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Supporting Planning Statement

Proposed Conversion of Factory and Offices to Provide 8 New Dwellings

115-119 Battlefields Lane North, Holbeach

February 2020

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1 Introduction

1.1 This Supporting Planning Statement has been prepared to accompany a planning application for the change of use and conversion of the Swepstones Pie and Sausage Manufacturers factory and offices, at 115-119 Battlefields Lane North, Holbeach, to create 8 new dwellings.

1.2 The applicants, Mr and Mrs Swepstone, ran the business for 58 years, and after making the decision to retire, marketed the business as a going concern for 2 years. Unfortunately, the extensive marketing endeavours undertaken by a specialist commercial property agent returned no substantive interest, and the site ceased operation. The site has now remained vacant for 2 years, and its conversion to residential use would make good use of unused buildings that are no longer required or in demand for employment purposes.

1.3 These proposals demonstrate how the factory and the offices lend themselves to residential conversion. The buildings' structures would be reused, with minor extensions and alterations, to provide good quality living accommodation.

1.4 The application site is enclosed by existing landscaping and an earth bund, which screen views into and out of the site, and attenuate noise. These features would be retained, and the landscaping could be further enhanced to provide an attractive, spacious environment for future residents, that would both complement the surrounding local area, and enhance biodiversity within the site.

1.5 The application site is located adjacent to residential development and is within walking or cycling distance of Holbeach town centre. We believe that the proposals are an entirely appropriate form of sustainable development, that would make efficient use of a vacant site. We believe that the proposals accord with local and national policy and would benefit from the presumption in favour of sustainable development. We consequently believe planning permission should be granted without delay.

2 Contextual Appraisal

The Site's Location

2.1 The application site is located in Holbeach, to the north of the A17. The site lies outside but close to the edge of the settlement boundary of Holbeach as defined in the South East Lincolnshire Local Plan 2011-2036, and also adjacent to residential development to the north-east. The site is accessed off the A17 by the junction with Washway Road, and a pedestrian crossing over the A17 links Battlefields Lane South with Battlefields Lane North.

2.2 Holbeach is located approximately 10 miles east of Spalding, 15 miles south of Boston, and 20 miles west of King's Lynn. All are within an easy commute by car and provide opportunity of employment close to the town. However, Holbeach itself has plenty to offer in terms of employment, facilities and services.

2.3 The centre of Holbeach is a 20-minute walk, or 10-minute cycle ride from the application site, offering a variety of facilities and services such as pubs, restaurants, take-aways, medical centres, shops and schools. Holbeach is identified as a Main Service Centre in the Local Plan, which notes that **'Holbeach is of a very different scale to other Main Service Centres and has a historic core and a range of services of a much greater concentration and magnitude, including further-education opportunities'**.

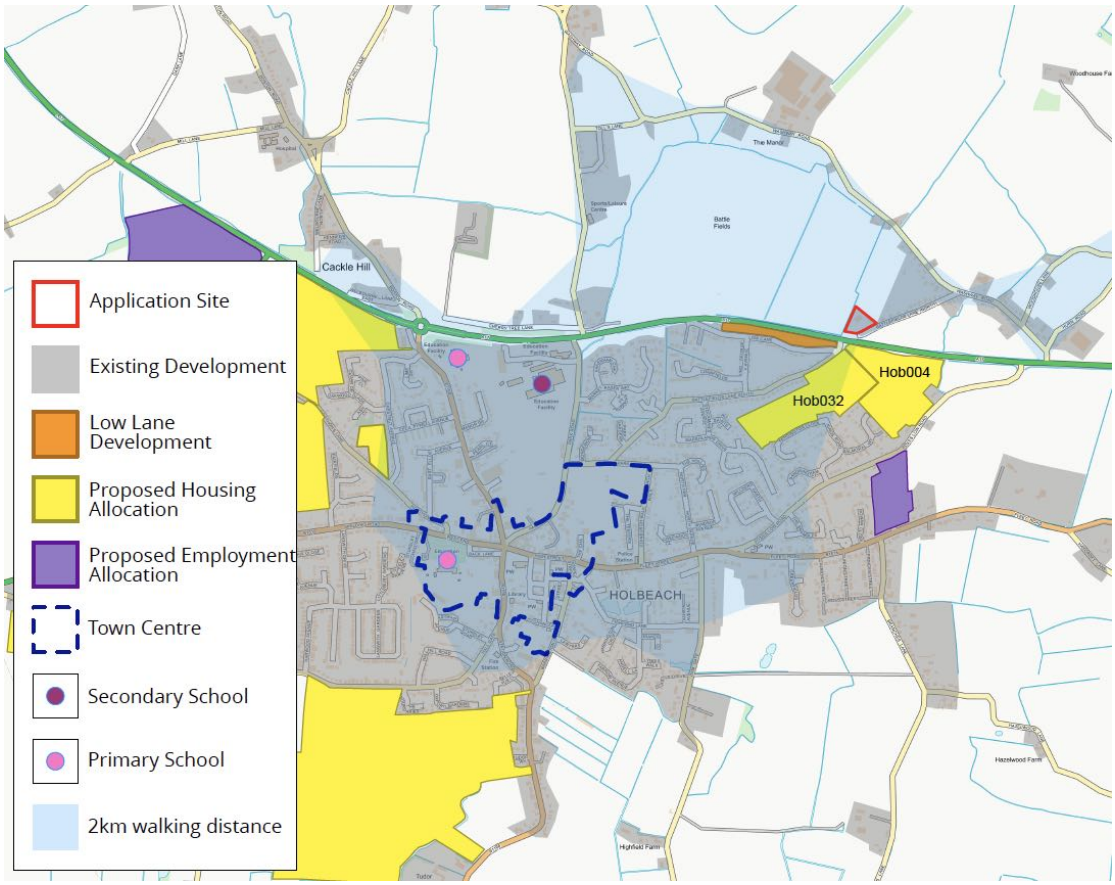
2.4 New employment sites, including the Holbeach Food Enterprise Zone have been allocated to Holbeach in the new Local Plan. Holbeach has been identified as a suitable location for new commercial development in the near future, and this will bring new employment opportunities for the local community.

