PLANNING STATEMENT

On behalf of

Mr and Mrs M Craven

In respect of a Planning Application for

'The Meadows'
Town Dam Lane
Donington,
Spalding
LINCOLNSHIRE
PE11 4TP

For removal of the Agricultural Habitation Clause, being Condition No. 2 of the Outline Planning Consent SR 61/64 dated 10/04/1964, and to allow the continued use of the gardens and grounds at 'The Meadows', for residential use with that property.

Prepared by:

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3. AGRICULTURE IN THE AREA

Agriculture is continuously changing with a move in some areas away from traditional to more intensive arable production, and smaller family run farms being bought out by larger farms. This has reduced the amount of full time regular labour which has been needed in the farming industry, and thus housing for full time regular labour.

The DEFRA Statistics show that in the UK of the people employed in agriculture has fallen between 2008-2020, (483,000 to 472,000), and of this number agriculture typically has an aging workforce. In 2016 approximately 36% of all workforce were over the typical retirement age of 65 years, an increase of 5% since 2005, while the proportion of young people aged less than 35 years was 3%, a decrease of 5% since 2005..A great number are partners, directors and spouses (Full time) and regular full time workers who generally already live on farms. See Appendix D.

A further 2022 Lincolnshire study of the agricultural sector shows Lincolnshire is less dependent on full time labour than other sectors of the UK. See Appendix E

- The total number of farm holdings in Lincolnshire has decreased over time, and at 3,497 is at its lowest number over the last decade.
- Total farm labour in Lincolnshire increased between 2010 and 2016 but has fallen in 2021. This is broadly in line with the national trend over this period.
- The agricultural sector in Lincolnshire is much more dependent on casual workers and regular full-time workers as part of its workforce than nationally. Despite this reliance, numbers of casual and regular full-time workers have fallen over time, particularly between 2016 and 2021.
- Between them Boston and South Holland account for over 3/4 of all casual agricultural workers in Lincolnshire.
- Boston and South Holland also have the highest levels of employment provided locally by employment agencies (3,150 and 4,050 respectively
- Larger farm holdings with over 100 hectares of land make up over a third of all holdings in Lincolnshire compared to a quarter nationally.
- Farm holdings with between 20 and 50 hectares have experienced the largest drop in numbers.
- The number of horticultural holdings has dropped over the last decade and currently stand at 209 in 2021, nearly a 100 less than in 2010.

LIST OF APPENDICES

1.	APPENDIX A:	Original Planning application plan showing the application site edged red
2.	APPENDIX B:	Copy of the original Planning Consent SR 61/64
3.	APPENDIX C:	Copy of the CLUED Planning Consent H04-0627-24
4.	APPENDIX D:	Defra Labour Force statistics 2008-2020
5.	APPENDIX E	Agriculture Across Lincolnshire- Evidence Considered.pdf (moderngov.co.uk)

