

Your Ref: PP-14488090

Our Ref: 1411 5 LMS

14 November 2025

Chief Planning Officer  
South Holland District Council  
Council Offices  
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Dear Sir

**HORIZON AGRICULTURAL MACHINERY LIMITED**  
**RETENTION OF OFFICE BLOCK USED IN CONNECTION WITH EXISTING AGRICULTURAL**  
**ENGINEERING BUSINESS**  
**BRIDGE HOUSE FARM, RAVENS BANK, SUTTON ST JAMES**

Please find attached a full planning application for the retention of the office block approved under planning permission H06-0259-14 submitted via the Planning Portal reference: PP-14488090.

The office accommodation was approved with a temporary planning permission of 5 years which expired in June 2019. The reason for the temporary planning permission was that due to the nature of the materials used in the construction of the offices, they could deteriorate over time and become harmful to the visual amenity of the area. Although modular in design, which suggests temporary construction and materials, the office block was essentially second-hand when it was moved from an industrial site in Spalding to the application site. The office block is, however, still in good order and looks little different to when it was first installed on the site in 2014. It is in the applicant's best interest to maintain the building in good order, which he does not only for the staff who occupy it, but also for customers who visit the site from time to time.

In 2023, planning permission was granted for a new facility at Holbech Drove (H09-0501-23), which will replace the Bridge House Farm site in due course. In the meantime, there is an essential need for the office building to be retained on site to allow the existing agricultural business to operate successfully.

The building goes largely unnoticed beyond the boundary of the site and, accordingly, it has no detrimental impact on the visual amenity of the area.

We have provided an updated Flood Risk Assessment in support of the application and can confirm that there is no loss of any habitat and that the proposal is, therefore, exempt from the requirements under the Biodiversity Net Gain regulations.

Although a new local plan has come into force since the expiry of the original permission, the prevailing policies which restrict uses in the countryside together with the visual impact of development remain largely the same and, accordingly, there are no reasons why a further grant of planning permission should be withheld.

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We trust you will consider the application favourably, but should you have any queries, please do not hesitate to contact us.

Yours faithfully

*Lewis Smith*

Lewis M Smith MRTPI