2.5 The map below shows that the whole of the town centre (as defined by the Local Plan), and local primary and secondary schools are within a 2km walk of the application site, placing them within walking or cycling distance. We note that whilst local and national planning policy do not provide any specific guidance on walking distances, Manual for Streets states the following:

> **'Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800m) walking distance of residential areas which residents may access comfortably on foot. However, this is not an upper limit and PPG13 states that walking offers the greatest potential to replace short car trips, particularly those under 2 km.'**

2.6 White Young Green (WYG) have undertaken research titled *'How far do people walk?'* (July 2015), which examined data from the National Travel Survey (NTS) to establish actual walking distances to public transport and local facilities. The WYG analysis of NTS data for walking as a main mode showed that the average distance of walking as a main mode (outside of London) is 1,150m and the 85th

percentile distance is 1,950m. Therefore, the 85th percentile walking distance is similar to the 2km distance widely applied for walking trips as a main mode albeit 15% of people walk further than this.



The application site's location in relation to local facilities and other housing sites

2.7 Housing was granted planning permission at appeal on land immediately to the south of the A17, at Low Lane, in 2017; this site is highlighted on the map above and aerial photograph below in orange. The Inspector considering that appeal noted that the site is within what he characterised as **'an accessible location in walking distance of local services and facilities'**[1]. The current application site is around a 1-minute walk from the appeal site, and its accessibility is clearly similar.

2.8 The Council have also taken the decision to allocate two large areas of land for housing, both of which are located a very short distance to the south of the application site. These sites are identified on the adjacent drawings by their Local Plan allocation references, Hob004 and Hob032. They have been considered by the Council, and a Local Plan Inspector, to be in a sustainable location, which is entirely suitable for housing.

[1] Appeal decision APP/A2525/W/17/3177564, dated 23rd November 2017, paragraph 29.



An aerial photograph of the local area, with the application site identified by a red line and the settlement boundary identified in green

2.9 The application site is very close to the edge of Holbeach, from which it is separated only by the A17. A pedestrian crossing on the A17 links Battlefields Lane North and Battlefields Lane South and provides a convenient walking route to Holbeach.

The Application Site

2.10 The application site contains a number of buildings, the largest of which is the former Swepstones pie and sausage factory. This is a building of substantial construction, with a steel frame, metal cladding and concrete slab. Its structure is suitable for conversion and subdivision without the need for fundamental alterations; the steel frame and concrete slab would be retained, and only the non-structural metal cladding would be replaced. The other main building within the site is a timber-framed office building, which provided the administrative space for the Swepstones food business. That building is also of solid construction, and capable of conversion. The site also contains a number of other small buildings which are related to its previous use.

2.11 The site is currently vacant. A large part of the site is covered in impermeable hard landscaping for staff and visitor car parking and the manoeuvring and parking of large delivery vehicles.




The food manufacturing factory (left) and offices (right)

2.12 The site's southern boundary is well defined with large, dense, well-established trees, which separate the site from the A17. These trees screen views of the factory building from the south. The site is also bordered by large trees to the north, and an earth bund and dense trees to the west.




The earth bund along the site's boundary separates the application site from the A17

2.13 The application site is well enclosed, as can be seen in the photographs above. All boundaries are predominantly planted with trees and hedges and the site is secured by a high fence. An earth bund runs around the site's southern and western boundaries, and it attenuates road noise from the nearby A17. Apart from the raised boundaries the land within the site is level and is laid to grass or tarmac.

Planning History and Pre-Application Discussions

2.14 A previous planning application (H-09-0863-17) to demolish the existing buildings and construct a new residential development of 7 units was unsuccessful. The reasons for refusal were based on failure to comply with policies relating to sustainable development, failure to meet the exceptions test and the loss of employment use. The refusal was based on the policies of the South Holland Local Plan (2006) and the National Planning Policy Framework (March 2018), both of which have since been superseded.

2.15 In contrast to the previous application, the revised proposals put forward by the current application propose to change the use of the site and convert the existing buildings to residential dwellings. This approach complies with the up-to-date

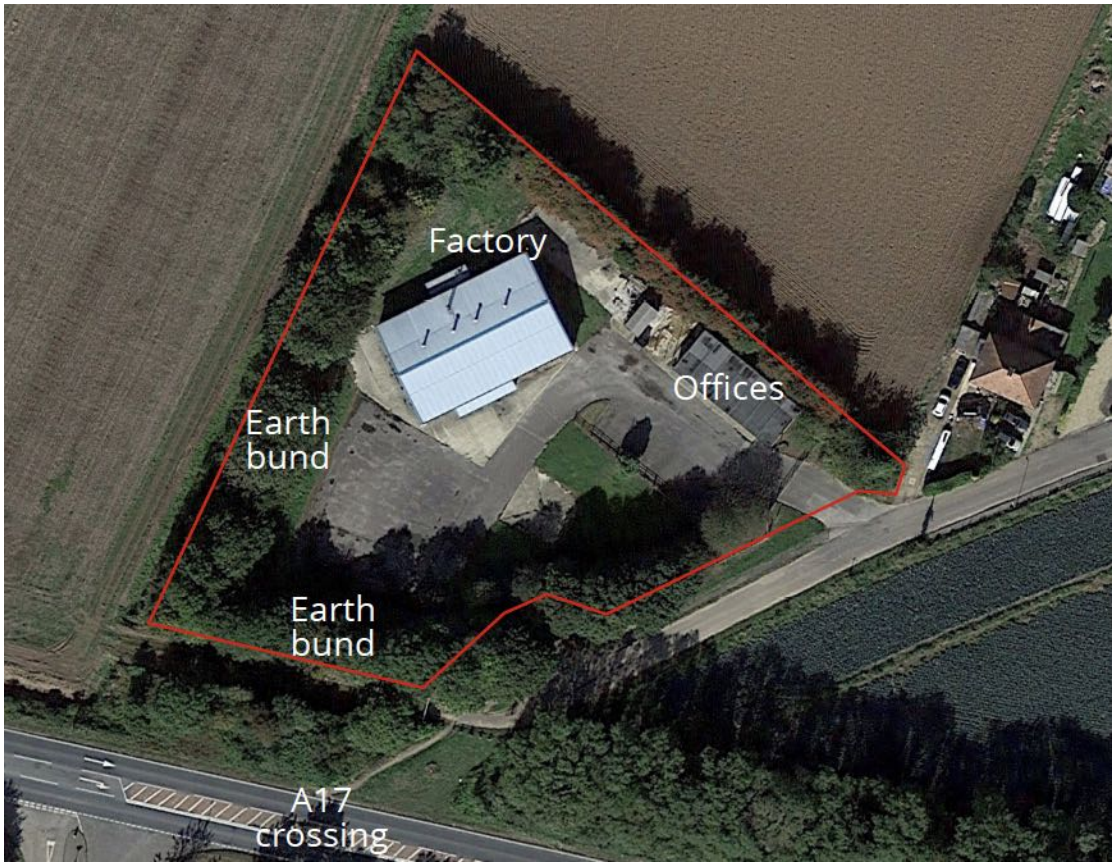
policies of the South East Lincolnshire Local Plan (March 2019) and the updated National Planning Policy Framework (February 2019).

