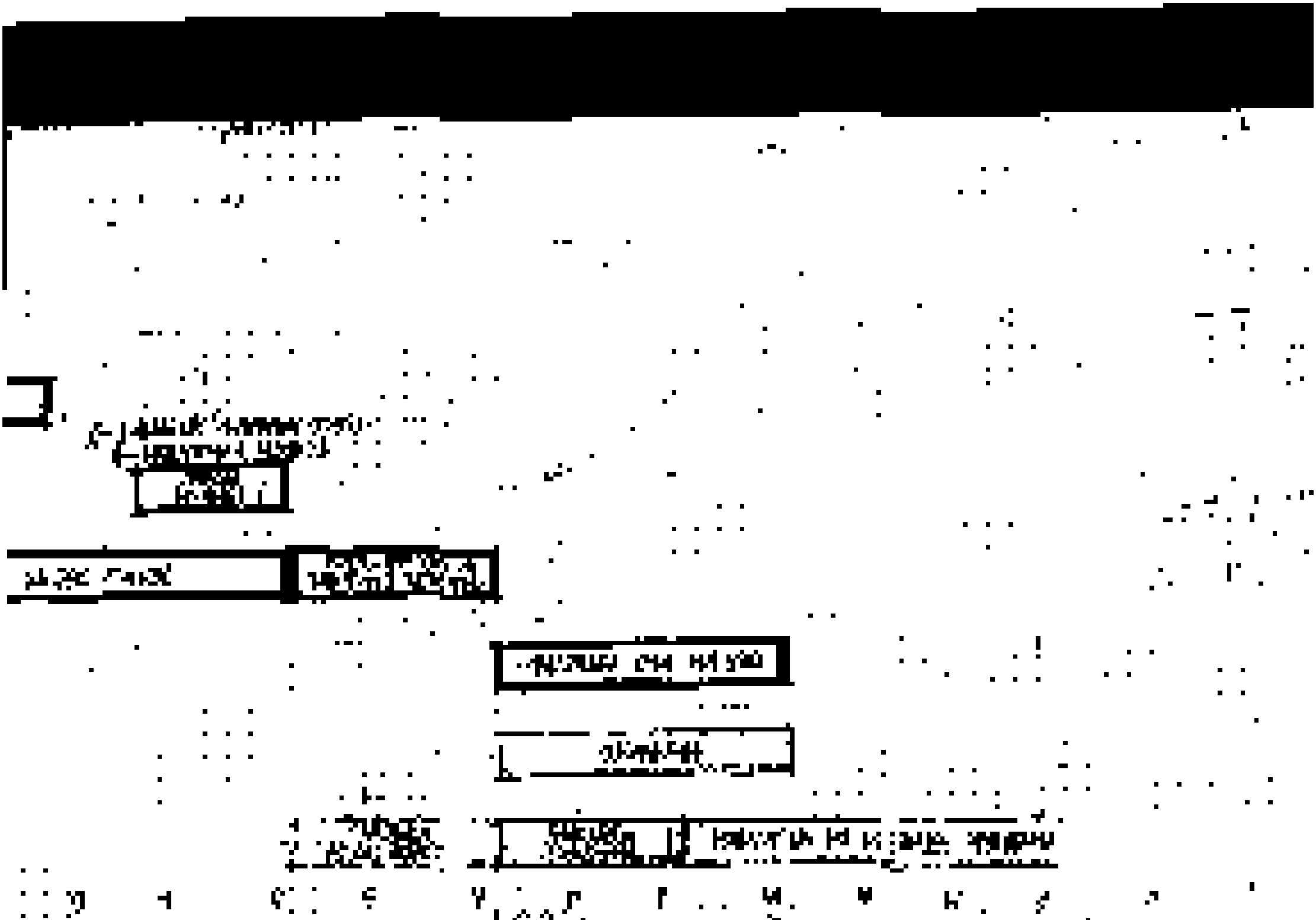
DETAIL DESIGN

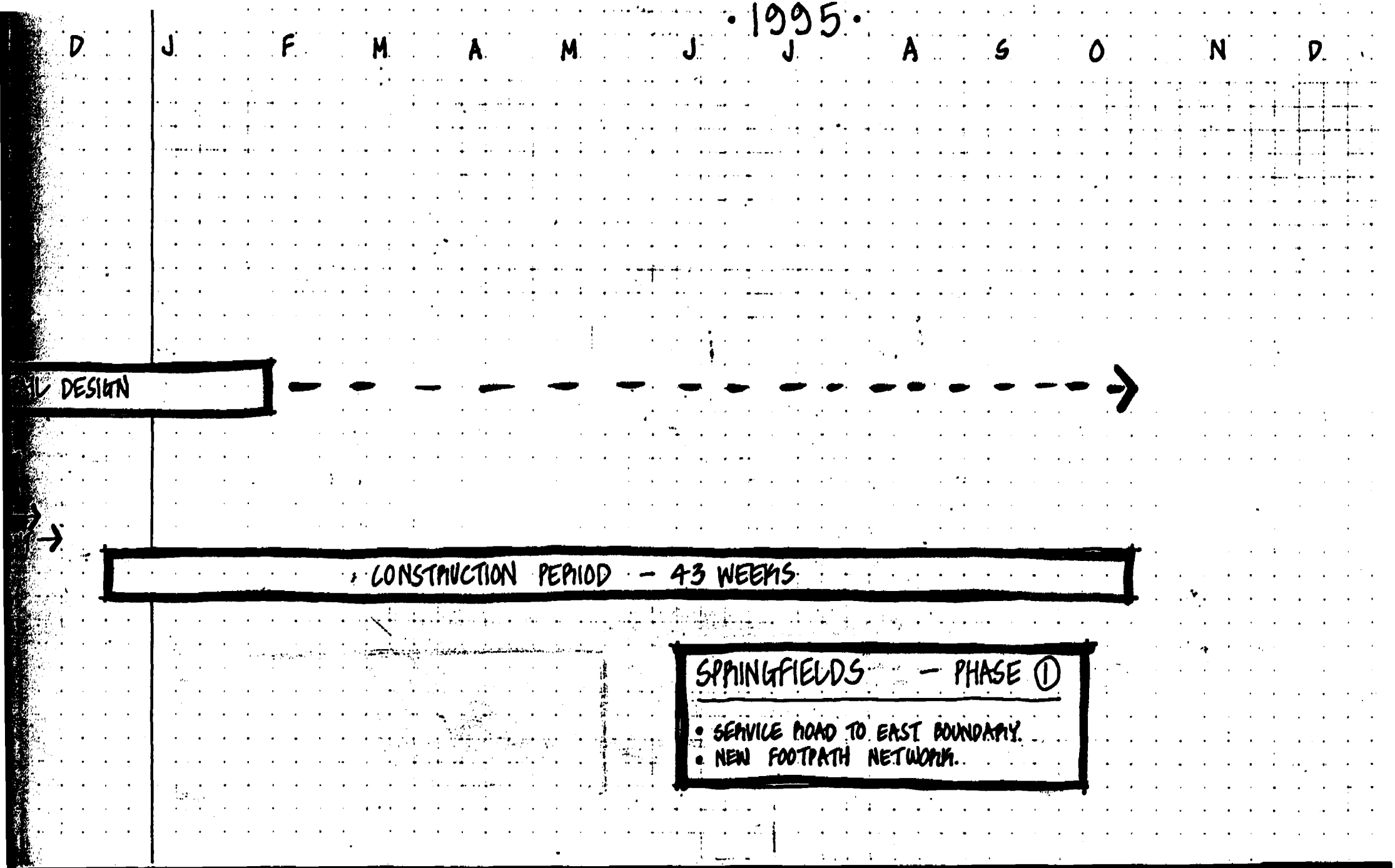
TENDER PERIOD

TENDER EVALUATION →

TESCO APPROVAL / APPOINTMENT →


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PLANNING PERMISSION ON APPLICATION
RESERVED MATTERS
CONSULTATION APPROVAL
HIGHWAYS
DESIGN AND APPROVAL
TENDER DRAWINGS BY DESIGN TEAM
DETAIL DESIGN
TENDER PERIOD
TENDER EVALUATION →
TESCO APPROVAL / APPOINTMENT →




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1995
DESIGN
CONSTRUCTION PERIOD - 43 WEEKS
SPRINGFIELDS - PHASE (1)
• SERVICE ROAD TO EAST BOUNDARY.
• NEW FOOTPATH NETWORK.

·1995·

D J F M A M J J A S O N D

DESIGN →

→ CONSTRUCTION PERIOD - 43 WEEKS

SPRINGFIELDS - PHASE ①

- SERVICE ROAD TO EAST BOUNDARY.
- NEW FOOTPATH NETWORK.

[redacted]

D J F M A M J • 1996 • J A S O N D J

SPRINGFIELDS – PHASE (2)

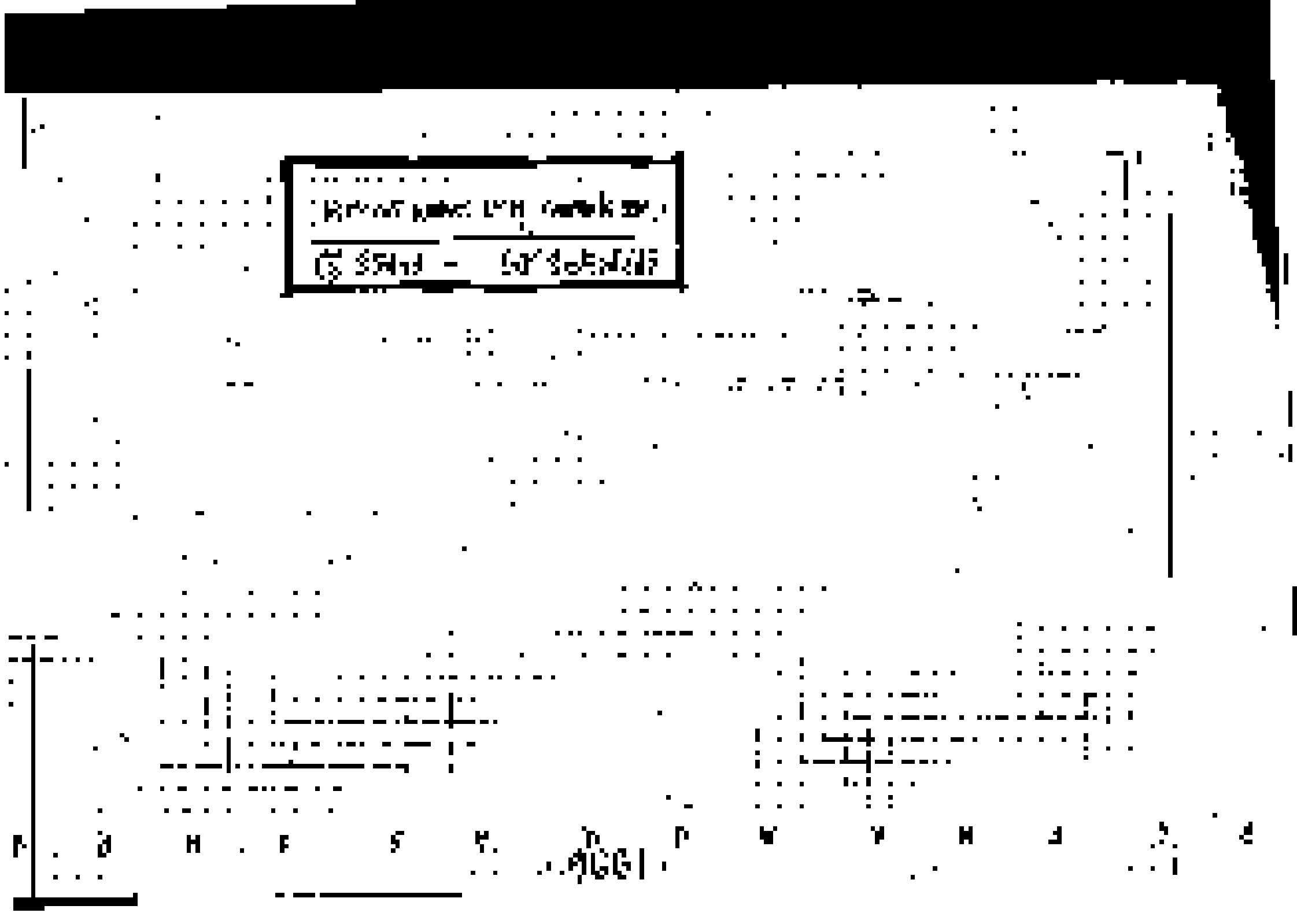
- AUDIO/VISUAL SPLIT SCREEN PAVILION

SPRINGFIELDS – PHASE ②

- Additional Green Infrastructure

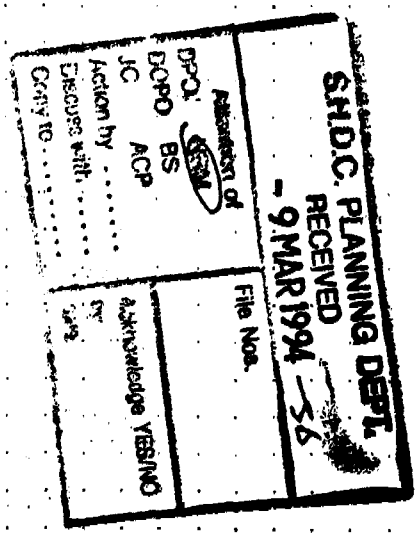
1996

J F M A M J J A S O N D J



D J F M A M J J A S O N D

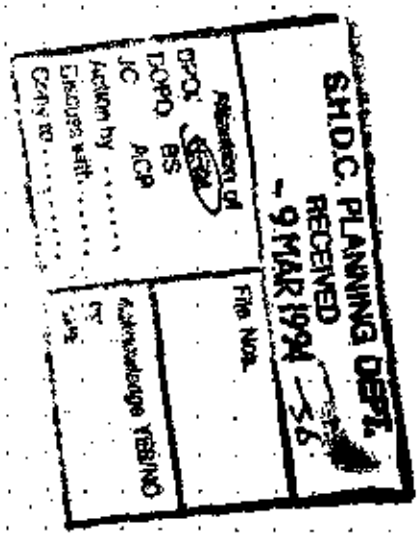
• 1997 •



SPRINGFIELD – PHASE (3)