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

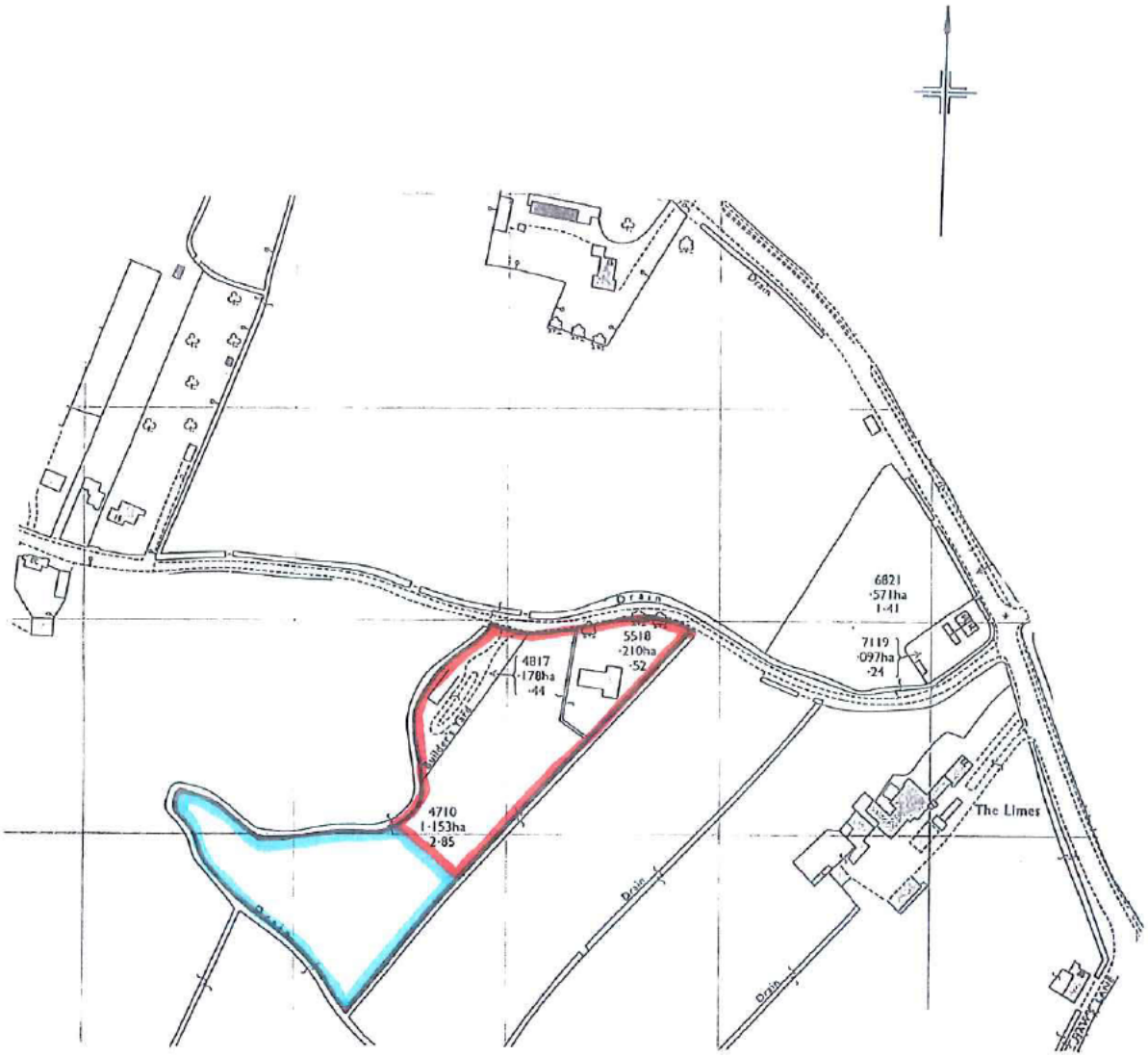
APPENDIX A

H.M. LAND REGISTRY

TITLE NUMBER

LL69701

ORDNANCE SURVEY PLAN REFERENCE	TF2135	Scale 1/2500
COUNTY LINCOLNSHIRE	DISTRICT SOUTH HOLLAND	© Crown copyright



[redacted]

FILED PLAN
H.M. LAND
REGISTRY
DAS
7/91

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 16 July 2024 at 09:47:12. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

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Ref. No. S/661/64

APPENDIX B

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Act, 1962

To Mr. R.S. Wright,
(per Messrs. D. Smith & Co.,
Solicitors, Donington).

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 28th day of February, 1964 namely :— the erection of a dwelling at Town Dam Lane, Donington.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

1. Subject to the submission and approval of detailed plans showing the means of access, siting and elevations of the proposed building.

2. The occupation of this dwelling shall be limited to persons employed in agriculture, or their dependants.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

1. To secure satisfactory siting, design and external appearance of the proposed development.
2. The site is outside the area that is considered suitable for general residential development.

N.B. This permission is granted upon an Outline application made under Article 5(2) of the Town and Country Planning General Development Order, 1963.

Dated the 10th day of April, 19 64.

Signed H. A. H. W[illegible]
Clerk of the County Council.

County Hall,
Boston,

Oyez Publishing Limited, Norwich House, 11/13 Norwich Street, London EC4A 1AB, a subsidiary of The Solicitors' Law Stationery Society, Limited

[redacted]

APPENDIX C

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Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
LAWFUL USE CERTIFICATE

Reference: H04-0627-24 **Date of Decision:** 25th September 2024

Applicant: Mr M & Mrs J Craven
The Meadows
Town Dam Lane
Donington
Spalding
PE11 4TP

Location: The Meadows Town Dam Lane Donington Spalding

Description: Occupation of dwelling by persons not employed in agriculture and to allow the continued use of the gardens and grounds at The Meadows for residential use with that property - Condition 2 of SR61/64

South Holland District Council hereby give notice that on the date of the application the use, operations or matter described below was LAWFUL within the meaning of Section 191 of The Town and Country Planning Act 1990 for the reasons set out below:

1 Schedule 1 - Description of Use or Operation

Occupation of dwelling by persons not employed in agriculture and to allow the continued use of the gardens and grounds at The Meadows for residential use with that property - Condition 2 of SR61/64

Schedule 2 - Land Specified

The Meadows, Town Dam Lane, Donington, PE11 4TP (as outlined in red on the attached plan)

Reason for determining the use, operations or other matters to be lawful:

On the balance of probabilities, the evidence provided demonstrates that the restrictive

occupancy condition has been breached for a period in excess of the required 10 years and is now immune from planning enforcement.