2.16 In July 2019 we discussed the proposals with the Council, seeking pre-application advice. Council Officers agreed at a meeting that the proposals to convert the existing buildings to residential use would be acceptable in principle, due to their compliance with the relevant policies. The Council also agreed that part 2 of Local Plan Policy 23 is already out of date; this part of the policy only allows for conversion of buildings in the countryside if they are of historic or architectural merit, this is not consistent with national policy (we explain this further in Section 5 below). The Council agreed that they would not be applying that part of the policy in determining a full planning application.

2.17 As these proposals will be a conversion of an existing building, it was also agreed that as local and national policy directs the Council will not require the flood risk sequential test to be applied. However, the Council will require a flood risk assessment to accompany this application, and this has been provided as we note further below. We discuss the policy context further in Section 4.

3 The Proposed Development

3.1 There are two buildings within the site that are proposed for residential conversion; the large food factory and the single-storey office block located close to the site's entrance.



The application site and surroundings

Site Layout

3.2 The existing buildings would be converted. This naturally dictates the general layout of the proposals. The extract from the proposed site plan (Drawing 185_PL15A) below shows how each dwelling would be provided with its own outdoor private amenity space. These gardens would be located to the rear of each dwelling to give an outlook from the living area.

3.3 With regard to the factory, the size and shape of each garden has been dictated by the earth bund beyond, the location of which is indicated on the proposed site plan. The intention behind this is to preserve the earth bund, as not only does it act to mitigate noise from the A17, it also supports the roots of the trees along this boundary. It would however be possible to provide larger gardens for the end plots, which would in turn ensure that the privacy of these houses would be protected, by preventing close-range views of their side windows. The earth bund

and dense tree cover would prevent access to the rear of the houses in the former factory building.

3.4 The gardens for the converted office building would by necessity be located to the rear, and adjacent the site's boundary, where they would provide a suitably private space. At present there is a fence, forward of the site's boundary, that runs close to the rear of the office building (this is indicated by the red dashed line on the site plan). This would be removed, and a new fence installed further back, on the site's true boundary, thus facilitating the provision of gardens.



Extract from the proposed site plan (Drawing 185_PL15A) showing the way in which the existing buildings would be sub-dived, and the associated amenity spaces, as well as the large communal amenity space and car parking areas

3.5 In addition to these private garden areas, it is proposed that the expanse of land in the south-western corner of the site would be laid to grass and new trees planted to provide a large pleasant communal garden area for residents to enjoy. The general amenity area would be enclosed by the existing bund and trees to this part of the site, and the fence beyond, making it a pleasant and safe place for people to relax and children to play.

3.6 A refuse storage area would be provided close to the site's entrance. Whilst most of the properties would be able to store the Council's standard bins within their garden areas, the middle property within the office building (Plot 7) would not have an external access to its garden, and so the occupants of that property

would store their bins in this area, which is close at hand. All bins would be pulled to the bin store area on collection day.

The Factory

3.7 This application proposes the change of use and sub-division of the factory into 5 x 3-bedroom houses. Each house would have an internal floor area of approximately 125 sqm, significantly exceeding the national minimum space standard[2] of 84 sqm for a 4-person 3-bedroom house. Each house would consist of 3 double bedrooms, 1 located on the ground floor and the other 2 on a mezzanine floor. Dormer windows are proposed on the mezzanine floor to the front and rear ensuring plenty of useable space and height within the bedrooms. Light tubes would also be used, to provide natural light to the central part of the ground floor living spaces.



A 3D visualisation showing the proposed factory conversion

3.8 The factory's existing structure would remain essentially unaltered, with the retention of the building's steel frame and concrete base. The form of the development has also been dictated by the need to raise the finished floor level by around 500mm, in accordance with the requirements set out within the Flood Risk Assessment which accompanies this application. However, the building's cladding would be replaced and various alterations would be made to provide a suitable standard of living accommodation. These include the addition of dormer windows within the roof, to give the building a residential appearance, and provide natural light and headroom for a mezzanine floor. We consider that the result would be an attractive building with a distinctive residential character, which would enhance the site's character.

[2] *Technical housing standards – nationally described space standard*, Department for Communities and Local Government (March 2015).

The Offices

3.9 It is proposed that the offices would be converted to provide 3 x 2-bedroom dwellings. Each would have an internal floor area of 70 sqm, which would meet the standard set out in the national space standards for a 3-person, 2 storey, 2-bedroom dwelling.

3.10 The building's structure would be retained and slightly modified to create a new pitched roof and first floor level. Windows, doors and skylights would be installed, to give the building a domestic appearance, and provide the necessary natural light and living spaces for a modern home.



A 3D visual of the proposed office conversion to provide 3 new 2-bedroom dwellings

Car and Cycle Parking

3.11 The site's existing access would continue to be utilised. Whilst much of the hard surfaced areas within the site would be removed, a total of 17 car parking spaces would be provided on retained areas of tarmac. Each 3-bedroom dwelling would have one car parking space on a driveway to the front of each, and an additional allocated parking space in a parking area located within at least 20m of the front door.