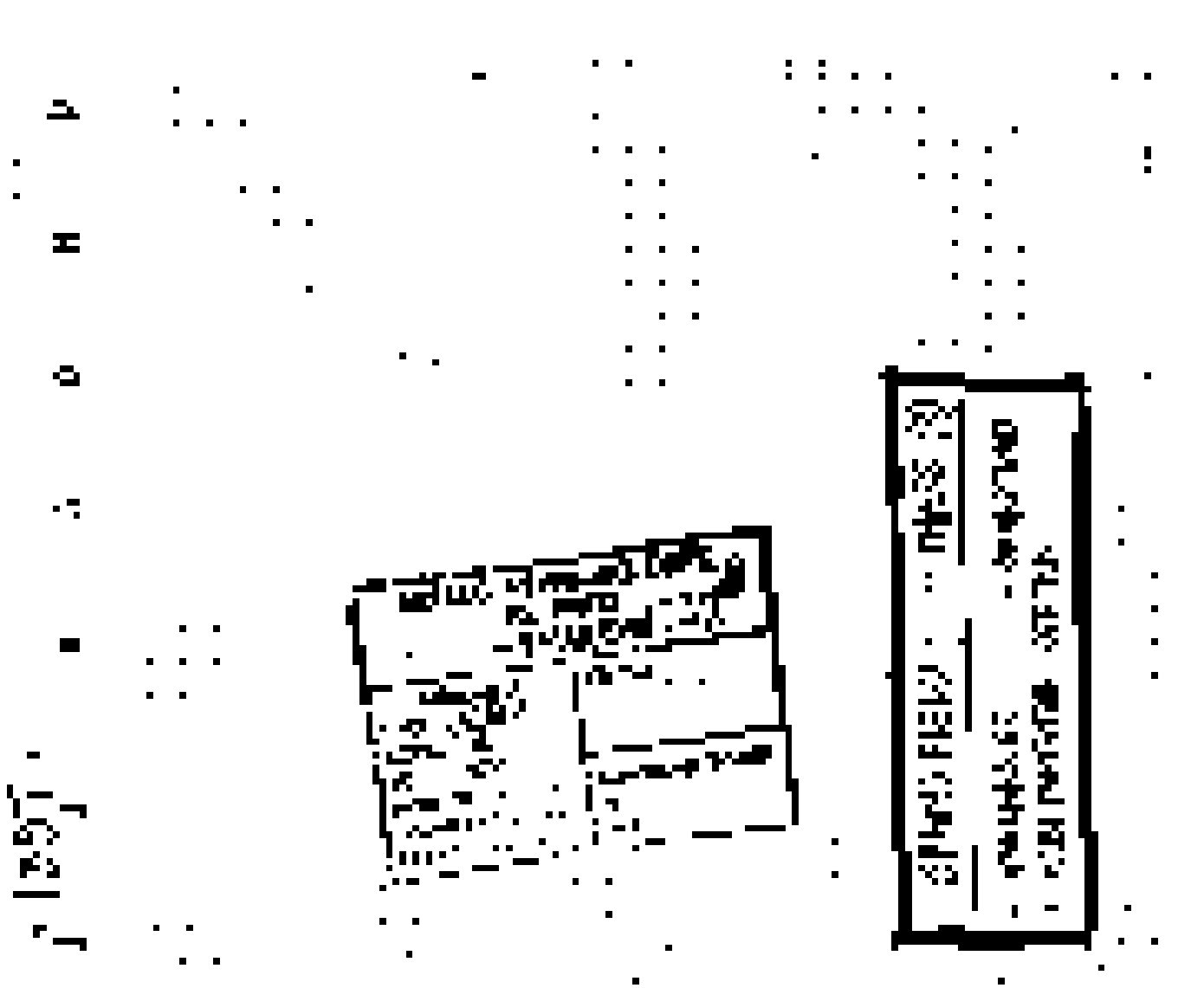
- GREENHOUSE
- BANDSTAND
- INTERPRETATION CENTRE.

D J F M A M J · 1997 · J A S O N D



SPRINGFIELD – PHASE (3)

- GREENHOUSE
- BANDSTAND
- INTERPRETATION CENTRE.



H16/1173/93

Further Information required :—

Access
① means of access & internal circulation to be included as part of application ✓
② Traffic Impact study to gauge effect on A16 Roundabout. ✓

Parking
① Layout of parking bays included as part of application. Likewise lorry servicing areas.
② Details of surfacing of parking/servicing areas
③ Explanation of how foods vehicles will use servicing area.

Surface Water
① Details of how surface water is to be disposed of on site (no details given in application).

Noise
① Details of Hours of operation and delivery services required
② Details of location/parking of Refrigeration Lorries.
③ Details of 'plant' in terms of noise emitting machinery and appropriate noise insulation/attenuation measures.

Siting
① Siting of Store and Filling station to be part of application.

Design
① Details of External Elevations of store required
② Details of Landscaping of periphery

H16/.1173/.93

Further Information required :—

Access
① means of access to be included as part of application, internal circulation ✓
② Traffic Impact study to gauge effect on A16 Roundabout. ✓

Parking
① Layout of parking bays included as part of application likewise with servicing area.
② Details of surfacing of parking/servicing area
③ Explanation of how foul sewage will use servicing area.

Surface Water
① Details of how surface water to be disposed of on site (no details given in application).

Noise
① Details of Hours of operation and delivery service required
② Details of location/position of Refrigeration Units.
③ Details of 'plant' in terms of noise emitting machinery and appropriate noise insulation/attenuation measures.

Siting
① Siting of Store and Petrol station form part of application.

Design
① Details of External Elevations of Store required

Landscaping
① Details of landscaping of periphery

Springfields site

(1) More specific information required concerning relationship with Springfields – source of cash injection and how will it be made. Will the cash injection be a 'one off' payment or will Tesco have an continuing involvement in revitalising Springfields.

(2) Parking and Traffic Implications with regard to a 'revamped' Springfields. Re 'Wood of Flowers' brochure doesn't show much car parking on reduced Springfields site.

(3) Can a 'revamped' Springfields be viable on such a reduced site?

Consultees

Need to consult DOE after all information to hand – as per Annex D of PPG no 6.

Springfields site

(1) More specific information required concerning relationship with Springfields — source of cash injection and on what terms will it be made. Will the cash injection be a 'one off' payment or will there be an continuing involvement in maintaining Springfields.

(2) Parking and Traffic Implications with regard to a 'revamped' Springfields. Re 'Wood of Flowers' Gardens Trust view would car parking on reduced Springfields site.

(3) Can a 'revamped' Springfields be viable on such a reduced site?

Considerations

Need to consult DOE after all information to hand — as per Annex D of PPG no 6.

[illegible]

(a) [illegible]

(b) [illegible]

(c) [illegible]

[illegible]

[illegible]

Sally Griffiths
Mr Tolson & Mr Dyke } (Tesco / Hedley & Baker)
Duncan Smith (Architect).

Clerk Briggs LLC.

B Smith
J. Curnock
N Riddle
J. Blomfield
} SHDC

Traffic Impact Analysis — Briggs: main concern is NB roundabout. Not length of road from By Pass Roundabout to new roundabout — Traffic Analysis would clarify this — problem of stacking

Briggs — LCC might be able to supply figures for By Pass traffic. →

Tolson — Assp can get figures from D of T. — but have been in touch with LCC —

Briggs — too little car parking on Springfield Site
Tolson — how much detail? — B Smith intervenes — Small scale plan of Springfield should be looked into — (Tolson) Not part of application! Smith — need information to solve the problem — Riddle reinforces this. Smith — we must have full picture of Tesco & Springfields

Briggs — Service yard — provision manoeuvring space — amended drawings submitted showing additional manoeuvring space".
Riddle / Blomfield — Recycling area — is it provisional & back-up of some
Tolson — Good management will take care of it.

Smith — could provide slip road if need be.

Briggs — Cemetery radius to be enlarged at entrance on south side
Smith — Radius is adequate on Assp's calculations — but will look at it.

Tolson — car park / servicing area Surfacing — plan submitted
— Deliveries — conditionable.
— Refuse Lorries — no separate roundabout to have refuse vehicle moving on site

Sally Griffiths

Mr Tolman & Mrs Dryden } (Tesco / Hanley & Baker)

Duncan Smith (Architect)

Chris Briggs LCC.

B Smith
J Cannon
N Riddle
T Blomfield } SHDC

Traffic Impact Analysis — Briggs: main concern is at roundabout. Too length of road from Dry Lane Roundabout to new roundabout — Traffic Analysis need clarify this — problem of queueing

Briggs — LCC might be able to supply figures for Dry Lane traffic. →

Tolman — Assys can get figures from D of T, — but have been in touch with LCC —

Briggs — two wells can polluting on Springfield Site

Tolman — how much detail? — to which extension — Small boys rama d'etre of Springfield Showed to looked into — (Tolman) Not part of application! Smith — need information now the less — Riddle reinforces this. Smith — we must have full picture of Tesco & Springfields

Briggs — Service yard — pedestrian manoeuvring space — amended drawings submitted showing additional manoeuvring space.

Riddle / Blomfield — Acoustic mound — is it practicable & back up of comp

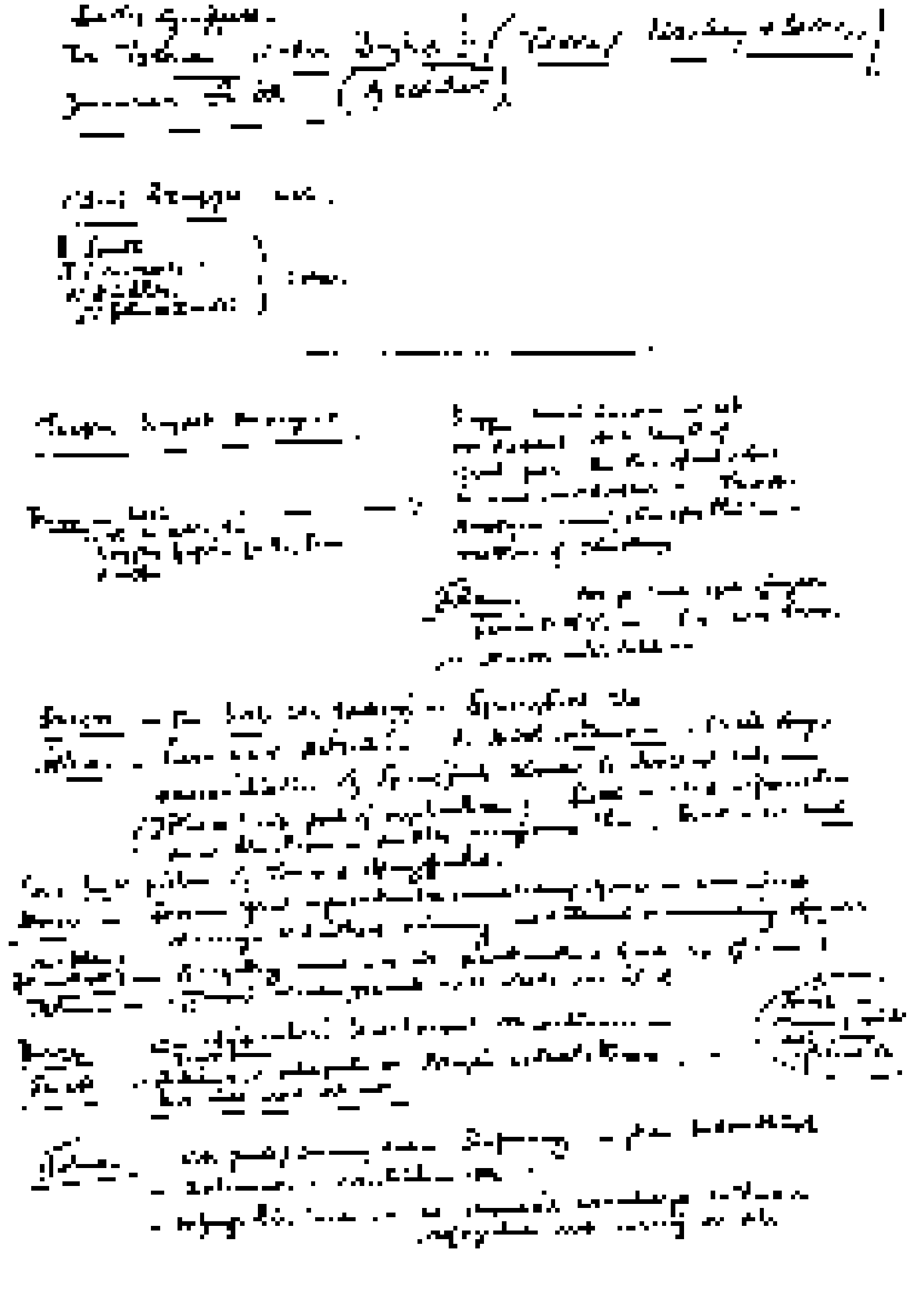
Tolman — Good management will make can of it.

Briggs — Crossing radius to be enlarged at entrance on south side

Smith — Riddle is adequate on Assys calculations — but will look at us

Smith — Could provide slip road if need be.

Tolman — can park / survey area Surfacing — plan submitted
— Salvinia — conditionally.
— Refuse bin — no separate roundings to have refuse bins running on site



Item 6 Noise attenuation - can compound equipment effectively.
- can attenuate noise successfully.

- B Smith - Tesco Chepstow noise given..

(1). Proposed Layout Plan.

NRM - Tesco Store too much out of sight because of landscaping -

Dyke/Johnson - not worried about existing trees will have to be thinned out.

Bloor - Noise elevation - enhancement to be provided.

Retail Impact Study.

- Johnson - Spoke to Mike (Smith). ~~Now to~~ Chesterton not authorised to speak to Hendley + Baker
- Smith - over to you to produce R.I.S.
- Johnson - Chesterton have done study already!

Cannon (to will Rd information)

Smith - calculate over 'other centres'

Johnson - which ones?

Smith - the competing centres - Boston, KC, Stamford.

Johnson - Spending less leakage to the others which Chesterton's did/really took account of.

