Our Ref: JSL/AP060903

20th August 2025

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South Holland District Council
Planning Department
Priory Road
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Dear Madam/Sir,

Prior Notification Application for an Agricultural Building at Porters Farm under Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

This Prior Notification Application has been submitted on behalf of Littleworth Estate Company who owns Porters Farm, Main Road, Deeping St Nicholas, as per the details on the enclosed planning application form. Littleworth Estate is proposing a new agricultural building at Porters Farm under Schedule 2, Part 6 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The following provides more details on the proposed building:-

Application Details
Name: Littleworth Estate Company
Address: Walcot Road, Barnack, Stamford, Lincolnshire. PE9 3EU.

Address of Site
Porters Farm, Main Road, Deeping St Nicholas, Spalding. PE11 3DF.

Type of Building
A new agricultural building for storing fertilizer and providing additional grain store space on the farm. Please see the supporting plans showing the exact location of the building at Porters Farm.

Dimensions of the Building
Length = 36m
Height to eaves = 7m
Breadth = 32m
Height to ridge = 11.4m

Materials of Proposed Building
The walls of the building will be constructed of the following materials:-

- Structure: Galvanised Steel
- Gable End – south east elevation: Thick fibre cement panels and then box profile steel sheets.
- Gable End – north west elevation: Thick fibre cement panels and then box profile steel sheets with three roller shutter doors.
- Sides: Thick fibre cement panels and then box profile steel sheets.

The external colour of the walls will be as follows:-

- Fibre cement panels will be natural grey.
- Box profile steel sheets will be Juniper green.

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The roof of the building will be constructed of the following materials:-

- Natural grey fibre cement.

The external colour of the roof will be as follows:-

- Natural grey in colour.

Nearest Dwellings
The nearest dwellings to the site are situated to the east and south of the site. The dwellings to the south are within 400m of the proposed building. However, given the building will not be used to house livestock, slurry or sewage sludge, this criterion is met.

Has an agricultural building been constructed on the unit within the last 2 years?
No.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last 2 years?
No.

Ground area covered by building
The ground area covered by the proposed agricultural building is 1,152sqm and, therefore, within the 1,500sqm allowance.

Total area of the agricultural unit
The total area of the entire agricultural unit is 678 acres (274ha).

Development reasonably necessary for the purposes of agriculture?
Yes. The building is considered reasonably necessary for the purposes of agriculture because the applicant's current building being utilized for the storing of fertilizer is in a very poor state of repair. Furthermore, the applicant's current grain stores are outdated, and additional grain storage capacity is required given the applicant's grain storage on the farm also services two other farms located at Deeping St Nicholas.

Proposed development designed for the purposes of agriculture?
Yes. The building is considered reasonably necessary for the purposes of agriculture because the applicant's current building being utilized for the storing of fertilizer is in a very poor state of repair. Furthermore, the applicant's current grain stores are outdated, and additional grain storage capacity is required given the applicant's grain storage on the farm also services two other farms located at Deeping St Nicholas.

Does the proposed development involve any alteration to a dwelling?
No.

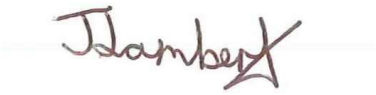
Is the proposed development more than 25 metres from a metaled part of a trunk or classified road?
No.

Would the proposed development affect an ancient monument, archaeological site, listed building or be within a SSSI or a local nature reserve?
No.

I trust the information above, the information enclosed on the supporting planning application form and the drawings/plans are sufficient for this Prior Notification Application. However, if the Council does require any further information, please do not hesitate to contact me on the details below.

I look for to hearing from the Council in due course.

Yours faithfully,



James Lambert BSc (Hons) MSc MRTPI
Chartered Town Planner / Senior Associate

For and on behalf of Brown & Co – Property & Business Consultants LLP
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