3.12 The 2-bedroom dwellings would each have an allocated car parking space located within 15m of the front door, and an extra space would be available in the larger parking area. The proposals would comply with the Local Plan's car parking requirements.

3.13 The proposals also include an enclosed cycle store, which would be positioned between the two converted buildings. This cycle store could easily provide 8 cycle parking spaces in accordance with the Local Plan's requirements, and could be made secure with a coded or fob activated locking system.

4 Planning Policy Review

4.1 Planning law requires that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise[3]. The relevant development plan document for South Holland District is the South East Lincolnshire Local Plan and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017). In addition, the policies of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) constitute important material considerations.

4.2 However, paragraph 213 of the NPPF states that **'existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies of the Framework, the greater the weight that may be given)'**. As such, the weight to be accorded to development plan policies will vary depending on their degree of consistency with the more up to date policies of the NPPF. This effectively means that the material considerations formed by the NPPF can be of greater importance in decision-making, and can be accorded greater weight than the policies of the development plan, there those policies are both out of date and inconsistent with the NPPF. We have highlighted below the policies which we believe are particularly relevant to this application, and where relevant the weight which we believe should be attributed to them.

National Planning Policy Framework (February 2019)

4.3 Local Plans and decision are required to reflect a **'presumption in favour of sustainable development'**. This is set out at paragraph 11. For decision taking it means:

> **c) 'approving development proposals that accord with an up-to-date development plan without delay; or**
>
> **d) where there are no relevant development plan policies, or the policies are most important for determining the application are out-of-date, granting permission unless:**
>
> > **i) the application of policies of this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**

[3] See Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

4.4 Footnote 6 clarifies that the policies referred to in d(i) are only those in the NPPF, and not those in development plans. It also clarifies that these are policies relating to various matters; of these, the only one relevant to this application is areas at risk of flooding. We discuss this matter in Section 5 below, and conclude that the proposals comply with national policy in this regard. As such, d(i) is not engaged with regard to this application.

4.5 Paragraph 8 sets out the three aspects of sustainable development, which include economic, social and environmental objectives. The social objective includes a requirement **'to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations'**. The environmental objective includes a requirement to make **'effective use of land'**

4.6 Paragraph 38 states that **'local planning authorities should approach decisions on proposed development in a positive and creative way'**, and that they **'should seek to approve applications for sustainable development wherever possible'**.

4.7 Paragraph 47 reiterates that planning law requires **'applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise'**. It also states that **'decisions on applications should be made as quickly as possible'**.

4.8 Paragraph 59 identifies the government's objective of **'significantly boosting the supply of homes'**.

4.9 Paragraph 77 states that **'in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs'**.

4.10 Paragraph 78 promotes sustainable development in rural areas **'where it will enhance or maintain the vitality of rural communities'** and **'support local services'**.

4.11 Paragraph 79 requires local planning authorities to **'avoid the development of isolated homes in the countryside'**. In light of judgments by the High Court and Court of Appeal, it is clear that the application site is not in an isolated location[4]. Nevertheless, paragraph 79 does set out exceptions of development allowed in rural areas this includes development that **'would re-use redundant or disused buildings and enhance its immediate setting'**.

[4] Braintree District Council (Claimant) vs Secretary of State for Communities and Local Government, Greyread Limited and Granville Developments Limited (Defendants) [2017] EWHC 2743.

4.12 Paragraph 117 requires planning policies and decisions to promote **'an effective use of land in meeting the need for homes and other uses'** making **'as much use as possible of previously-developed or 'brownfield' land'**. Footnote 44 states that the re-development of previously-developed land should be encouraged **'except where this would conflict with other policies of this Framework'**. We do not believe there are any policies in the NPPF that conflict with the application proposals.

4.13 To make effective use of land, paragraph 118 states that planning policies and decisions should:

> **c) 'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;**
>
> **d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained'**

4.14 Paragraph 122 notes that planning policies and decisions should support development that makes efficient use of land, taking into account:

> **a) 'The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;**
>
> **b) Local market conditions and viability;**
>
> **c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;**
>
> **d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and**
>
> **e) The importance of securing well-designed, attractive and healthy places.'**

4.15 Paragraph 124 outlines that the **'creation of high quality building and places is fundamental to what the planning and development process should achieve'** and that **'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'**.

4.16 Paragraph 127 sets out requirements for planning policies and decisions, with regard to the design of new development. This states that decisions should ensure certain design fundamentals are achieved which include ensuring that developments are **'visually attractive as a result of good architecture, layout**

and appropriate and effective landscaping', are **'sympathetic to the local character…while not preventing or discouraging appropriate innovation or change'**, **'optimise the potential of the site'**, and **'create places that are…inclusive, accessible and which promote health and well-being, with a high standard of amenity for existing and future users'**.

4.17 Paragraph 164 notes that **'Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood-risk assessments set out in footnote 50'**. Footnote 50 requires a site-specific flood risk assessment for all development in Flood Zones 2 and 3; this application is accompanied by a Flood Risk Assessment. Footnote 51 relates to this sentence, and clarifies that applications for the change of use of existing buildings such as those on the application site are not required to be subject to the sequential and exception tests.

South East Lincolnshire Local Plan

4.18 Policy 1 of the South East Lincolnshire Local Plan identifies Holbeach as a Main Service Centre. Development within the settlement boundaries of the Main Service Centre **'will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities'**. Although the application site relates closely to Holbeach, the site lies just beyond the settlement boundary and is within the designated Countryside. Policy 1 states **'in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits'**.

4.19 Policy 2 sets out the sustainable development considerations that new proposals must meet, and we consider the application proposals in relation to these in Section 5 below.

4.20 Policy 3 concerns the design of new development. The policy requires a high quality of new development, with inclusive design and layouts, its sets out a list of issues which all new development proposals must consider. We believe that these proposals have responded to all relevant issues and again details are set out in Section 5 below.

4.21 Policy 4 sets out the Local Plan's approach to flood risk. It states that development which constitutes a change of use will not be subject to the flood risk sequential and exceptions tests; in this regard it is consistent with paragraph 164 of the NPPF and its associated footnotes, mentioned above.