- Surprised at detail required in R.I.S. - full impact study not necessary

Cannon - How will leakage will be phrased two damage to Town Centre?

Smith - I suggest meeting with ~~Chesterton~~ Chesterton, Hendley Baker & SHDC - to determine who does what. Can also deal with Springfields issue.

Johnson - Yes, agree to that.

Johnson - what position of Town Centre Store

Smith + Outline agreed - awaiting detailed submission + full permission being issued within fortnight.

+ Envisaged also date of end of May - Press Release

+ PP. granted at same time.

- Paddock Application also in - more information requested.

- White Hart moving on - meeting next week.

Item 6 Noise attenuation - Can compound equipment effectively.
- Can attenuate noise successively.

— B Smith — Tesco Clapham's name given . .

⑥ Proposed Layout Plan.

NRM — Tesco Store too near out of sight because of landscaping —

Dyke Johnson — not worried about existing trees will have to be thinned out.

Bloor — Noise elevation — enhancement to be provided.

Retail Impact Study

- Johnson — Spoke to Mike (Smith). Chestertons not allocated to speak to Hendy + Baker
- Smith — over to you to produce R.I.S.
- Johnson — Chestertons have done study already! Cannon (to will find information)
Smith - calculation over 'the centre'
Johnson - which ones?
Smith — the competing centres — Boston, KC, Stamford.

Johnson — Spending less leakage to the edge which Chestertons did/usually take account of in R.I.S. — full impact Suggested at detail required Study not necessary

Cannon - Show that leakage will be plugged thus damage to Town Centre!

Smith - I sought meeting with Chestertons, Hendy Baker & SHDC - to determine who does what. Can also deal with Springfields issue.

Johnson - Yes, agree to that.

Johnson - what position of Town Centre Store
Smith + Outline agreed - awaiting detailed submission + full permission being issued within fortnight.
+ Envisaged close date 6 and of May — Press Release
+ PP granted at same time.
- Paddocks application also in — more information requested.
- Hertford moving on — meeting next week.

Jot on - Councillor reaction to Tesco

Smith - Sporadic - no representations from Springfields

Time Scale - Smith - well try to deal with well application expeditiously.

Dykes - How been in for over 2 months?

Swift - You can appeal against non-determination!

NRM - Will take us at least two months to process.

Johnson - can situation is now before delegated?

NRM - no! how can representation be made.

Johnson - No RIS. with Carlos!

Swift - no departure from Policy, research work already done by Chesterton.

Johnson - Scalian S4A - demonstrable harm!

Swift
- Scalian S4A - you can't show why Plan should not prevail.
- Decision likely in May - 2 months or from validation.

Brian Swift said - application sitting on the front of Springfield but we need to know what is likely up most of realistic future of Springfield

Surface water issue - technical issue which can be dealt with.

Jet — Councillor reaction to Tesco

Smith — Sporadic — no representations from Springfields

Time Scale — Smith — need to deal with each application expeditiously.

Dykes — How long in for over 2 months?

Smith — You can appeal against non-determination!

NKM — Will take on at least two months to process.

Johnson — can situation is now before deferral on?

NKM — no! how can representation be made.

Johnson — No RIS - with caution!

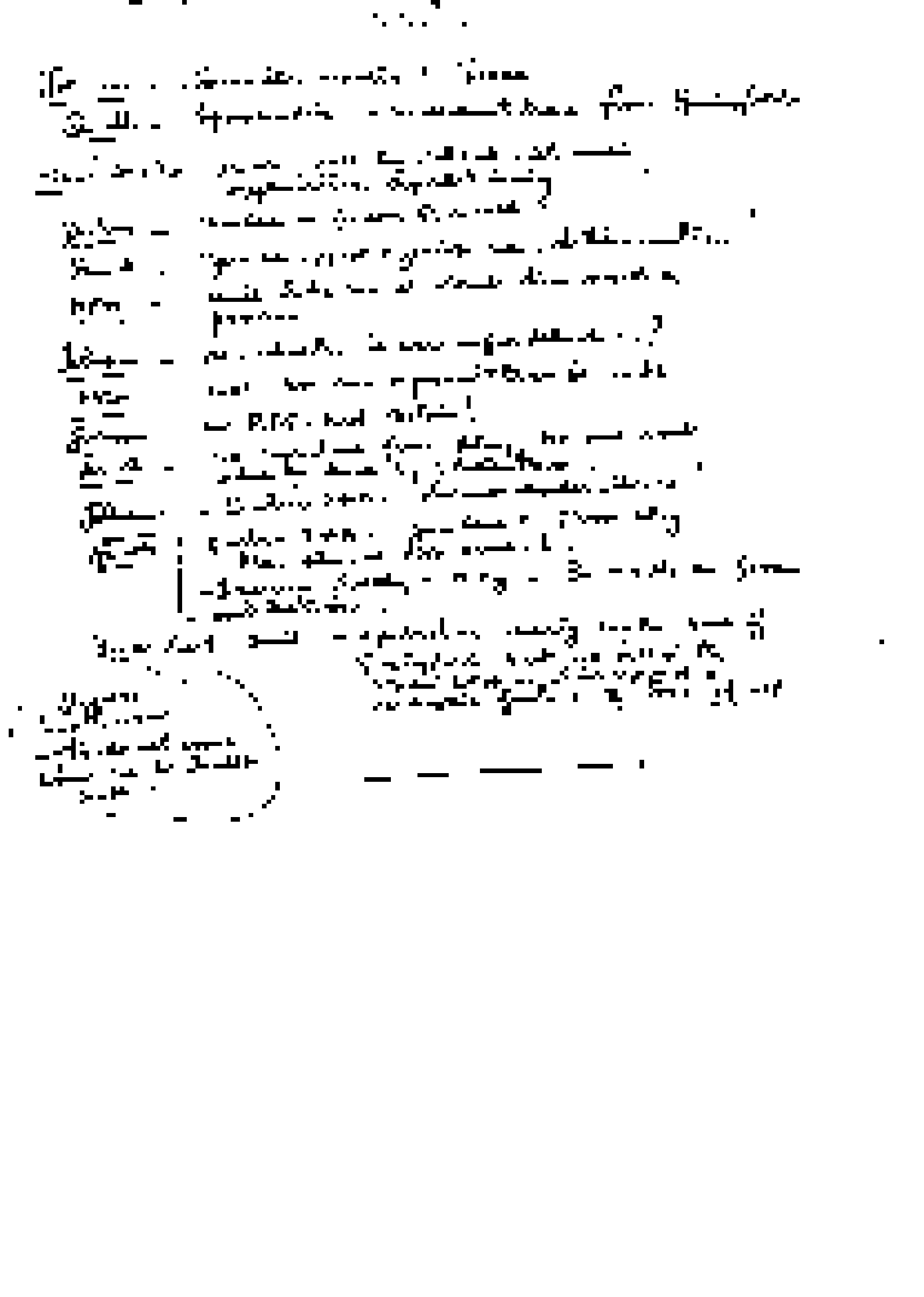
Smith — no departure from policy, reasons would already done by Cheltenham

Johnson — Scallion S+A — demonstrable harm!

Smith — Scallion S+A — you can't plan why Plan planned for permit.
— Decision likely in May — 2 months on from validation

Brian Smith said — application relating on the town of Springfield but we need to know what is likely impact of relocation of Springfields

Before both issue — technical issue which can be dealt with.



Messrs Healey & Baker,
29 St George Street,
Hanover Square,
London.
W1A 3BG.

Mr J Blacklock

JB/JJ H16/1173/93

PNJ/SP/TH5

25 Jan 1994

Dear Sir,

ERECTION OF RETAIL FOOD STORE WITH ASSOCIATED PETROL FILLING STATION, CAR PARKING, LANDSCAPING AND HIGHWAY WORKS - SPRINGFIELDS, CAMEL GATE, SPALDING.

Following consultation with our shopping consultants, Messrs Chesterton, I enclose a request for further information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988.

If you have any queries please do not hesitate to contact my Officer, Mr J Blacklock.

Yours faithfully

P J Midlen
Principal Planning Officer
Development Control

Enc.

Messrs Healey & Baker,
29 St George Street,
Hanover Square,
London.
W1A 3BG.

Mr J Blacklock

JB/JJ H16/1173/93

PNJ/SP/TH5

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Development Control

Enc.

Messrs Healey & Baker
29 St George Street
Hanover Square
London
W1A 3BG

Mr J Blacklock

JB/LAC
H16/1173/93
PNJ/SP/THS

4 January 1994

F.A.O. Mr P Johnson.

Dear Sir

Spalding Springfields, Land Bounded By Springfields. Garden Centre, Camel Gate, Holbeach Road and Spalding By-pass - Erection of Retail Foodstore.

With respect to the above, I enclose a Direction under Article 7 of the Town and Country Planning General Development Order 1988 and a Requirement for additional information under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988. I trust you will find these self explanatory.

I would also add that this Authority considers it would be helpful if you could expand upon your comments with regard to your clients association with the owners/operators of the Springfields Garden Centre, particularly the financial arrangements and whether any conditions would be attached to those arrangements and how far the association with the owners/ operators will be a continuing one.

I look forward to hearing from you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

Messrs Healey & Baker
29 St George Street
Hanover Square
London
W1A 3BG

Mr J Blacklock

JB/LAC
H16/1173/93
PNJ/SP/THS

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Principal Planning Officer
Development Control

Enc

[redacted]

Messrs. Healey & Baker,
29 St. George Street,
Hanover Square,
LONDON
W1A 3BG

B.Smith

DPBCS/JH
H16/1173/93

23 May 1994

Dear Sirs,

RE: PROPOSED RETAIL FOOD STORE, ETC.
SPRINGFIELDS GARDEN CENTRE, CAMELGATE, SPALDING
RESONSE TO FURTHER OBSERVATIONS RECEIVED.

I refer to the above application, and in particular to your letter dated 9th May, the contents of which were reported verbatim to the Planning Committee when considering and before determining your clients' application.

For your information, the views of the Council's Consultants, Chesterton Consulting, were also sought and their observations were also reported verbatim to the Committee.

In considering the contents of your letter, the Committee were satisfied that in accordance with the established practice of the Council, the essence of the issues raised by the submission of your clients' application had been properly and accurately reported, and that from their view there were not any fundamental misunderstandings of the information presented to the Council. In reaching their decision, the Committee recognised the likelihood that there would be areas of difference between the respective Consultants, but concluded that the further advice from the Council's Consultants remained valid given the issues which had been identified, and that such advice should therefore be accepted.

Before determining the application, the Committee were also advised that the reason for refusal on the grounds of policy should also reflect that your clients' proposal was considered to be at variance

Messrs. Healey & Baker,
29 St. George Street,
Hanover Square,
LONDON
W1A 3BG

B.Smith

DPBCS/JS
H16/1173/93

23 May 1994

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with the guidance on retail development as set out in the Regional Planning Guidance for the East Midlands Region published by the Department of the Environment in March this year.

Whilst it is acknowledged that the reasons for refusal in relation to highway considerations may ultimately be addressed successfully, nevertheless, the reasons as set out in the Decision Notice reflect the situation at the time the application was considered by the Committee in terms of the advice then received from both the County Council and the Highways Agency.

Finally, notwithstanding the reasons for refusal of permission for this specific proposal, the Committee were also concerned that your clients' attention should be drawn to the recommendations as set out under references (b) and (c) in the report to the Committee, since those recommendations were also approved.

Yours faithfully,

B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES

PS Since dictating this letter, I have received a fax from Sally Griffiths dated the 24th May 1994, and I have also responded to her on the telephone in respect of the same matter.

with the guidance on retail development as set out in the Regional Planning Guidance for the East Midlands Region published by the Department of the Environment in March this year.

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B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES

PS Since dictating this letter, I have received a fax from Sally Griffiths dated the 24th May 1994, and I have also responded to her on the telephone in respect of the same matter.

Messrs Healey & Baker
29 St George Street
Hanover Square
London W1A 3BG

Mr A C Pickering

ACP/JK/H16/1173/93

PNJ/SP/TH5

3 February, 1994

Dear Mr Johnson

Planning Application - Springfields/Tesco, Spalding

Thank you for your letter of 31 January, 1994, following our telephone conversation. I have since had the opportunity to examine the relevant correspondence, and believe the position to be as follows.

Firstly, a cheque for the original £480.00 overpayment was in fact issued in December to Tesco Stores (on whose account the cheque was drawn), c/o Springfields, and no doubt will be finding its way to the appropriate part of the organisation.

When we discussed the various directions, I had not appreciated the dates involved. The key date is 13 January, when the fee rates were increased, as the fees must be appropriate for applications as at the date of their valid receipt (where 'validation' includes completion following a Regulation 4 direction). If the application had been valid on 13 January, 1994, and the fees paid had therefore been correct at that time, I would have no hesitation in agreeing that it would be unreasonable for a much later direction (in this case on 27 January) to provoke a claim for increased fees.

However, for all applications which prior to 13 January had been the subject of a Regulation 4 direction (as opposed to an Article 7 direction), we have taken the new fees to apply if they have not been revalidated until after 13 January. When we spoke I was under the impression that the first direction had already been complied with and another had been issued subsequently. In fact the second merely extended the range of material requested.

/Cont...

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/Cont...

[illegible]

[illegible] February, 1984

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

It is true to say that the recent direction prompted the request for the additional fee, but it did not depend on it, as it was the circumstances already prevailing that led to the fee being needed. In practice, I appreciate that you could not have been expected to respond in the timescale necessary to beat the introduction of the new rates, and I can only suggest that you put that down to bad luck! We did not know of the fee increases ourselves until early January.

In the light of the above, may I request a cheque for £500.00 at the time you provide the additional information.

