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# PLANNING STATEMENT

FULL PLANNING APPLICATION FOR: PROPOSED  
NEW CABINS, STORAGE CONTAINERS &  
POLYTUNNELS AT GROWING WILD, WASHDIKE  
NURSERY, WASHDIKE DROVE, WIGTOFT,  
BOSTON, LINCOLNSHIRE, PE20 2QA

# INTRODUCTION

## THIS STATEMENT

This multi-faceted statement has been produced to support a planning application for the 2no cabins, 3no storage containers and 2no Poly tunnels and should be read in conjunction with the submitted drawings and application forms.

Although not strictly speaking a national requirement, I have for completeness produced a Design and Access Statement along with a Planning Statement under the cover of this single document. This constitutes a significant part of the justification in support of the proposed development and seeks to demonstrate that the proposal would be a sustainable form of development in conformity with the development plan.

# THE PROPOSAL

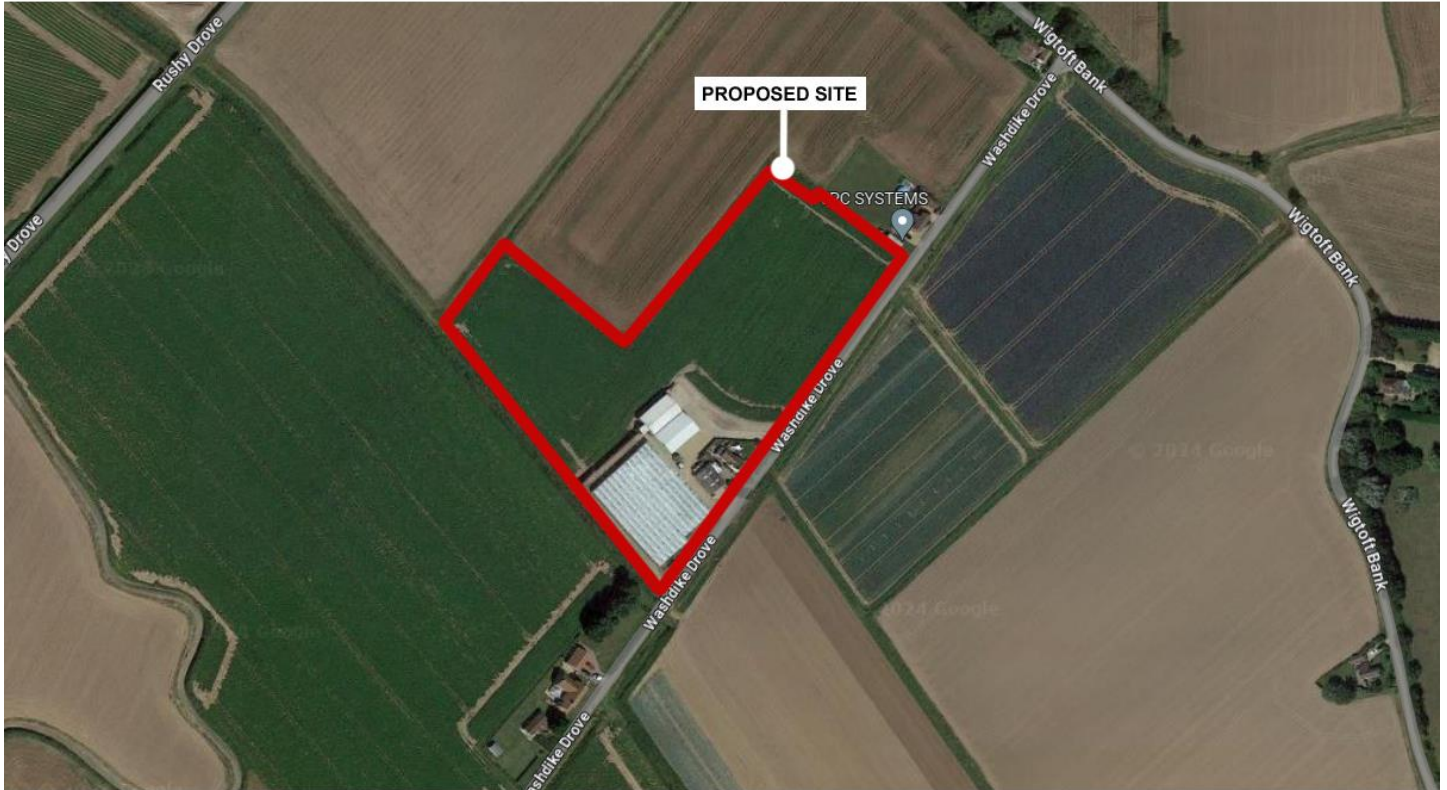
## PROPOSED DETACHED DWELLINGS

The proposal seeks permission to erect 2no cabins, 3no storage containers and 2no Poly tunnels all to provide improved welfare facilities for the employers/employees, additional storage and a larger area for seed drying to further improve the business and continue to meet the demands of their clients. Growing Wild Ltd are looking to maintain their reputation as one of the largest producers of wild flower seeds in the country.

