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TOWN AND COUNTRY PLANNING ACT 1990

Observations of District Planning Authority

Reference: H02-1146-18 **Date of Decision:** 6th December 2018

Applicant: Mr Jeremy Stock
Agricultural & Environmental Business Consultants
1 Elm Lane
Low Fulney
Spalding
PE12 6EQ

Location: Agricultural Field Land Off Bank Adjacent To Decoy Farm Spalding Road
Crowland

Description: Use of site for production of soil and aggregate replacement products

South Holland District Council has considered the proposal and raises objections based on the following reasons:

Notes:

This is a County Matter Application for the use of a site for the production of soil and aggregate replacement on an agricultural field, Land off Bank Adjacent to Decoy Farm, Spalding Road. South Holland District Council is a consultee on this application.

It is considered that the proposal will create a discordant feature in the open countryside and will have a detrimental impact on the character of the surrounding area as well as highway safety.

There are additional concerns regarding the storage of loose materials in close proximity to the A16 and the loss of agricultural land.

This proposal is contrary to the criteria within Policy SG4 of the South Holland Local Plan (2006).

Policy SG4 concerns 'Development in the Countryside' and states:

"Planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. Development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where:

- 1) the need for the development in that location outweighs its impact; and
- 2) no other site or solution exists to accommodate the proposed development."

It is considered that the applicant fails to demonstrate how the application accords with either of the above criteria.

There are other facilities within the district that already provide this function, a substantive argument as to why development is essential in this location has not been provided.



Phil Norman
Planning and Building Control Manager
South Holland District Council