Yours sincerely

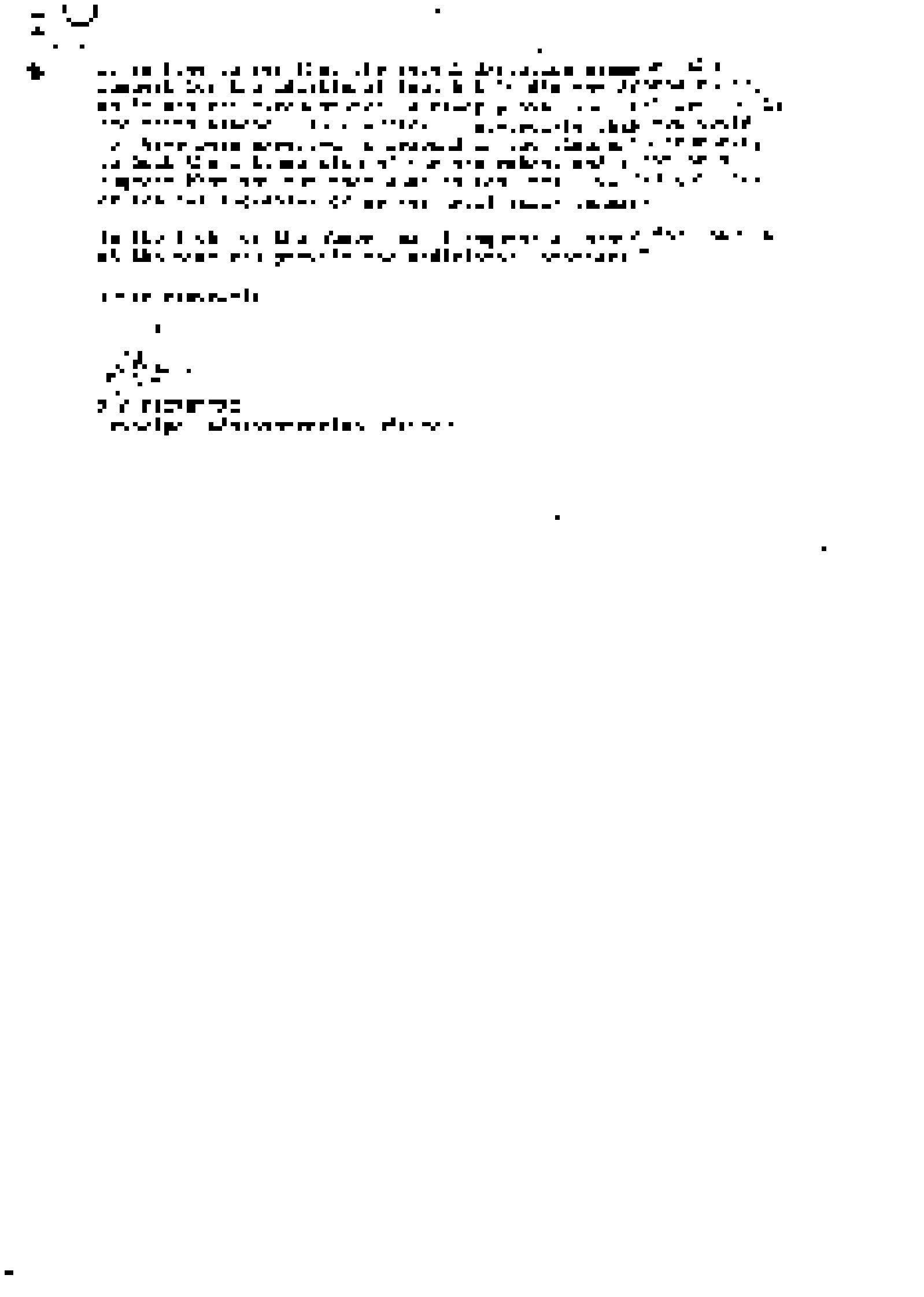
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Principal Administrative Officer

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Messrs. Healey & Baker,
29 St. George Street,
Hanover Square.
LONDON
W1A 3BG

B.Smith

DPBCS/JH
H16/1173/93

SBG/SP/TH5

31 May 1994

Dear Sirs,

RE: SPALDING - LAND AT SPRINGFIELDS
PLANNING APPLICATION BY SPRINGFIELDS, THORNFIELD HOLDINGS PLC AND TESCO STORES LTD.

Further to your letter of the 27th May 1994, I enclose for your information a copy of the advice from Chesterton Consulting the contents of which were reported verbatim to the Committee following the presentation of the contents of your further correspondence in a similar vein. Consequently, I have no further comments to make on the contents of Peter Johnson's letter dated 9th May 1994.

Yours faithfully,

B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES.

Enc.

Messrs. Healey & Baker,
29 St. George Street,
Hanover Square.
LONDON
W1A 3BG

B.Smith

DPBCS/JH
H16/1173/93

SBG/SP/TH5

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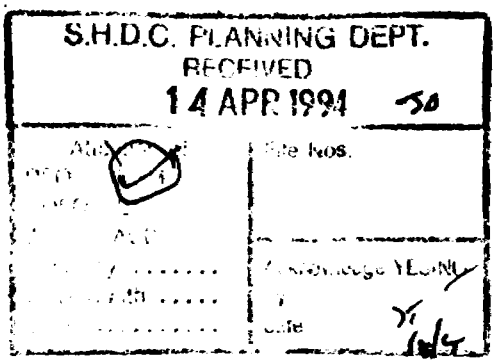
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Enc.

OBJECTION



Mr C.F. & Mrs M.E. Leverton,
Mill View Stores,
17 High Street,
Moulton, Spalding,
Lincs., PE12 6QB.
Tele. 0406 370348

ear Sir / Madam..

am writing in objection to the Planning Permission
16/1173/93.

esco's plans will be a real threat to us if they get the go
head as they are near to us,
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ower and propaganda as seen at the South Holland Centre
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was told it would create more jobs . But how ?
he staff from the Spalding store would be transfered Is that
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t a time when Plans are a foot to Pedestrianise Spalding town
entre and redevelop the Bulb Auction to improve Spalding trade.
he last thing Spalding needs is empty town centre shops and out
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ont you think its about time we stood up to these big companies
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oughs enough let the small companies breath
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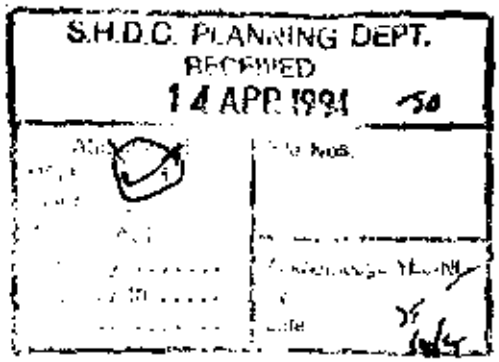
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rs sincerly.

C. F Leverton

M E Leverton

OBJECTION



Mr O.F. & Mrs M.E. Leverton,
Mill View Stores,
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Moulton, Spalding,
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Tele. 0406 370848

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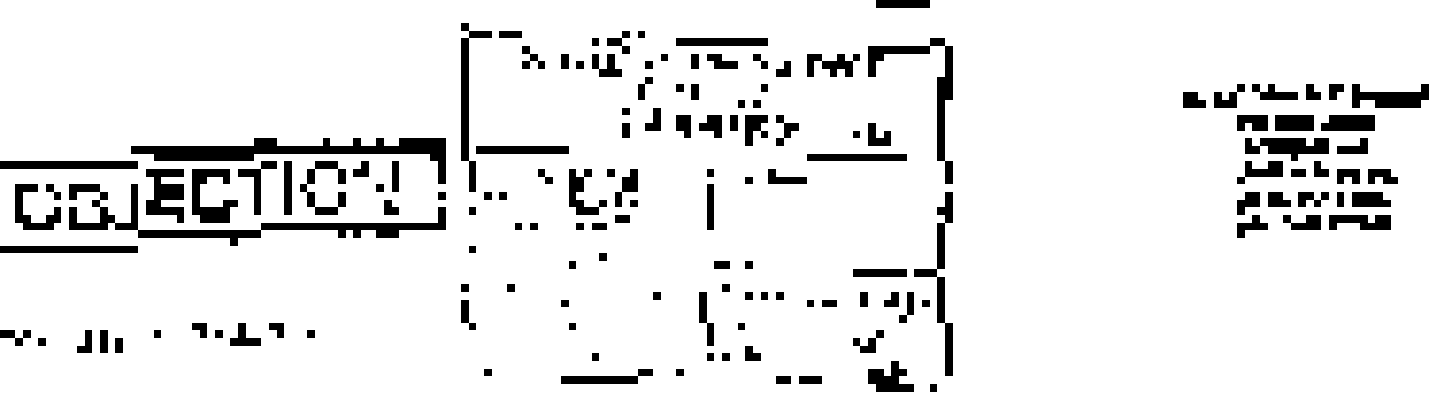
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OBJECTION

Hr 'beach & District
Chamber of Trade & Commerce

President: I Venni

Chairman: R. Cooper

Treasurer: D West
Midland Bank P.L.C.,
Holbeach

Please reply to:
Secretary: Mrs Pauline Green
The Bungalow
Weydyke Bank.
Fleet Fen
Spalding P E 12 8 Q R
Telephone 0406 24340

OBJECTION

South Holland District Council,
Planning Dept,
Priory Road,
Spalding.

1st February 1994.

Dear Sirs,

At our last Chamber meeting our members had a long discussion on the planning in the area: it was felt that a lot of public views were about the planning proposal of Tesco's at the Springfield establishment: we in our town do strongly object to this: we feel that once again the big Companies are going out of town leaving the local towns empty: this applies to our town of Holbeach as well as Spalding: although it could be said that this new store might create jobs in our opinion it is very unlikely as smaller stores will end up closing due to the wide range of items that stores of this size sell. In our town once again we are back to the Car Parking Problem: our two largere stores do have their own parking facilities but do not hold the range of items that Tesco's will hold. This will take the public from the towns: as we all tend to shop where parking is easy and meals coffee tea is readily available..

Yours faithfully,

Pauline Green

Pauline Green.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 FEB 1994
Attention of
DPO NKM
DOPO DB
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date 5/2/94

Hr 'beach & District Chamber of Trade & Commerce

President: I Venni

Chairman: B. Cooper

Treasurer: D West
Midland Bank P.L.C.,
Holbeach

Please reply to:
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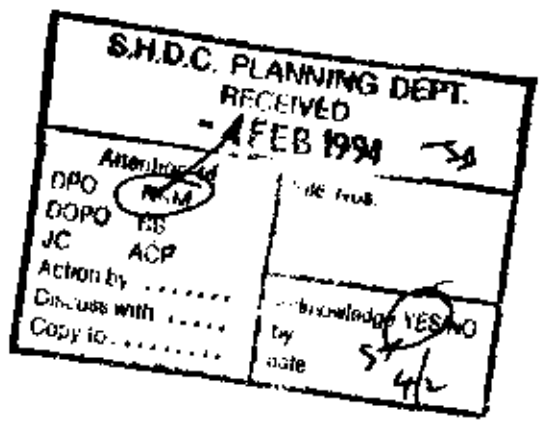
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Pauline Green

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Hr'bosch & District
Chamber of Trade & Commerce

OBJECTION

SPRINGFIELD PARK

ACCESS TO SPRINGFIELD PARK

SERVICE YARD

LOADING BAY

SQUARE BAY

COMPACTOR

TRANS

DYCE.

SUBSTA.

EXISTING TOILET BLOCK

ENTRANCE

FOOTPATH

PLANT

41,400 sq ft SUPERSTORE

BUS LAY BY

AIR & WATER

CAR WASH

KIOSK

CAMEL GATE

356 TOTAL CAR PARKING SPACES

NATIONAL FARMER'S UNION

PROPOSED NEW ROUDABOUT

A151 (PROPOSED ROUTE)

RESIDENTIAL

NORTH

TO BOSTON & SUTTERTON

OPEN FARMLAND

A16 SPALDING BY-PASS

TO KINGS LYNN

TO STAMFORD & PETERBOROUGH

CONCRETE BLOCK 'PAVERS' AREA

CONCRETE HARDSTANDING AREAS TAMPED CONCRETE FINISH

CONCRETE HARDSTANDING AREA BRUSHED CONCRETE FINISH

TARMAC FINISH

TARMAC FINISH USING HIGH SPECIFICATION FOR USE BY HEAVY GOODS TRAFFIC

SQUARE PAVING SLABS TO MATCH 'PAVERS'

