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Planning Statement

Proposed Agricultural Barn and Access Roadway:

Land adj. Sanderi,

Winslow Gate,

Holbeach,

Spalding,

PE12 8LS

This document has been prepared to support a full planning application made on behalf of the property owner in order to add further justification to the reasoning behind the proposed agricultural barn at land adj Sanderi, Winslow Gate, Holbeach.

The applicant has recently purchased the property 'Sanderi' (name currently being changed to Foxburrow Farm), which had an accompanying parcel of land which equates to approximately 3 acres. The land, considered a small holding, has not been farmed in any way for some time and therefore requires some considerable input to bring it back to a suitable, manageable condition. The applicant has farm machinery that will be used for this purpose, as well as ongoing farming works, that require a suitable, safe place to store when not in use. It is well known that thefts of farm machinery and equipment are at the highest levels they have ever been, so it is sensible that a substantial, secure building be constructed to ensure the likelihood of theft is at a minimum.

The applicant also intends to purchase further parcels of land to add to the farmland associated with the property. This is a medium term plan that will be carried out slowly when land becomes available, but, whilst there is the space available, it is far easier to build one single building at this point in time that will allow for the addition of further machinery and farming equipment in the future to cater for this, rather than steadily increasing the size or number of buildings throughout the site over time.

Whilst it is appreciated that a building could be purchased or constructed in an alternative location to cater for both of these points, it is only logical to suggest that, to achieve the highest level of security, the applicant would need to be as close as possible to the building. By allowing the barn to be constructed on the small holding land around their property this is by far the most suitable location for them to be able to manage any threat. The same can be said for emergencies, if a fire were to break out in the building during the night for example, the proximity of somebody to the building is by far the most important factor in this scenario.

The applicant also works an agricultural engineer, for a private company elsewhere in the area, however, at some point they would like to be able to operate a business of this nature offering agricultural engineering to others. To be able to do this they would need the space to be able to

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accommodate other agricultural machinery and equipment, as well as their own, within a secure space. As mentioned previously, it is understood that an additional building for this purpose could be constructed in the future but it is a farm more feasible approach to cover all bases in one movement, by constructing one larger building that will ensure the current needs are met whilst also considering any possible future needs. A building of this size could easily accommodate the applicant's own farming machinery and equipment, as well as those brought in by others, and also any engineering equipment required, whilst for this to be housed in separate buildings there would likely be a requirement for 3 or 4 buildings of a smaller scale, albeit not that dissimilar from that proposed.

Whilst all farms and small holdings are generally established somewhat, it is not unusual for these set ups to expand in line with changes in operations, additions of machinery etc, the same can be said for this small holding, the only difference being that it has been under managed for a considerable amount of time which has resulted in both the land and what buildings there are on site unusable without major intervention. The site is within an area that is almost entirely agricultural in us so the building would not appear out of place and the proposal would not impact negatively on the visual amenity within the area as a result of this.

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