DB/STB/dc 510F 8 March 2021

VEGETABLE PACK HOUSE AND
DISPATCH CHILL STORE
LINCOLNSHIRE FIELD PRODUCTS
WOOL HALL FARM
WYKEHAM
SPALDING
LINCOLNSHIRE
PE12 6HW

PLANNING STATEMENT

INTRODUCTION

Lincolnshire Field Products are a locally owned business offering good employment opportunities in the area.

EXISTING SITE

The existing site is accessed off the A151

LOCATION

The site is located on existing Wool Hall Farm complex.

PREVIOUS USE

The site was used as agricultural land before it received planning permission ref H22/1233/02 for vegetable shed, this remains a current valid planning approval.

EXISTING BUILDINGS

The existing buildings are the long established premises of Wool Hall Farm LFP Limited being vegetable pack house and stores.

PROPOSAL

The proposal is to erect vertical form floreting hall and a new chilled dispatch store.

Complete the previously approved plan under reference H22/1233/02 with an increase in area from 2146 m^2 to proposed 2622m^2 together with an increased height from 6.5m to 11.5m

a) gain optimal cost effective racked dispatch chill store to ensure continuity of supply
b) to accommodate the vertical form Kale and cauliflower floreting.

EXISTING PLANNING CONSENT

The existing planning which is still active is for 2146m^2 of packhouse/store, the new application is to increase the footprint by 476m^2 to 2622m^{2}and increase the general eaves height by 3.5m^2 refer to elevations.

EMPLOYMENT

The proposal will provide an additional 60 new jobs. In compliance with policy 7.

APPEARANCE AND SCALE

The building would be constructed of materials of a brown colour and style as the existing building area and will be insulated panel walls and roof, profile metal cladding eaves bonnet and gables verge flashings, rainwater goods and doors. The building is on a large site and is commensurate to the size of the site.

PROCESSES AND WASTE

The proposals are for packing storage and dispatch of fresh vegetables there will be no processing of products just sorting cutting and packing on site. There will be no waste generated other than veg waste as a result of the development. Packaging and veg waste is stored in existing designated waste trailers and collected by commercial operators for recycling.

FUNCTIONAL NEED

The project contains various elements which are outlined below:-

- Floreting hall is required to produce the pre-cut fresh product demanded by the current market the height is required accommodate the height of the machine .
- Dispatch chill store is required for the safe cool chain operation to be undertaken as provide buffer of product to accommodate fluctuations in demand.

EMPLOYMENT

The LFP employs office and warehouse staff together with off site field workers together with providing work for support related companies in the area. The development will result in additional packhouse staff. It is not presently anticipated to increase the driver levels at present as the improvements are intended to provide LFP ability continuity of supply of field products. The proposals will secure the continued employment of existing staff and pave the way for future growth. There are presently 255 staff and the proposals will provide a further 60 staff.

TRANSPORT

There will be an increase in traffic movement to the site over time as the business expands this is not envisaged to be significant at this stage as there is no increase in the vehicle fleet planned the business development seeks to diversify and consolidate existing supply and demand.

TREES AND SCREENING

There is tree planting on the site at present and none is currently proposed all existing planting is to be maintained.

LOCAL FACILITIES

The site is in easy reach of local facilities and service providers and will have a wider benefit locally to dependent business and suppliers. It is with easy reach of transport links, suppliers and employment pool of Spalding.

PLANNING POLICY

The project appears to be in line with planning policy specifically land use, employment, economy, location.

ECONOMY

It is expected that the proposal will benefit the local economy with continuity of employment for local people and income from outside the immediate area benefiting the local economy.

OVERVIEW

The proposal is a natural progression of development of a site on appropriately designation being ideally located for employment and transport links.