4.22 Policy 4 also requires development defined as 'more vulnerable' to provide wider sustainability benefits to the wider community which outweigh flood risk. This requirement relates to the exceptions test, as set out at paragraph 160 of the NPPF. However, as the NPPF clarifies that the exceptions test should not be applied to applications for change of use, such as the application proposals, this requirement is not relevant in this instance.

4.23 Further to this, Policy 4 requires applications relating to land at risk of flooding, including land within flood zone 3 such as the application site, to be subject to a site-specific Flood Risk Assessment. This is required to consider all risks of flooding, and demonstrate compliance with various criteria. These matters are considered further in the Flood Risk Assessment by Geoff Beel, which accompanies this application.

4.24 Policy 4 goes on to note that the **'change of use of existing buildings will be supported providing they do not pose an increase in risk to people. Change of use that would result in self-contained ground floor residential accommodation in areas of hazard rating 'danger for some', 'danger for most' and 'danger for all' will not be supported. In these areas unrestricted access to a habitable room above the flood level and an emergency evacuation plan will be required'**. The application site is identified in an area described as **'danger for some'** within the South Holland Strategic Flood Risk Assessment. These proposals respond to the policy requirement by providing at least one bedroom at first floor for each proposed dwelling.

4.25 The application site is not identified as an allocated employment site in the Local Plan. Policy 7 sets out criteria which will be used to consider applications which involve the conversion and redevelopment of existing non-allocated employment sites, and these are considered further in Section 5 below.

4.26 Policy 17 seeks a mix of housing in the district. The policy notes **'family homes of two or three bedrooms are in highest demand for both the market at affordable housing sectors'**. These proposals would help towards meeting this demand.

4.27 Policy 23 concerns the re-use of buildings in the countryside for residential use. The policy states the conversion of existing buildings outside of defined settlement boundaries to residential use will be permitted, subject to compliance with various criteria; this is considered further in Section 5 below.

4.28 Policy 31 requires all development proposals to demonstrate that the consequences of climate change have been considered. This includes providing high-quality design, flood-mitigation measures, complying with Building Regulation water efficiency standards, reducing the need to travel, and biodiversity improvements. These matters are considered further in Section 5.

4.29 Policy 36 requires new development to accord with the Local Plan's vehicle and cycle parking standards. The Local Plan requires 2 car parking spaces for each dwelling of 3 bedrooms or less. Eight dwellings are proposed; 5 with 3-bedrooms and 3 with 2-bedroom. 17 car parking spaces would be provided within the site, and this would meet the car parking requirements. The cycle parking standards require 1 space per unit, and the application proposals offer a cycle store that could securely store 8 or more cycles.

5 Material Planning Considerations

Principle of Development

5.1 The application site is located within the countryside, close to the settlement boundary of Holbeach. Policy 23 of the Local Plan allows for the reuse of buildings in the countryside for residential use. It states that such conversions will be permitted subject to various criteria, and these are set out below, alongside the application's response.

Policy 2 Requirement Proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that:		**Application's Response**
1.	The building is structurally sound and capable of conversion without the need for significant extension, alteration or re-building;	The two buildings proposed for conversion are both entirely structurally sound, and suitable for conversion. The application has taken the opportunity to provide a roof extension to the office building, so as to provide additional living space, but this is not required for structural reasons.
2.	The building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;	This part of the policy is inconsistent with national policy (NPPF paragraph 79), and so cannot be afforded any significant weight in decision making, (NPPF paragraph 213) – see our further explanation below.
3.	The proposal is in keeping with its surroundings;	The proposed conversion would improve the appearance of the buildings and the site as a whole, and make it more in keeping with the character of its surroundings.
4.	The design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction;	The design would work with and enhance the character and appearance of the existing buildings.
5.	Development leads to an enhancement of the immediate setting of the building.	The proposed development would enhance the appearance of the site and buildings, and existing landscape features would be retained, whilst further landscape planting would be provided. The setting for the buildings would undoubtedly be enhanced.

5.2 We consider that the proposed development is entirely compliant with the relevant and up to date aspects of Policy 23. As we have noted above, the second part of Policy 23 is out of date due to its inconsistency with national policy. It requires the buildings to be retained to be of architectural merit. However, paragraph 79 of the NPPF states that conversions are acceptable simply if the proposed development would enhance its immediate setting. This is a less onerous requirement (which is separately embodied in part 5 of the policy). The NPPF does not limit such conversions simply to the most beautiful buildings, but instead allows any suitably robust building to be considered for conversion. It also encourages the re-use of existing buildings in other aspects of policy (e.g. NPPF paragraphs 8 and 118). National policy clearly takes a broader view of this matter, recognising as it does the inherent environmental benefit of re-using existing buildings (see below), and the need to consider matters beyond simple aesthetics. Where there is a conflict between local and national policy, paragraph 213 of the NPPF is clear that national policy takes precedence, even if the Local Plan is newly adopted. The proposed development would comply with national policy, by providing an enhancement of the building's appearance and its setting, with new landscaping. As such, any conflict with Part 2 of Policy 23 in this regard is not material to the determination of a planning application. This view has been agreed in pre-application discussions with the Council's planning officers.

5.3 These proposals would re-use a redundant and disused building and wider site, which will otherwise inevitably worsen in appearance the longer it is left vacant. Converting the factory and offices to residential use, would improve the site's appearance and complement the character of the area. The proposed materials would give the converted factory and offices a modern appearance; the exteriors would be a mixture of metal cladding and white render; the dormer windows would be clad in aluminium or a similar material; and glass balustrades would enclose the terraces. These proposals would also bring more soft landscaping for the benefit of the occupiers and this in turn would bring aesthetic improvements that would enhance the immediate setting of the site.

5.4 We consider that the proposed development complies with local and national policy and is acceptable in principle.

Response to Policy 2: Development Management

5.5 Policy 2 of the Local Plan contains a number of criteria against which new development proposals must be considered. We set these out below, alongside the application's response.