1500 MIN (600 MIN/MIN 1000 MAX)

600MM SQUARE PAVING SLABS

6400 MIN 10000 MAX

LANDSCAPED AREA

TYPICAL DETAIL OF CAR PARK ISLANDS

A13

TESCO STORE 3092

SPRINGFIELD PARK

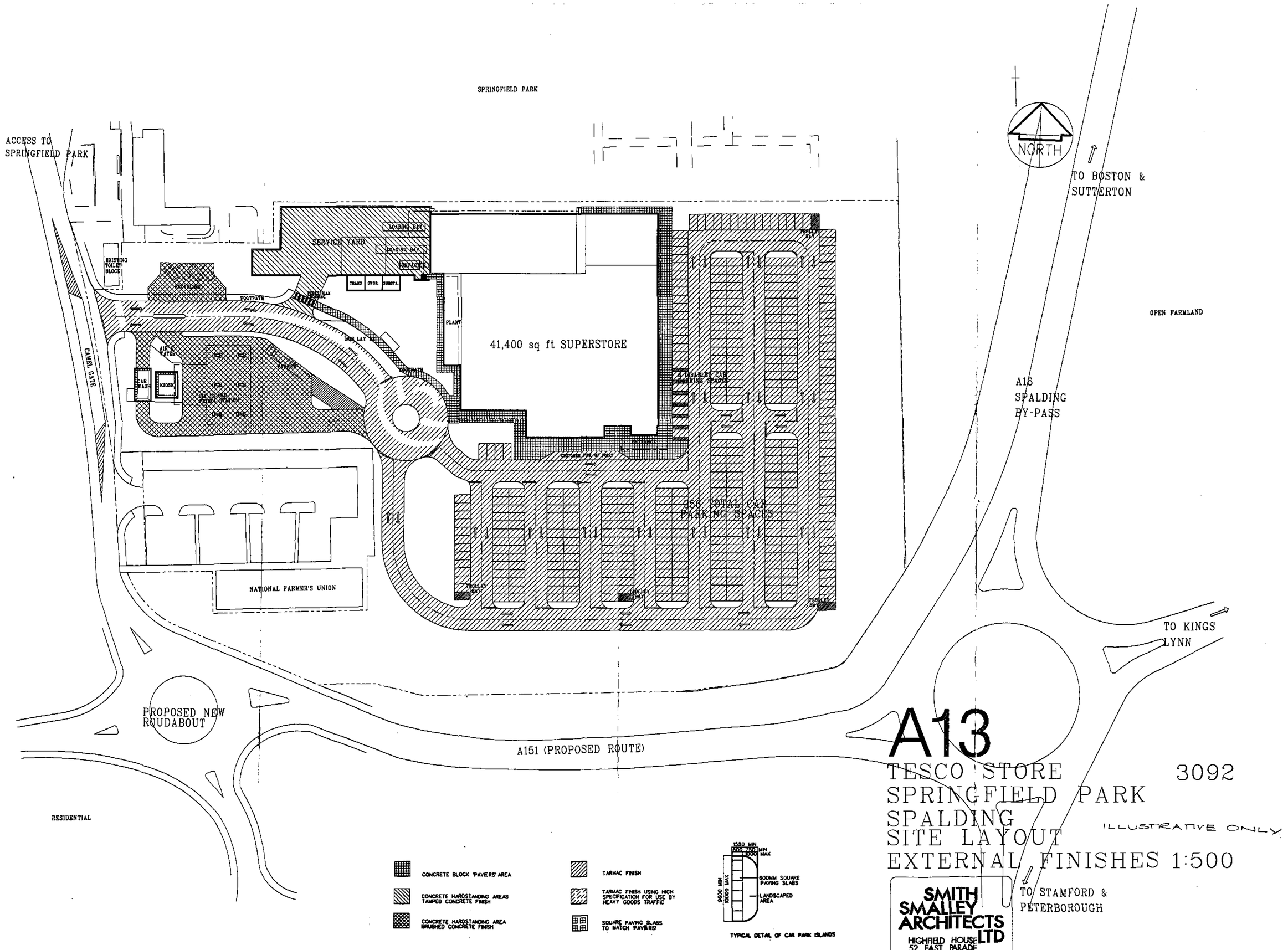
SPALDING

ILLUSTRATIVE ONLY

SITE LAYOUT

EXTERNAL FINISHES 1:500

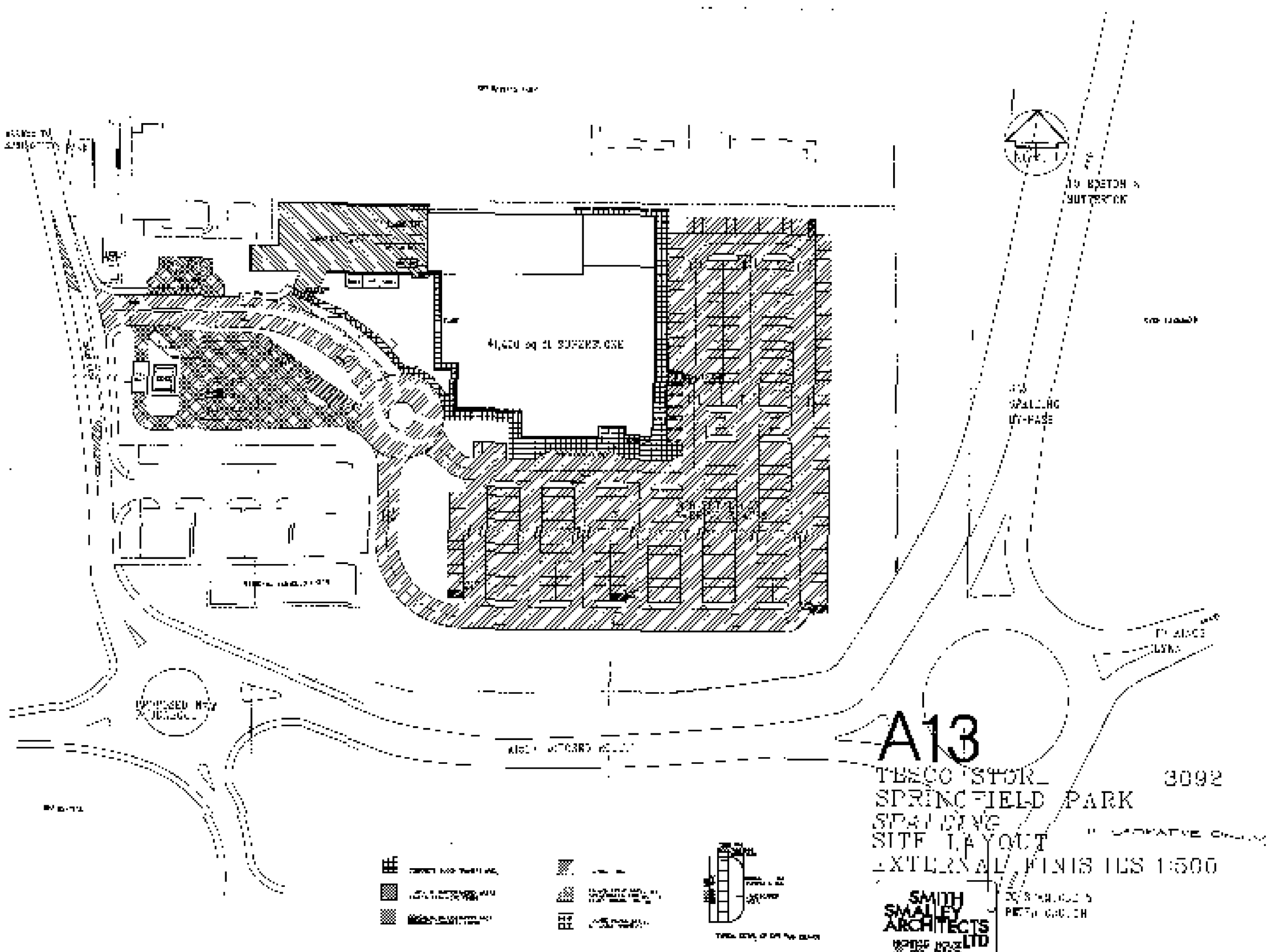
SMITH SMALLEY ARCHITECTS LTD
HIGHFIELD HOUSE
52 EAST PARADE
HARROGATE
HG1 5LT

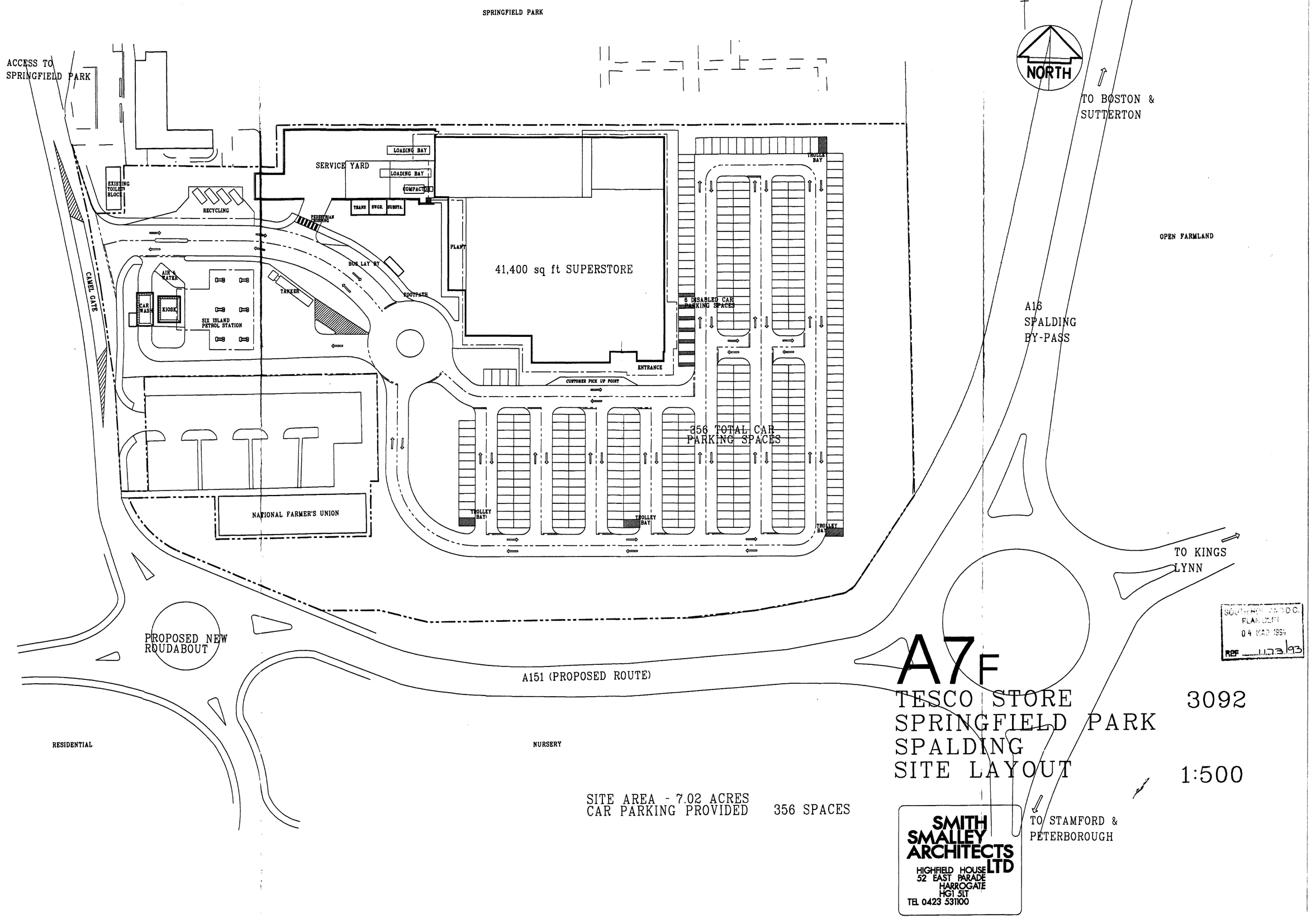


A13

TESCO STORE 3092
SPRINGFIELD PARK
SPALDING
ILLUSTRATIVE ONLY
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A13
TESCO STORE
SPRINGFIELD PARK
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3092
SMITH SWALLEY ARCHITECTS LTD



