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Ref: 4435-25

PORPOSED PACKING WAREHOUSE
STATION ROAD
SURFLEET
SPALDING
LINCS
PE11 4DB

FOR

SNAITH FLOWERS LTD



PLANNING, DESIGN & ACCESS STATEMENT

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

Ref: 4435-25

PROPOSED PACKING WAREHOUSE
STATION ROAD
SURFLEET
SPALDING
LINCS
PE11 4DB

This application is to acquire Town and Country Planning Permission for a new parking warehouse and offices for the benefit of Snaith Flowers Ltd.

Snaith Flowers have been at Station Road Surfleet for serval years and have developed the business into a very successful specialist flower grower in our area.

Due to the demand of the products, health and safety requirements and supermarket guidelines Snaith Flowers have now found it the best time to relocate their offices to a modern facility including a new packhouse.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

USE

The current use of the yard and surrounding fields is a grower of specialist flowers for supermarkets and wholesalers, which are prepared and packed on site and delivered directly.

This business has a small number of full-time staff however throughout the year and at seasonal high times employ part time seasonal workers.

LAYOUT

The existing accesses will remain on site which are to the existing yard and car parking areas. A new access will be created for the office staff. The main visitor access will be re-located to this new position which will be used for anyone visiting the site.

The lorries and farm vehicles will use the existing main yard access as existing.

The new building will allow for a purpose made packhouse which covers all health and safety issues now required.

ACCESS & TRANSPORT

There will be an increase in traffic movements during busy seasonal times. This will be mainly seasonal workers that will be employed when required. A existing staff car parking area in adequate for the additional traffic. All office staff and visitors will now report to the new office building off the new access. This will help with office staff and visitor parking in the existing yard allowing for the farm traffic and lorries to use the existing access.

FLOOD RISK

The site is located in Flood Zone 3 and a Flood Risk Assessment is submitted with the application.

BNG & LANSCAPING

A Biodiversity Net Gain Plan is submitted with this application along with a landscaping scheme.

CONCLUSION

The applicant's business is long established in the area and wants to retain its presence in Surfleet due to the nature of the family business and the local staff to the area.

Due to demands on the existing business, health and safety requirements this new building is required to enable the business to full fill the requirements of supermarkets and wholesalers.

It is considered that the proposal is consistent with the agricultural area and the proposal outweigh any adverse impacts on the area,

G R Merchant Ltd
February 2025.