Policy 2 Requirement Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:		**Application's Response**
1.	Size, scale, layout, density and impact on the amenity, trees, character and appearance of the	The scale and density of the proposed development is dictated by the existing buildings. Residents would benefit from a

	area and the relationship to existing development and land uses.	spacious site, with private amenity areas and a generous shared open space. The appearance of the buildings and site as a whole would be enhanced, and the development would be entirely in keeping with the character of the local area. The proposed residential use would be compatible with the neighbouring residential properties.
2.	Quality of design and orientation.	The proposed conversion would both make an efficient use of the site, and provide a significant improvement in the appearance of the buildings, through good design. The buildings' orientation would allow them to benefit from passive solar gain.
3.	Maximising the use of sustainable materials and resources.	The proposed conversion would utilise the structure of the existing buildings, including a large amount of embodied carbon, for instance in the steel frame and concrete slab for the factory building, and the frame of the office building. Areas of hard standing would also be retained for car parking, reducing the need to lay new tarmac. This would be an inherently sustainable form of development.
4.	Access and vehicle generation levels.	The proposed development would lead to a reduction in HGV and car movements, as explained below. This would be particularly pronounced during the peak hours. The existing access would be used, and it is entirely suitable for the proposed use. Sufficient space would be provided for car parking and turning within the site.
5.	The capacity of existing community services and infrastructure.	The site is in a sustainable location, as we note below. It is within easy reach of a range of services and facilities within Holbeach, which have capacity to accommodate the proposed development.
6.	Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.	A residential use would be compatible with the adjacent houses, and would not generate unacceptable noise or odours. The conversion of the existing buildings would not lead to any unacceptable overlooking of neighbouring properties.
7.	Sustainable drainage and flood risk.	The application is accompanied by a Flood Risk Assessment which considers these matters further; it recommends measures such as raised internal floor levels and flood resilience measures, which are incorporated

		within the proposed design. As a conversion of existing buildings, the application is not subject to the sequential and exception tests, and it complies with Local Plan Policy 4 (see below).
8.	Impact or enhancement for areas of natural habitats and historical buildings and heritage assets.	The proposed development would not have any notable effect on any areas of natural habitats or heritage assets. It would lead to a net gain in biodiversity through the provision of measures such as new planting.
9.	Impact on the potential loss of sand and gravel mineral resources.	The application site is not identified as an allocated minerals site, and there are no such areas within South Holland District.

5.6 We consider that the application fully complies with Policy 2.

Carbon Emissions

5.7 As we have noted, Holbeach has a wide variety of services located on the High Street, within a mile of the application site. Whilst it is likely some journeys would be made by car, this would be the case for many people, irrespective of where they live; for instance, supermarket shopping is typically undertaken by car or via home delivery due to the weight of bags. In any case, we note that the National Travel Survey 2015[5] records that the national trend is for 76% of trips under 1 mile to be made on foot, and that an average walking trip is 18 minutes in duration; this is approximately the same amount of time it would take to walk from the application site to the High Street.

5.8 Holbeach is the second largest settlement in the District, and one of the most sustainable locations, in terms of its range of services and facilities. As we have noted in Section 2, planning permission was granted for housing on Low Lane, 70m to the south, in part on the basis that it was considered to be **'an accessible location'**. This is, by any rational measure, an entirely sustainable location for new homes in terms of travel distances and the likely generation of carbon emissions.

5.9 It is also important to note that the re-use of the embodied carbon emissions within the existing buildings, particularly the large concrete slab and steel frame of the Swepstones factory, would offset any new carbon emissions which may be generated through transport to and from the site.

5.10 Carbon emissions generated through construction are a very large proportion of the carbon footprint of new homes, with the construction of a typical house generating in the region of 50 tonnes of CO^2; in comparison, an average person has an annual carbon footprint of around 5 tonnes, for all of their activities, which will include not only local travel but also travel abroad, possibly by

[5] https://www.gov.uk/government/statistics/national-travel-survey-2015

aeroplane, the food they eat, heating their home, etc.[6]. In this context, it is clear that the benefit of retaining the embodied carbon within the existing buildings is also something which must be given great weight. This is recognised in national and local planning policies, which encourage the re-use of existing buildings, even if they are in isolated locations (which this site is not).

5.11 It must also be noted that the site's former use as a factory and offices also generated carbon emissions through traffic. This included around 10 deliveries per week by HGVs, and many trips to and from work by the 10 staff, most of whom travelled in separate cars. The proposed residential use would represent a reduction in vehicle trips when compared with the site's former use as a food factory.

Flood Resiliance

5.12 We have noted in Section 4 that national policy states that **'applications for some minor development and changes of use should not be subject to the sequential or exception tests'** (paragraph 164 of the NPPF). The associated footnote 51 defines minor development as householder development, small non-residential extensions and changes of use. This approach is reiterated in Local Plan Policy 4.

5.13 These proposals, unlike the previous application, propose the change of use of the existing buildings with no significant external alterations or extensions, and therefore there is no need to undertake a sequential test. However, it is accepted that a Flood Risk Assessment (FRA) will need to be provided to accompany a planning application. The FRA which accompanies this application advises that finished floor level should be raised by around 500mm, to 4.00m AOD, and the application drawings have incorporated this advice, in order to improve the development's resilience to flood risk. In addition, further flood resilience measures would be out in place, such as raised electrical sockets, the horizontal fitting of plasterboard, and the provision of bedrooms at first floor level for all of the proposed dwellings. We consider that these proposals would fully comply with the requirements of policy 4.

5.14 The application proposals would also use sustainable drainage systems to deal with surface water. New areas of hard surface would be laid using permeable paving or permeable tarmac. It is anticipated that further details can be provided in relation to a planning condition.

Loss of Employment Use

5.15 The food manufacturing company Swepstones, was a retail butchers and pie and sausage manufacturer that operated for 58 years. The retail butchers' shop was located on the High Street in Holbeach and is not part of these proposals. The application site contains the former pie and sausage factory from which the shop was supplied, as well as the business's administrative offices.

[6] See https://citu.co.uk/citu-live/what-is-the-carbon-footprint-of-a-house.