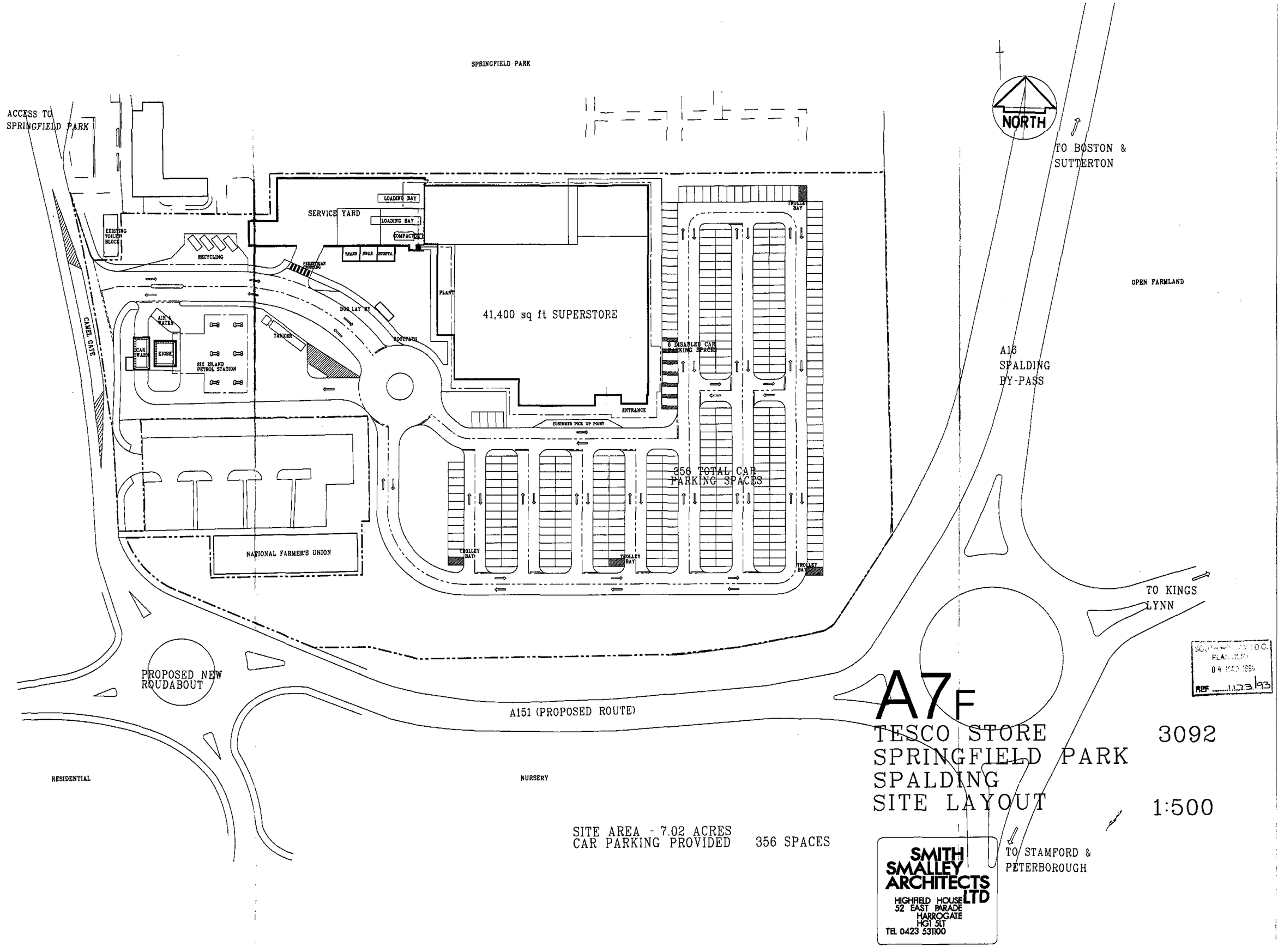
SITE AREA - 7.02 ACRES
CAR PARKING PROVIDED 356 SPACES

SMITH SMALLEY ARCHITECTS LTD
HIGHFIELD HOUSE
52 EAST PARADE
HARROGATE
HG1 5LT
TEL 0423 531100

SOUTH HOLLAND D.C.
PLANNING
04 MAR 1994
REF 1173/93

A7F

TESCO STORE 3092
SPRINGFIELD PARK
SPALDING
SITE LAYOUT 1:500



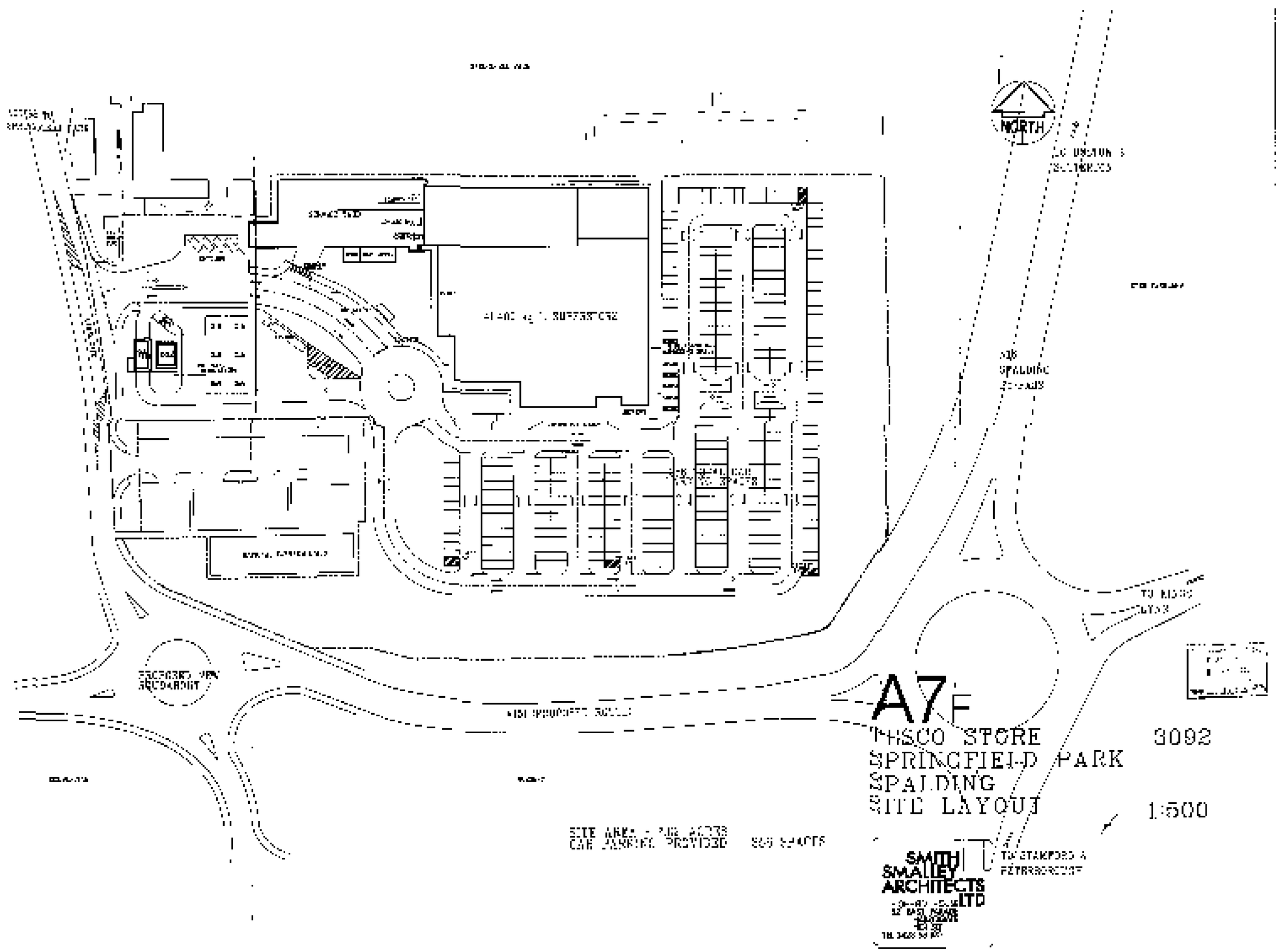
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SOUTH HOLLAND D.C.
PLANNING
04 MAR 1994
REF 1123/93

A7F

TESCO STORE 3092
SPRINGFIELD PARK
SPALDING
SITE LAYOUT 1:500

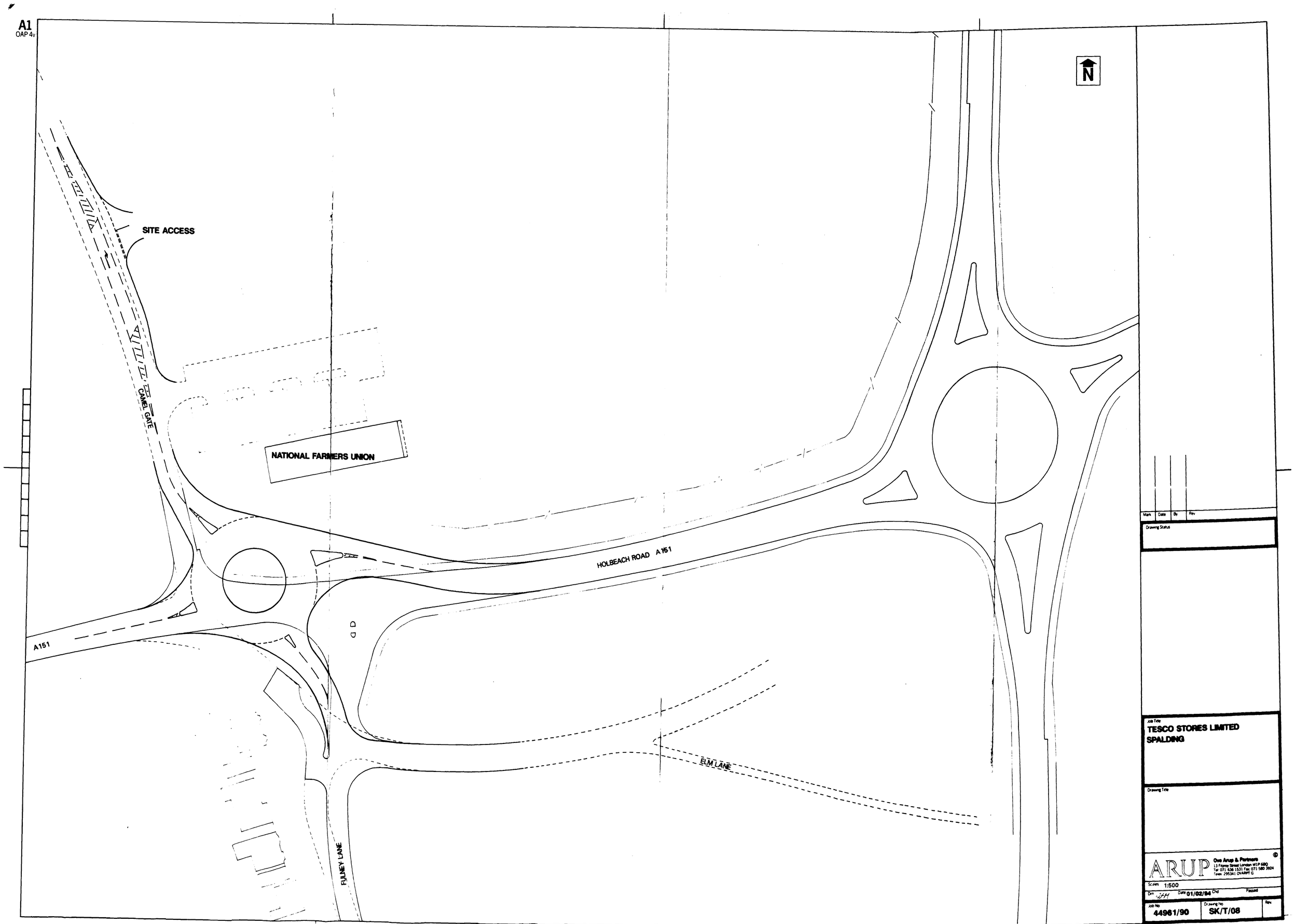


A7F

THSCO STORE 3092
SPRINGFIELD PARK
SPALDING
SITE LAYOUT 1:500

SMITH SMALLEY ARCHITECTS LTD

A1
OAP 4v



Mark	Date	By	Rev

Drawing Status

Job Title
TESCO STORES LIMITED
SPALDING

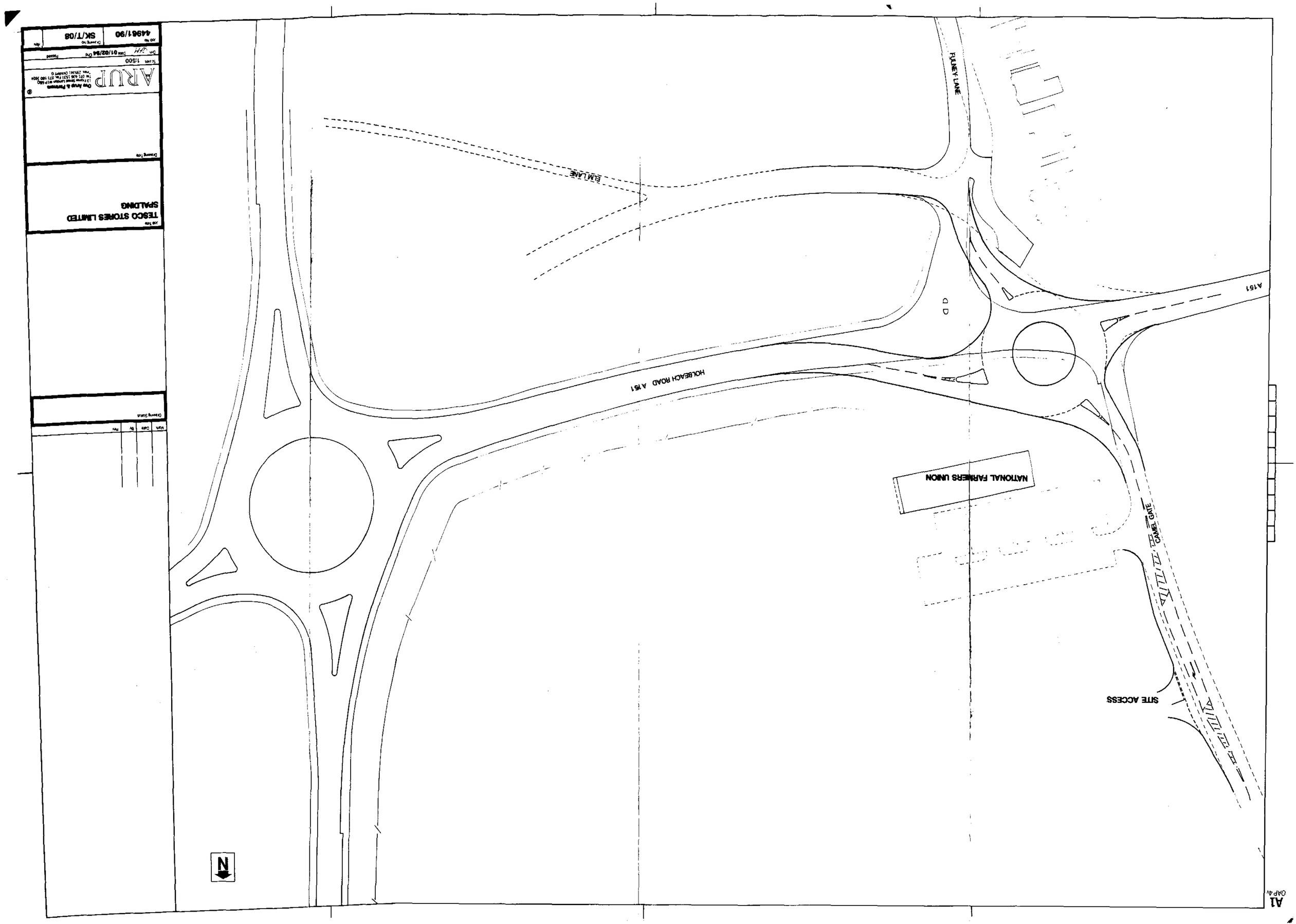
Drawing Title

ARUP
Ove Arup & Partners
13 Fitzroy Street London W1P 6BQ
Tel: 071 636 1531 Fax: 071 580 3924
Telex: 298361 OVARUP G