# CURRENT CONTEXT

## WIGTOFT AND THE SITE

Wigtoft is a village and civil parish in the Borough of Boston in the county of Lincolnshire, Wigtoft is located approximately 6 miles south west from Boston and approximately 1 mile west of Sutterton.



The site is located to the south west of the village on the out skirts in the countryside as would be expected for this type of business.

The site is currently used as fields and forms part of the running of the current business, to the north east of the site is a singular residential property, to the north west is open countryside and to the south east is the access Rd (Washdike Drove) with a part hedged boundary.

The site has been purchased by Growing Wild Ltd a while ago due to knowledge of their current lease being terminated later this year so the proposals will mean they can maintain the same levels of productivity through the transition.

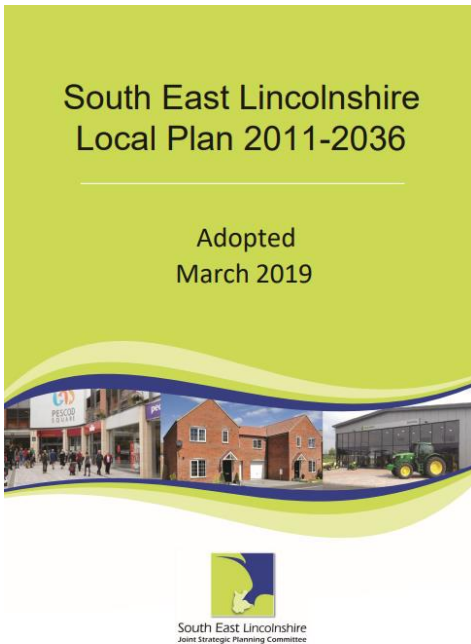
The site is not located within a conservation area and does not have a listed building on site or effected by the proposal.

The site is located partly on Flood zone 3 and may require a Flood risk assessment, however, the cabins and storage containers appear to fall in the flood zone 1 area.

# LOCAL POLICIES

## Local Policies:

### South East Lincolnshire Local Plan:



The Local Plan covers the period 2011-2036. The plan has the following key aims:

- The economic base of the area will have been strengthened: the growth of existing businesses in food production, processing and distribution will be supported
- Identifying those areas of land that need to be developed for new homes, shops, or employment uses in order to meet the area's needs

The following policies are relevant to the determination of this proposal:

### Policy 7: Improving South East Lincolnshire's Employment Land Portfolio

Enable business growth (and subsequent job growth) not to be constrained by a lack of available sites

# NATIONAL PLANNING POLICY FRAMEWORK (NPPF):

The recent revision of the National Planning Policy Framework which was released on published (July 2021) replaces the earlier variants.

A fundamental element of the NPPF is to achieve sustainable development and identifies three dimensions to sustainable development. These are regarded by the NPPF as being interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): -

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity and adapting to climate change, including moving to a low carbon economy.

The following paragraphs are cited as being particularly pertinent to the proposal currently submitted for consideration:

Para 11 – “Plans and decisions should apply a presumption in favour of sustainable development.”

Para 20 – “Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision<sup>13</sup> for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development”

Para 81 – “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation<sup>42</sup>, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

Para 84 – “Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;”

Para 120 – “Planning policies and decisions should

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production”

# DETAILS

USE, AMOUNT, APPEARANCE, ACCESS, LANDSCAPING, SCALE, PRINCIPLE, HIGHWAYS & IMPACT

## Principle of Development

The proposal seeks permission to erect 2no cabins, 3no storage containers and 2no Poly tunnels all to provide improved welfare facilities for the employers/employees, additional storage and a larger area for seed drying.

## Use

The proposal is in keeping with the current business model

## Amount, Scale & Layout

There is no desire to over develop the site. The additional cabins, storage, etc sit comfortably within its boundaries and are largely set back into the site away from the street elevation. The access into the site has been maintained.

## Appearance

The proposals are largely in keeping with the type of work the site is allocated for. The cabins are well considered and designed so sympathetic and provide attractive welfare facilities and offices thusly improving the look of the business to potential clients.

## Waste Disposal

Existing waste disposal facilities serve the area, providing the necessary disposal of general, recycling and garden waste. It is considered that the additional cabins, containers & poly tunnels will not effect this current demand.

## Flood Risk

The site is located partly on Flood zone 3 and may require a Flood risk assessment, however, the cabins and storage containers appear to fall in the flood zone 1 area.

## Highway Safety

There will be no changes to the site entrance.



Existing Site



Proposed Site



# CONCLUSION

## PROPOSAL CONCLUSION

The detailed design and 3d visuals have shown that the proposal sits well within its boundaries and has no adverse effects on neighbouring land.

In conclusion, on the basis of the aforementioned information, read in conjunction with the submitted application forms and drawings, it is considered that there will be no detrimental harm created by this proposal, and therefore it is considered that the proposed development can be sufficiently justified. It is therefore respectfully considered that the proposed development should be approved.

Should the appointed Case Officer or other representative of the Local Planning Authority be concerned by any aspect of this proposal, it is respectfully requested that they engage with the agent at the earliest possible opportunity to ensure that all issues can be resolved in a timely and efficient manner.

END