5.16 The Applicants, Mr and Mrs Swepstone, retired from the business in 2017, at which time the factory ceased operating. It was marketed for a period of two years, from January 2016 to February 2018, being advertised as a going concern, and it was in operation for the majority of that period. At Appendix 1 we have provided a copy of the Business Profile used to advertise the business and property. It was advertised with Ernest Wilson Estate Agents, who specialise in marketing businesses such as this.

5.17 Also enclosed at Appendix 1 is a letter from Ernest Wilson, who confirm they advertised the business and property extensively. Despite their efforts, Swepstones received very little interest, and the property remained unsold. The letter from Ernest Wilson indicates that it is unlikely that a purchaser with the skills required to continue the business could be found, in what is a dying trade. The unsuccessful outcome of marketing the site evidently shows no demand for its existing use. It has also become a financial burden to Mr and Mrs Swepstone who are continuing to pay out business rates whilst the site remains vacant.

5.18 At the height of the factory's operation Swepstones was employing 10 people. The site has been vacant for two years, and the change of use would not result in a loss of jobs. The application site is a non-allocated employment site. Other forms of employment use, such as offices, would require significant expenditure, to convert the existing buildings, and such a conversion would not be financially viable.

5.19 We have included at Appendix 2 the full selection of commercial properties currently listed on the property website Right Move, within a 3-mile radius of Holbeach. This comprises a wide range of properties, including warehouses, light industrial buildings, offices, shops, horticultural and agricultural premises and land, and a builder's merchant. Unfortunately, the website includes land with planning permission for housing, but whilst not all of the search results are directly relevant, this list does demonstrate that there are many commercial properties currently available within a short distance of the application site. In addition, the Local Plan has allocated more land for employment use than the Council's evidence indicated was necessary, to ensure that the local economy will be well served. There is no lack of land or premises for employment purposes in this area.

5.20 Policy 7 of the Local Plan requires a demonstration that employment use is no longer viable for the site. The Application's response to Policy 7 is set out below.

Policy 7 Requirement Conversion and redevelopment of, or change of use from, existing non allocated employments sites to non-employment uses will be considered on their merits taking account of:		**Application's Response**
1.	Whether the loss of land or buildings would adversely affect the economic growth and employment opportunities in the	The application site represents a small and also specialist form of employment premises. It has not been operating for the past two years, and its change of use would

	area the site or building would likely serve;	not adversely affect the operation of the wider local economy. There are many other local businesses and vacant premises available in the local area, as shown at Appendix 2. In addition, the Local Plan makes a number of new allocations for employment land within Holbeach and Spalding, which seek to exceed the demand for employment land and premises in the foreseeable future. The loss of these small premises from the local market would not have any notable adverse effect on the growth of the local economy, or local employment opportunities.
2.	Whether it is demonstrated that the site is inappropriate or unviable for any employment use to continue and no longer capable of providing an acceptable location for employment purposes; and	It has been demonstrated, through the unsuccessful outcome of marketing the business for 2 years, that the premises are no longer required for employment use. It is highly unlikely that it will be required again for the use for which it was constructed, due to a lack of demand from skilled butchers, in what is a dying trade. It would also not be financially viable to convert the premises to another form of employment, such as offices, as the end value would be entirely insufficient to fund the conversion and refurbishment works required; only a residential use is financially viable.
3.	Whether the applicant has provided clear documentary evidence that the property and/or land has been appropriately but proportionately marketed without a successful conclusion for a period of not less than 12 months on terms that reflect the lawful use and condition of the premises.	Documentary evidence of in excess of 12 months marketing is set out at Appendix 1, as discussed above.

5.21 We believe that the application proposals are entirely compliant with Policy 7.

Design

5.22 The proposed design would retain the structure of the factory and office buildings which lend themselves to conversion into residential units. To a large extent this structure dictates the form of the proposed development, but a number of cosmetic alterations are proposed which would improve the buildings' appearance. Nevertheless, the application proposals take the opportunity to significantly enhance the buildings' appearance, and that of the wider site. The

new homes would also meet national space standards, and provide generous amenity areas. This would be an attractive living environment, of a high quality.

5.23 Policy 3 of the Local Plan set out the Council's considerations regarding design. We consider that these proposals respond positively to the considerations relevant to this application, and we have set out the relevant details below.

Policy 3 Requirement All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:		**Application's Response**
1.	creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;	The proposed development would not have any adverse effects in these regards. The site is not close to any designated heritage assets. The proposed development would enhance the appearance of the site and fit in well with its surroundings.
2.	distinguishing between private and public space;	The proposed dwellings would have clearly defined private amenity spaces, as well as a landscaped shared amenity area. There would be clear definitions between public and private spaces.
3.	the landscape character of the location;	Existing landscaping would be retained, and enhanced with new planting. The proposals would have only a positive impact on the character of the local landscape.
4.	accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;	As we have noted above, the site is in a sustainable location, which is within walking and cycling distance of the town centre. The proposals would also lead to a reduction in car and HGV movements, and so carbon emissions generated through transport, when compared with the existing use.

5.	the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;	A refuse storage area would be provided close to the site's entrance, suitable to accommodate all of the waste the Council collects. Homeowners would also be able to store bins in their homes and gardens. A secure and weatherproof cycle store would be provided. Car parking would be provided on retained areas of tarmac.
6.	the lighting of public places;	It is anticipated that details of a lighting scheme for the site could be agreed in relation to a planning condition. This would avoid unnecessary light spill into the wider area.
7.	ensuring public spaces are accessible to all;	All public areas within the site would be accessible as was required.
8.	crime prevention and community safety;	All properties would be built with secure boundary fences. Private garden areas would be used to ensure separation and privacy from windows, and avoid close-range views into properties. Some parts of the site, for instance to the rear of the factory building, are inaccessible due to the bund and dense foliage, and this would remain the case.
9.	the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;	The orientation of the buildings is already fixed, but it nevertheless does allow for passive solar gain. The orientation would also facilitate the use of solar panels on the roofs of both buildings, if required.
10.	the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;	Not applicable.
11.	residential amenity;	There would be no unacceptable overlooking of existing properties, or inter-visibility between the two buildings.
12.	the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);	See above, and the accompanying Flood Risk Assessment.
13.	the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile	The existing structures would be retained and reused, and local building materials would also be used wherever possible. Measures would be fitted to minimise the use of water, in accordance with building

	soils;	regulations. The site is not agricultural land, and there would be no loss of best and most versatile soils.
14.	the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;	Existing trees and hedgerows would be retained, and new planting would also be provided.
15.	the appropriate use or reuse of historic buildings.	Not applicable.