2 This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 as amended. It certifies that the use, operations or matter specified in Schedule 1 taking place on the land described in Schedule 2 was or would have been lawful on the date of the application, and thus was not or would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

This Certificate applies only to the extent described in Schedule 1 and to the land specified in Schedule 2 and on the attached plan. Any use, operation, or other matter which is materially different from that described, or which relates to other land, may render the owner or occupier liable to enforcement action.

Notes:

The determined plans are:

Application Form
Site Location Plan
Planning Statement
Sales Brochure
Evidence/Correspondence from Accountants
Evidence/Correspondence from Solicitor

Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

APPENDIX D

Defra statistics:
Agricultural facts – East Midlands
(commercial holdings at June 2019 (unless stated)



The East Midlands region comprises Lincolnshire, Derbyshire, Leicestershire (incl. Leicester & Rutland), Northamptonshire & Nottinghamshire. Part of the Peak District National Park is within the region.

For the East Midlands region:

- Total Income from Farming increased by 33% between 2015 and 2019 to £751 million.
- The biggest contributors to the value of the output (£3.0 billion), which were poultry meat (£498 million), wheat (£448 million), fresh vegetables (£313 million), and plants and flowers (£303 million), together account for 51%. (Sourced from Defra Aggregate agricultural accounts)
- In the East Midlands the average farm size in 2019 was 102 hectares. This is larger than the English average of 87 hectares.
- Predominant farm types in the East Midlands region in 2019 were Cereal farms which accounted for 49% of farmed area in the region, General Cropping which covered 20% and Grazing Livestock which used an additional 15% of farmed area.

Land

	East Midlands	England
Total farmed area (thousand hectares	1,192	9,206
Average farm size (hectares)	102	87
% of farmed area that is:		
Rented (for at least 1 year)	33%	33%
Arable area(a)	69%	52%
Permanent pasture	22%	36%

(a) Includes arable crops, uncropped arable land and temporary grass. Source: Defra, June Survey

Crops

(Thousand hectares)	East Midlands	England
Wheat	330 (20%)	1,677
Oilseed rape	124 (25%)	492
Barley	126 (15%)	832
Sugar beet	25 (23%)	108
Field veg	25 (26%)	94
Hardy nursery stock	2 (21%)	10

Figures in brackets denote the proportion which the region contributes to the English total. Source: Defra, June Survey

Livestock

(Thousand head)	East Midlands	England
Cattle	467 (9%)	5,100
Pigs	365 (9%)	4,060
Poultry	26,232 (19%)	138,850
Table chickens	18,801 (20%)	95,150
Turkeys	716 (19%)	3,802
Sheep	1,248 (8%)	15,390

Figures in brackets denote the proportion which the region contributes to the English total. Source: Defra, June Survey

Labour

	East Midlands	England
Total Labour[a]		
People:	33,897	306,374
Per farm[b]	2.9	2.9
Regular workers		
People:	7,872	68,962
Per farm[b]	0.7	0.6
Casual workers		
People:	4,733	45,843
Per farm[b]	0.4	0.4
% full time[c]	46%	44%
% part time[c]	36%	37%
% casual	14%	15%

(a) Farmers, partners, directors, spouses, salaried managers, regular and casual workers
(b) Averaged across all farms in region
(c) Excludes salaried managers. Source: Defra, June Survey

Farm Business Income (FBI) 2019/20 (a):

(£ per farm)	East Midlands	England
All types	42,000	46,000
Cereals	54,300	62,800
General cropping	50,000	84,400
Grazing Livestock	10,900	14,100

(a) Years ending February, excludes farms with less than 25,000 euros of standard output. Source: Defra, Farm Business Survey

