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Ref: 4435-25

PORPOSED PACKING WAREHOUSE
STATION ROAD
SURFLEET
SPALDING
LINCS
PE11 4DB

FOR

SNAITH FLOWERS LTD



JUSTIFICATION STATEMENT

Ref: 4435-25

PROPOSED PACKING WAREHOUSE
STATION ROAD
SURFLEET
SPALDING
LINCS
PE11 4DB

Snaith Flowers have been operating at this site for 26 years. The business has grown over these years and along with the demand and changing needs and requirements of clients including major supermarkets the need for business expansion is required.

Snaith Flowers last expanded the site 3 years ago due to demands.

The new pack house and cold store is required due to them originally supplying only Aldi. 3 years ago the business just farmed 400 acres now they have 900 acres of flowers grown locally. They currently supply Aldi, Sainsbury, Lidi and Asda and with the business already over doubled their acreage there is a demand for chill storage of the products when harvested and an additional pack house to and space to pack and prepare ready for delivery.

To the North of the site is a small office building and canteen for the workers. This is now too small for the staff that work on site. Along with the acreage increase they now employ more staff for organising the chill store, packhouse and office staff for various duties.

Snaith Flowers won Lidi Sunflower 2026 season and have recently taken on a Sainsbury 5-year deal, Aldi 3-year deal and an Asda yearly deal with various flowers.

The existing yard has a storage building, packhouse and a chill store, they also have recently upgraded the existing parking facilities for staff and have introduced an HGV one way system for Health & Safety for the site and Station Road. This is the only premises Snaith Flowers own with buildings, the other locations are just fields in the open countryside.

Currently they employ 6 full time staff between the office and packhouse and have 40 part time staff. The new expansion that Snaith Flowers are growing through with the demand along with the new packhouse, chill store and offices will add another 3 full time employees, 2 in the office and 1 in the packhouse along with an additional 25 part time staff to work seasonally and when demand is required.

Not all of the staff work on this site; they cover the picking of flowers across the 900 acres locally.

Policy 7

a) The site has always been an agricultural / horticultural field that has been in ownership and productively to the existing yard and buildings to the North-East of the site known as Sanith Flowers.
b) The existing site and buildings have been in operation by Snaith Flowers for the last 26 years. 3 years ago, Snaith Flowers expanded the existing site further into the field to the South-West of the existing buildings.
c) The design is of a typical pack house / chill store and is in keeping with the existing buildings to the Northeast and in generally with South Holland's agricultural / horticultural base.
d) There will be no adverse effect to the impact on the highway due the existing business that has been in operation for 26 years. Even though the business is expanding traffic movements are kept to a minimum between fields and the chill store including staff arrival and departure times. There is a car sharing policy in place.
e) This development is an expansion of an existing established business within the area of Surfleet. Most of the growing fields are within a radius of this site.
f) A car sharing policy is in place and the new development will encourage sustainable transport including charging of electric vehicles with the proposed solar panels to be installed on the building roof. The site is within walking distance to the bus stop along Surfleet Road and Gosberton Road.
g) This business is an established employers within the area of Surfleet, over the last 26 years the business has grown and employed local staff. The business is not suitable for a re-location to an industrial estate. The site is located within the development boundary of Surfleet and close to good transport routes via the A16.

G R Merchant Ltd
February 2025.