Scale 1:500

Drn JAH Date 01/02/94 Chd Passed

Job No	Drawing No	Rev
44961/90	SK/T/08	



Dwg No	4496/1/90	SK/T/08	Rev
Drawn	Date 01/02/08	Chkd	Issued
Scale 1:500			

ARUP

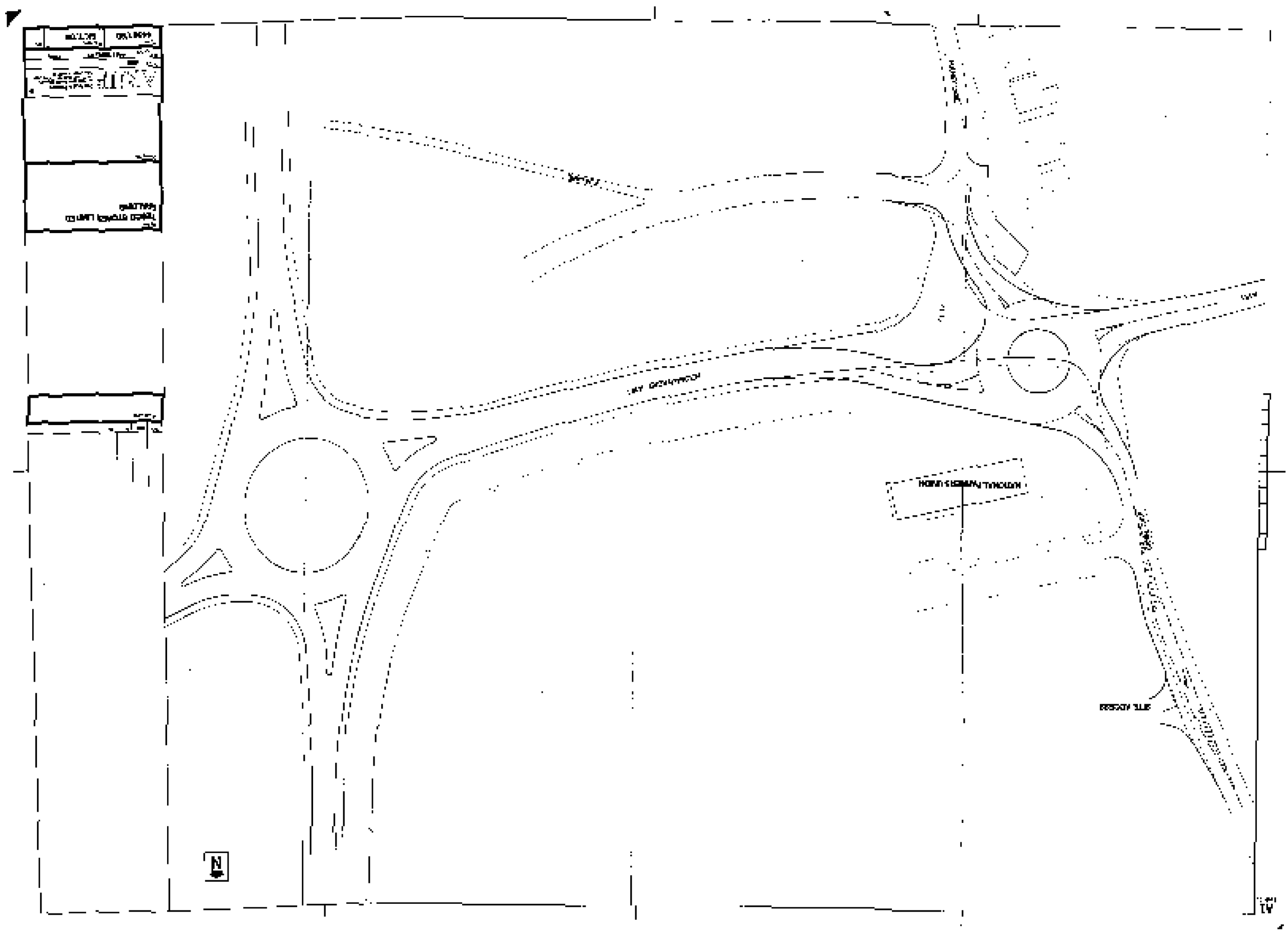
The Arup Building
3 Pierhead Street
Cardiff CF10 4QP
Tel +44 (0)29 2034 3500
Fax +44 (0)29 2034 3501
www.arup.com

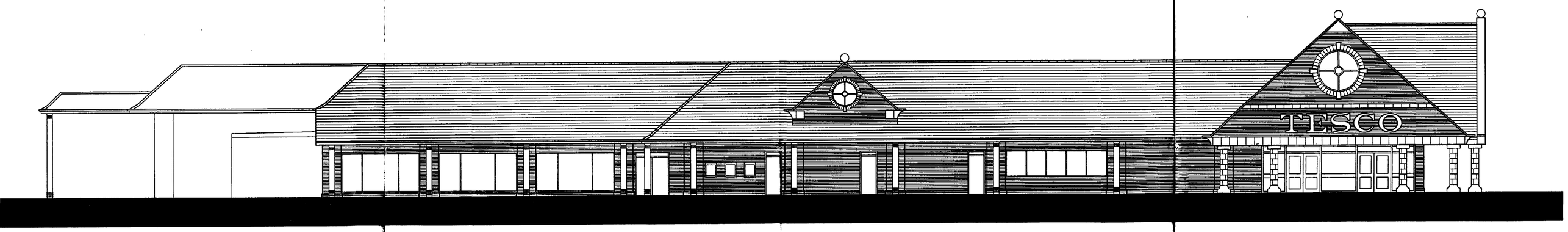
TESCO STORES LIMITED
SPALDING

Drawing Title

Drawing Status

Rev	Date	By	Chkd





A8A

TESCO STORE 3092
SPRINGFIELD PARK
SPALDING
SOUTH ELEVATION

1:100

ILLUSTRATIVE ONLY

SMITH SMALLEY ARCHITECTS LTD
HIGHFIELD HOUSE
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TEL 0423 531100

SOUTH HOLLAND D.C.
PLAN DEPT
21 FEB 1994
REF



A8A

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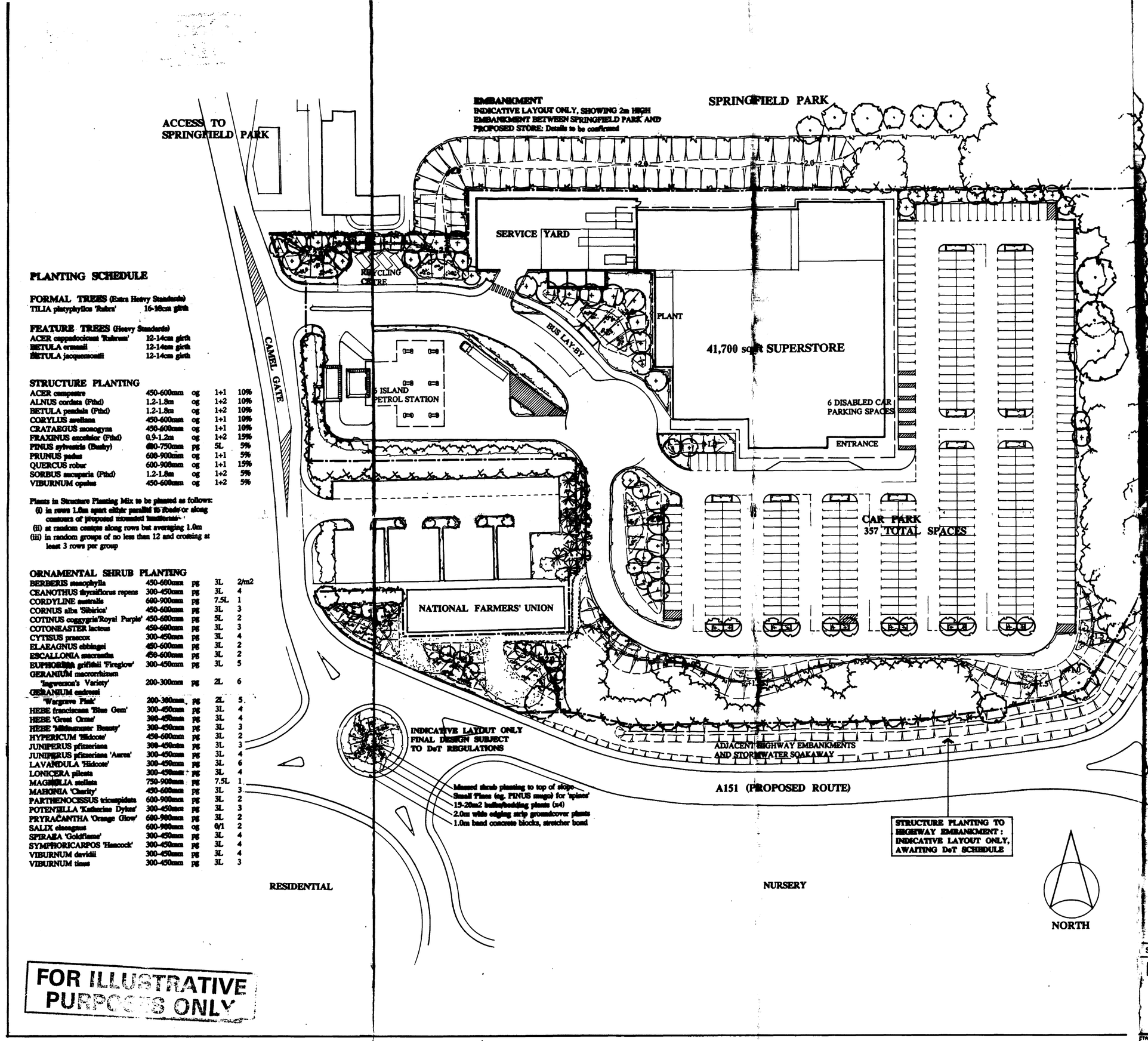


A8A

TESCO STORE 3092
SPRINGFIELD PARK
SPALDING
SOUTH ELEVATION

1:100

SMITH SMALLEY ARCHITECTS LTD



PLANTING SCHEDULE

FORMAL TREES (Extra Heavy Standards)

TILIA platyphyllos 'Rubra'	16-18cm girth

FEATURE TREES (Heavy Standards)

ACER cappadocicum 'Rubrum'	12-14cm girth
BETULA ermanii	12-14cm girth
BETULA jacquemontii	12-14cm girth

STRUCTURE PLANTING

ACER campestre	450-600mm	og	1+1	10%
ALNUS cordata (Pthd)	1.2-1.8m	og	1+2	10%
BETULA pendula (Pthd)	1.2-1.8m	og	1+2	10%
CORYLUS avellana	450-600mm	og	1+1	10%
CRATAEGUS monogyna	450-600mm	og	1+1	10%
FRAXINUS excelsior (Pthd)	0.9-1.2m	og	1+2	15%
PINUS sylvestris (Bushy)	450-750mm	pg	5L	5%
PRUNUS padus	600-900mm	og	1+1	5%
QUERCUS robur	600-900mm	og	1+1	15%
SORBUS aucuparia (Pthd)	1.2-1.8m	og	1+2	5%
VIBURNUM opulus	450-600mm	og	1+2	5%

Plants in Structure Planting Mix to be planted as follows:
(i) in rows 1.0m apart either parallel to Roads or along contours of proposed mounded landforms.
(ii) at random centres along rows but averaging 1.0m
(iii) in random groups of no less than 12 and crossing at least 3 rows per group

ORNAMENTAL SHRUB PLANTING

BERBERIS stenophylla	450-600mm	pg	3L	2/m2
CEANOTHUS thyrsiflorus repens	300-450mm	pg	3L	4
CORDYLINE australis	600-900mm	pg	7.5L	1
CORNUS alba 'Sibirica'	450-600mm	pg	3L	3
COTINUS coggygria'Royal Purple'	450-600mm	pg	5L	2
COTONEASTER lacteus	450-600mm	pg	3L	3
CYTISUS praecox	300-450mm	pg	3L	4
ELAEAGNUS ebbingei	450-600mm	pg	3L	2
ESCALLONIA macrantha	450-600mm	pg	3L	2
EUPHORBIA griffithii 'Fireglow'	300-450mm	pg	3L	5
GERANIUM macrorrhizum 'Ingwersen's Variety'	200-300mm	pg	2L	6
GERANIUM endressii 'Wargrave Pink'	200-300mm	pg	2L	5
HEBE franciscana 'Blue Gem'	300-450mm	pg	3L	4
HEBE 'Great Orme'	300-450mm	pg	3L	4
HEBE 'Midsummer Beauty'	300-450mm	pg	3L	3
HYPERICUM 'Hidcote'	450-600mm	pg	3L	2
JUNIPERUS pfitzeriana	300-450mm	pg	3L	3
JUNIPERUS pfitzeriana 'Aurea'	300-450mm	pg	3L	4
LAVANDULA 'Hidcote'	300-450mm	pg	3L	6
LONICERA pileata	300-450mm	pg	3L	4
MAGNOLIA stellata	750-900mm	pg	7.5L	1
MAHONIA 'Charity'	450-600mm	pg	3L	3
PARTHENOCISSUS tricuspidata	600-900mm	pg	3L	2
POTENTILLA 'Katherine Dykes'	300-450mm	pg	3L	3
PYRACANTHA 'Orange Glow'	600-900mm	pg	3L	2
SALIX eleagnos	600-900mm	og	0/1	2
SPIRAEA 'Goldflame'	300-450mm	pg	3L	4
SYMPHORICARPOS 'Hancock'	300-450mm	pg	3L	4
VIBURNUM davidii	300-450mm	pg	3L	4
VIBURNUM tinus	300-450mm	pg	3L	3

FOR ILLUSTRATIVE PURPOSES ONLY

LEGEND

EXISTING TREES

EXISTING MATURE WOODLAND TO BE RETAINED

EXISTING SPECIMEN TREES TO BE RETAINED including conifers north of NFU Building

DETAILS: SEE DWG 1901/2 — EXISTING MATURE WOODLAND TO BE FELLED

EXISTING SPECIMEN TREES TO BE FELLED

PROPOSED PLANTING & RELATED WORKS
(See lower left of drawing for Planting Schedule)

EMBANKMENTS UP TO 2m high (heights shown)
Generally 1:3-1:4 gradients

FORMAL TREES
Extra Heavy Standards 16-18cm girth

FEATURE TREES
Heavy Standards 12-14cm girth

STRUCTURE PLANTING MIX 600-900 transplants with some 1200-1500 feathered stock

ORNAMENTAL SHRUB PLANTING

BULB PLANTING with some low shrub planting to be co-ordinated with Springfields

GRASSED AREA OR GROUND COVER PLANTING to front of NFU Building

ACCESS TRACK to maintain areas south and west of NFU Building

PROPOSED MILD STEEL FEATURE SCREEN
2.5m high Diamond Panels supporting climbing plants to partly screen Petrol Filling Station