Figure 1: Distribution of farms by size, percentage of farms

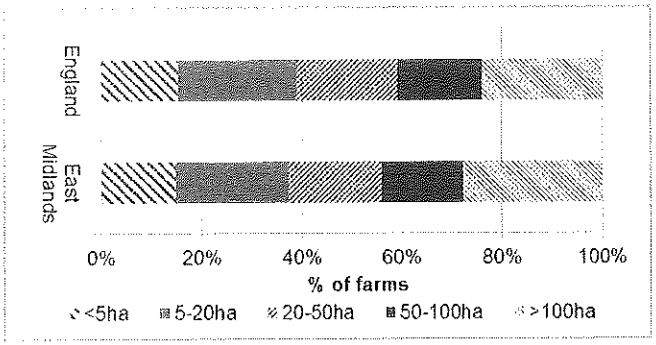


Figure 2: Distribution of farms by size, percentage of farmed area

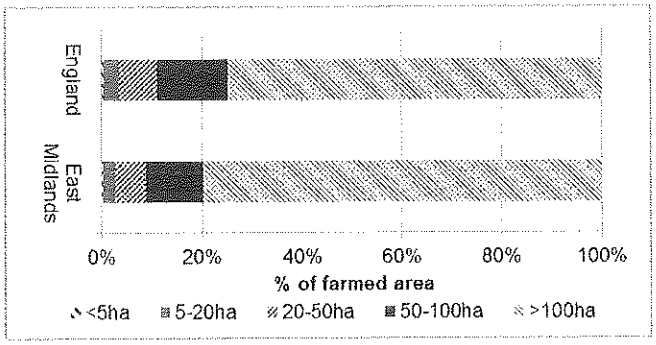


Figure 3: Distribution of farms by type, percentage of farms

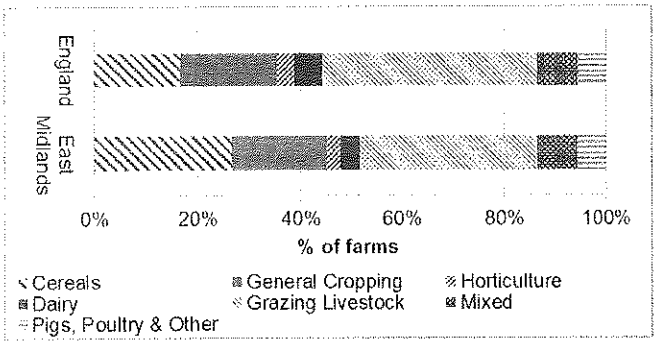
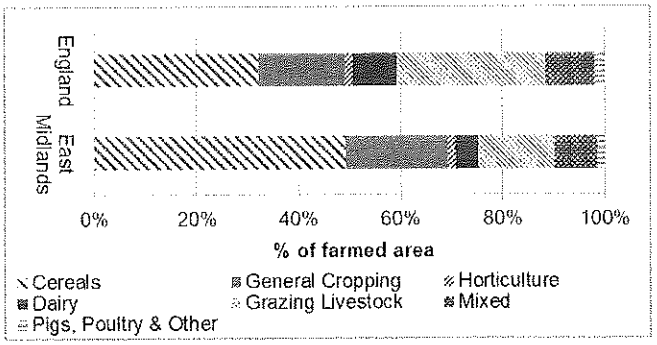
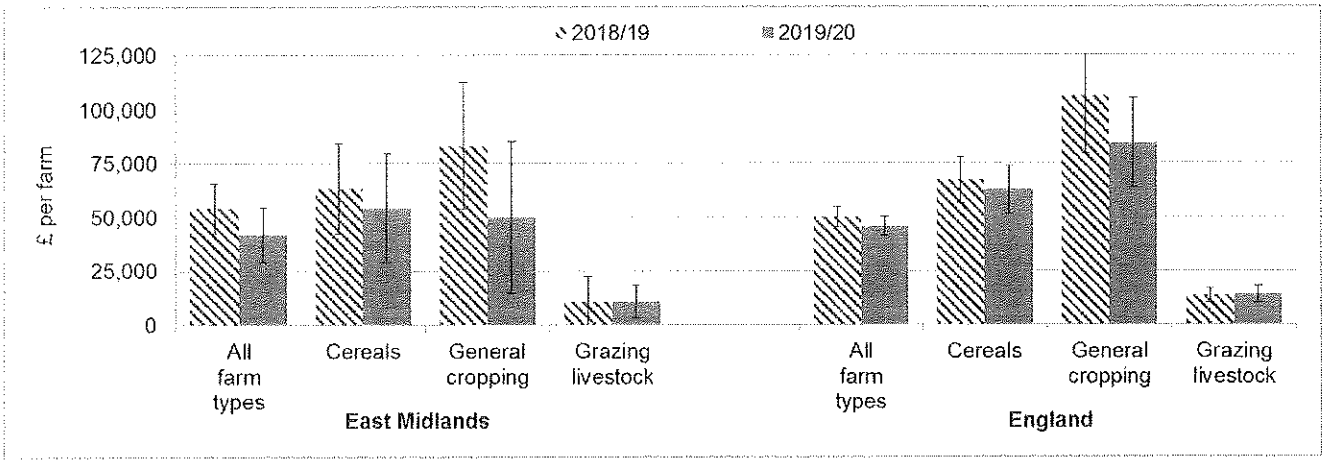


Figure 4: Distribution of farms by type, percentage of farmed area



Source: Defra, June Survey

Figure 5: Average Farm Business Income



Lines indicate the 95% confidence intervals

Source: Defra, Farm Business Survey. Excludes farms with less than 25,000 euros of standard output

Further information and other geographical classifications from the Defra June Survey can be found at our web page

England regional data for aggregate agricultural accounts can be found at Agriculture in the English Regions

English county data for farm accounts from the Farm Business Survey can be found at Farm Business survey web page

Any enquiries regarding this publication should be sent to us at:
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