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JUSTIFICATION STATEMENT

CHANGE OF USE TO PRIVATE RECREATION AREA

WILLCOX WAY
NORTH OF TURKEY FARM
NEALS GATE
HOLBEACH ST JOHN
LINCS
PE12 8SW

This Planning Application is to acquire Planning Permission for changing the use of agricultural land to a private recreational area at Willcox Way North of Turkey Farm, Neals Gate, Holbeach St John, PE12 8SW for the benefit of Mrs D Buck.

The parcel of land this application relates to is classed as agricultural but has not been farmed since well before October 1999.

Our client intends to use the land as a private recreation area for exercising her own dogs for their natural and physical wellbeing. The land will also be available to be used by our client family and close friends. There will be no commercial business running from this site.

Our client envisages the land being used 2-3 days a week for a period of 1-2 hours at a time as well as any necessary time needed for general maintenance and grass cutting.

Following various discussions with the Planning Department we can confirm that this development will not comply with Policy 1 and 9 of the South East Lincolnshire Local Plan due to the fact that it is not being used for tourism and visitor development, it is private use only.

S L Darlow
August 2022