INDICATIVE LAYOUT ONLY FINAL DESIGN SUBJECT TO DoT REGULATIONS

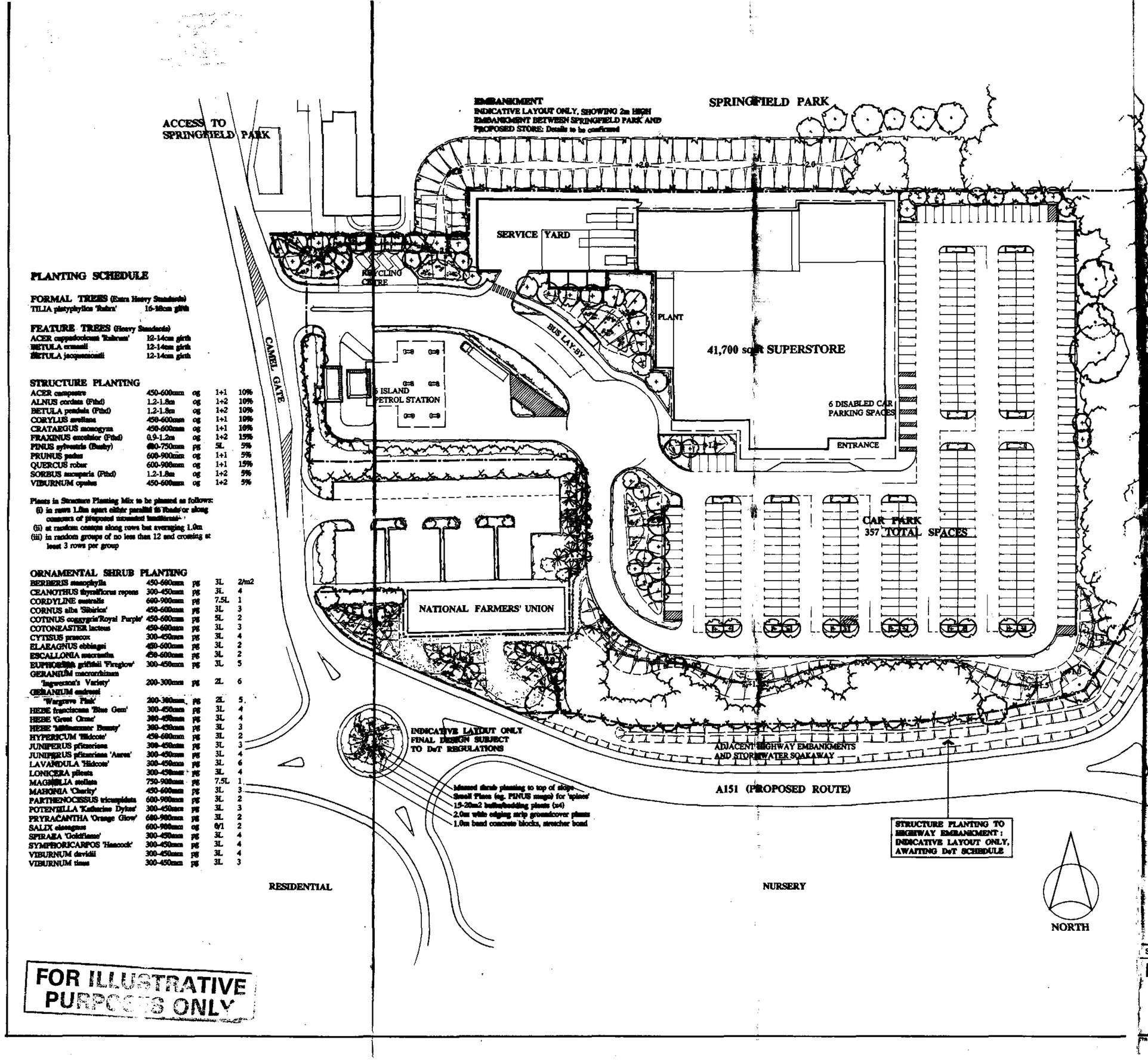
SOUTH HOLLAND D.C. PLAN DEPT. 09 DEC 1993 REF ...1/1.9.0.3...

LANDSCAPE PLAN
TESCO STORES
SPRINGFIELD PARK, SPALDING
based on site layout A7D

Scale: 1:500 Date: NOV 1993 Drawn: HLW Drwg. no: 1901/1A

Donaldson Edwards Partnership
Landscape Architects and Landscape Planning Consultants.

36 Barton Arcade Deansgate Manchester M3 2BH Tel: 061-834 5012
9 Newton Terrace Glasgow G3 7PJ Tel: 041-248 4646
Brunswick Enterprise Centre, Brunswick Business Park, Liverpool L3 4BD Tel: 051-709 4759
The Yews Main Street Bardsea Cumbria LA12 8QT Tel: (022988) 373
1 Adventure Place Hanley Stoke ST1 3AF Tel: 0782 283080



PLANTING SCHEDULE

FORMAL TREES (Extra Heavy Standards)

TILIA platyphyllos 'Rubra'	16-18cm girth

FEATURE TREES (Heavy Standards)

ACER cappadocicum 'Rubrum'	12-14cm girth
BETULA ermanii	12-14cm girth
BETULA jacquemontii	12-14cm girth

STRUCTURE PLANTING

ACER campestre	450-600mm	og	1+1	10%
ALNUS cordata (Pthd)	1.2-1.8m	og	1+2	10%
BETULA pendula (Pthd)	1.2-1.8m	og	1+2	10%
CORYLUS avellana	450-600mm	og	1+1	10%
CRATAEGUS monogyna	450-600mm	og	1+1	10%
FRAXINUS excelsior (Pthd)	0.9-1.2m	og	1+2	15%
PINUS sylvestris (Beehy)	450-750mm	ps	5L	5%
PRUNUS padus	600-900mm	og	1+1	5%
QUERCUS robur	600-900mm	og	1+1	15%
SORBUS aucuparia (Pthd)	1.2-1.8m	og	1+2	5%
VIBURNUM opulus	450-600mm	og	1+2	5%

Plants in Structure Planting Mix to be planted as follows:
(i) in rows 1.0m apart either parallel to Roads or along contours of proposed mounded landforms
(ii) at random centres along rows but averaging 1.0m
(iii) in random groups of no less than 12 and crossing at least 3 rows per group

ORNAMENTAL SHRUB PLANTING

BERBERIS stenophylla	450-600mm	ps	3L	2/m2
CEANOTHUS thyrsiflorus repens	300-450mm	ps	3L	4
CORDYLINE australis	600-900mm	ps	7.5L	1
CORNUS alba 'Sibirica'	450-600mm	ps	3L	3
COTINUS coggygria'Royal Purple'	450-600mm	ps	5L	2
COTONEASTER lacteus	450-600mm	ps	3L	3
CYTISUS praecox	300-450mm	ps	3L	4
ELAEAGNUS ebbingei	450-600mm	ps	3L	2
ESCALLONIA macrantha	450-600mm	ps	3L	2
EUPHORBIA griffithii 'Fireglow'	300-450mm	ps	3L	5
GERANIUM macrorrhizum 'Ingwersen's Variety'	200-300mm	ps	2L	6
GERANIUM endressii 'Wargrave Pink'	300-380mm	ps	2L	5
HEBE franciscana 'Blue Gem'	300-450mm	ps	3L	4
HEBE 'Great Orme'	300-450mm	ps	3L	4
HEBE 'Midsummer Beauty'	300-450mm	ps	3L	3
HYPERICUM 'Hidcote'	450-600mm	ps	3L	2
JUNIPERUS pfitzeriana	300-450mm	ps	3L	3
JUNIPERUS pfitzeriana 'Aurea'	300-450mm	ps	3L	4
LAVANDULA 'Hidcote'	300-450mm	ps	3L	4
LONICERA pileata	300-450mm	ps	3L	4
MAGNOLIA stellata	750-900mm	ps	7.5L	1
MAHONIA 'Charity'	450-600mm	ps	3L	3
PARTHENOCISSUS tricuspidata	600-900mm	ps	3L	2
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EXISTING SPECIMEN TREES TO BE RETAINED including conifers north of NFU Building

DETAILS: SEE DWG 1901/2

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PROPOSED MILD STEEL FEATURE SCREEN 2.5m high Diamond Panels supporting climbing plants to partly screen Petrol Filling Station

OPEN FARMLAND

A16 SPALDING BY-PASS

TO BOSTON & SLEAFORD

1.0m wide band of concrete blocks

5m wide grassed verge

Toe of slope

Mound shrub/groundcover planting

35-40m2 bulbs/bedding plants (x4)

2.5m massed shrub planting

Rockery stone at top of slope (+2.5m)

Structure planting (same mix as LHS)

Massed small Pines (eg. PINUS mugo)

Rockery stone to base of 'spines'

TO KING'S LYNN

INDICATIVE LAYOUT ONLY FINAL DESIGN SUBJECT TO DoT REGULATIONS

TO STAMFORD & PETERBOROUGH

SOUTH HOLLAND D.C. PLAN DEPT. 09 DEC 1993 REF ...

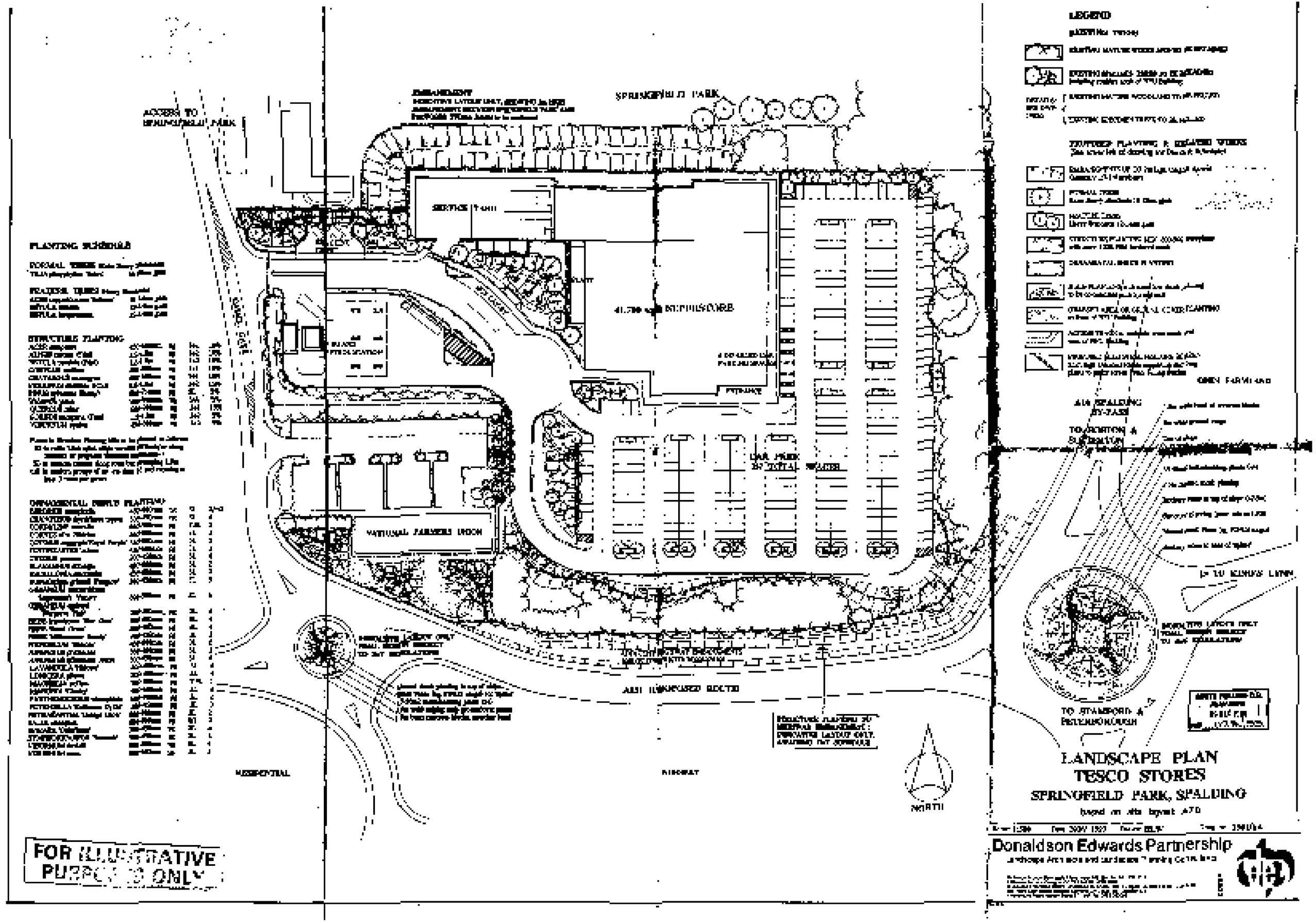
LANDSCAPE PLAN
TESCO STORES
SPRINGFIELD PARK, SPALDING

based on site layout A7D

Scale: 1:500 Date: NOV 1993 Drawn: HLW Drwg. no: 1901/1A

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ACCESS TO SPRINGFIELD PARK
SPRINGFIELD PARK
PLANTING SCHEDULE
FORMAL TREES
FEATURE TREES
STRUCTURE PLANTING
ORNAMENTAL SHRUB PLANTING
SERVICE YARD
41,700 sq ft DISTRIBUTION
PETROL
GRASS AREA
NATIONAL FARMERS UNION
A151 IMPROVED ROUTE
RESIDENTIAL
NORTH
FOR ILLUSTRATIVE PURPOSES ONLY
LEGEND
TO STAMFORD & PETERBOROUGH
LANDSCAPE PLAN
TESCO STORES
SPRINGFIELD PARK, SPALDING
Donaldson Edwards Partnership

FULNEY

CORONATION CHANNEL

CAMEL GATE

PROPOSED NEW ROUNDABOUT

SPRINGFIELD PARK

NORTH

TESCO SUPERSTORE 41,700 SQ FT

A151 (PROPOSED NEW)

A16 NEW BY-PASS

HOLBEACH ROAD

FOR ILLUSTRATIVE PURPOSES ONLY

SOUTH HOLLAND D.C.
PLAN DEPT.
09 DEC 1993
REF 1173/93

1:1250

3092/14

TESCO STORE SPRINGFIELD PARK SPALDING

HWP ARCHITECTS LIMITED

FULNEY

CORONATION CHANNEL

CANAL BANK

PROPOSED NEW ROUNDABOUT

TESCO SUPERSTORE 41,700 sq ft

SPRINGFIELD PARK

NORTH

A151 (SPALDING MARKET)

A16 NEW BY-PASS

HALLBEACH ROAD

SOUTH HOLLAND D.C.
PLAN DEPT.
09 DEC 1993
REF 1173/93

FOR ILLUSTRATIVE PURPOSES ONLY

1:1250

3092/1

TESCO STORE SPRINGFIELD PARK SPALDING

HWP ARCHITECTS LIMITED

SPRINGFIELD PARK

NORTH

FOR [illegible] ATIVE

ESCO STORE SPRINGFIELD PARK SPALDING

[illegible] ARCHITECTS LIMITED