

Your ref: PP-12661182
Our ref: 1585 1 LMS SB

07 December 2023

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Planning and Building Control Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

**MRS A WHITWELL
PLANNING APPLICATION UNDER SECTION 73A OF THE TOWN AND COUNTRY
PLANNING ACT 1990
REMOVAL OF CONDITION 4 (AGRICULTURAL OCCUPANCY CONDITION) OF
PLANNING PERMISSION H02-0046-88
'HEREFORD LODGE', 12 BARBERS DROVE SOUTH, CROWLAND, LINCOLNSHIRE,
PE6 0EY**

We have submitted a planning application under Section 73A to remove condition 4 on the above permission, via the Planning Portal reference, PP-12661182.

The property is no longer needed by the owner in connection with agriculture, this association having ceased many years ago. The dwelling has been advertised for a minimum period of 12 months at a price to reflect the restricted nature of the occupancy, in accordance with South Holland District Council's 'Agricultural Workers' Dwellings and Occupancy Conditions – Policy Guidance Note September 2006'. The guidance note on the local planning authority's website refers to out of date local plan policies and national guidance, nonetheless it is the only available assistance listed.

The property remains on the market with R Longstaff & Co LLP as the selling agents. The Agents have a long history of dealing with agricultural dwellings, buildings and land; which is why our client chose them to sell the property.

The dwelling was initially placed on the market on 19th July 2022 for £285,000. Having had limited enquiries during this time, in October 2023 the selling price was reduced to £250,00 in an attempt to generate interest. We have attached the sales particulars as part of this application. The property is being advertised through the Spalding and Bourne offices and appears on the Rightmove and On the Market websites.



town planning



landscape architecture



architecture

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Viewings and Offers

- 2nd September 2022 – Mrs Legate enquired about the property, but she did not comply with the Agricultural Occupancy Condition, so didn't wish to view the property.
- 19th March 2023 – Ms S Phoenix enquired about the property through www.rightmove.co.uk, but her interest didn't materialise. There was no feedback or known reason for this.

We have also included the marketing report produced by R Longstaff & Co LLP which sets out these details, together with the original planning permission, taken from the Local Planning Authority's website.

The dwelling has been advertised at a price to reflect the agricultural occupancy condition for nearly 12 months and our client has not been able to secure a sale. We should, therefore, be grateful if the local planning authority would consider the information in this letter and agree to the removal of condition 4.

Yours faithfully



Lewis Smith MRTPI



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