5.24 We consider that the proposed development would fully comply with all of the relevant aspects of Policy 3.

5.25 The proposals would retain the existing earth bund and dense tree cover that currently enclose the site, creating a clear barrier between the site and the A17 and the countryside. Existing views of the site are already restricted by the well-established trees and hedges, and with new landscaping, views of the site from the surrounding area would be little changed. These proposals would respect the local landscape character, and further landscaping would be provided to enhance that which is already within the site.

5.26 As noted in Section 3 there would be a total of 17 car parking spaces available to the 8 housing units. The Local Plan requires a minimum of 2 spaces for dwellings of up to 3 bedrooms. All of the proposed dwellings would have 3 bedroom or less, and it is proposed to provide 2 car parking spaces for each dwelling, and a further space for visitors. As we have set out above, the site is in a sustainable location and is within walking and cycling distance of Holbeach town centre. We believe that the proposed car parking spaces are entirely acceptable in regard to the size of the dwellings and the location of the site, and the proposals comply with local policies in this regard.

5.27 Each unit would be provided with its own private amenity space. These gardens vary in size due to the constraints on converting the existing buildings and the earth bunds that are located on the perimeter of the site. However, it is proposed that the land within the south-eastern corner of the site would be landscaped to provide a large shared amenity area that would be available for all future residents to use. It would be well separated from the highway by a fence, earth bund and tall, dense trees, making it a safe area for families to enjoy.

5.28 The proposals would be of a high standard and modern design. The conversion would use modern sustainable materials and methods of construction. It would also install energy efficient heating and lighting systems, which would include the proposed large windows and sun tubes would contribute to passive solar gain in terms of heat and light.

Presumption in Favour of Sustainable Development

5.29 The presumption in favour of sustainable development is set out in national policy, as we have noted in Section 4 above. Paragraph 11(c) of the NPPF states that for decision taking, the presumption in favour of sustainable development **'means approving development proposals that accord with an up-to-date development plan without delay'**. We have explained throughout this statement above that the proposed development would comply with the relevant policy considerations. In this context, we consider it is clear that the proposed development should be approved.

6 Conclusions

6.1 This application proposes to convert and slightly extend existing commercial buildings, to provide new homes. As we have noted above national and local policy both support the re-use of buildings in the countryside for residential use. We consider that the proposed development is acceptable in principle, as it accords with local and national policies. This would be the case even if it was in an isolated location; however, the site is in a suitable and sustainable location, on the edge of Holbeach.

6.2 Whilst the flood risk sequential and exceptions tests are not applicable to conversions such as this, the application is nevertheless supported by a Flood Risk Assessment (FRA). Measures are proposed in the FRA and application drawings to improve the buildings' flood resilience. The proposals are also fully compliant with local and national policy in these regards.

6.3 Local policy also allows for the conversion of non-designated employment sites (such as this) to residential use, where it can be demonstrated that the previous employment use is no longer viable. Evidence has been provided with this application to demonstrate that the required period of marketing has been undertaken, that it has been demonstrated that there is no demand for the application site, and that it is no longer required for its previous use. It would not be economically viable to convert the buildings to a use other than residential.

6.4 A residential use would also bring benefits by reducing the amount of traffic generated by the site, including a substantial reduction in vehicle movements during peak hours, and HGV trips. This would reduce carbon emissions generated through transport.

6.5 This would also be an inherently sustainable form of development, as it would reuse the embodied energy and carbon in the buildings' structures, and re-use previously developed land in accordance with national policy. The carbon emissions generated during the construction of a house are substantially higher than the annual carbon emissions generated by its occupants.

6.6 The site is within walking and cycling distance of the town centre and it would make a positive contribution to the sustainable social and economic development of Holbeach, and facilitate travel by sustainable means.

6.7 These proposals would provide a positive use for a vacant site. The proposed conversion would enhance the appearance of the buildings, and the wider site. Retained and new landscape planting would enhance the site's appearance and provide benefits for biodiversity.

6.8 This application benefits from the presumption in favour of sustainable development, and we respectfully request that it should accordingly be approved without delay.

Appendix 1

EST. 1956
Ernest Wilson
THE PREMIER BUSINESS AGENT

T: 0113 238 2900
E: info@ernest-wilson.co.uk
The Business Centre, Deanhurst Park, Gelderd Road,
Gildersome, Leeds, West Yorkshire, LS27 7LG

Mr T Waller,
Waller Planning,
Suite A, 19-25 Salisbury Square,
Old Hatfield,
AL9 5BT

SJM/LS

17th May 2019

Dear Mr Waller,

Re: ***Swepstones,***
28 High Street, Holbeach, PE12 7DY

Further to your request for marketing information, I can confirm that we were instructed to market the business & property in January 2016 at a reasonable sale price.

During the period of marketing, the business was extensively advertised and details were provided to 321 clients which resulted in only 4 viewings and a very derisory offer.

We did contact a number of the enquirers to obtain some feedback and whilst the business was attractive, the general consensus was that any owner would have to be highly skilled in butchery to be able to maintain the existing business.

From my 28 years' experience, I am aware that traditional butchers are a dying trade thus finding a potential purchaser with the necessary skills was always going to be a hard task.

The business & property was withdrawn from sale on 15th February 2018 and remained unsold.

I trust the above assists you however if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

Stuart J Moorhouse – Director
Ernest Wilsons & Co Ltd

Stuart.moorhouse@ernest-wilson.co.uk

The Property Ombudsman

Ernest Wilson is a trading name of Ernest Wilsons & Co Limited | Registered in England No: 3071112
Authorised and regulated by the Financial Conduct Authority

Ernest Wilson
THE PREMIER BUSINESS AGENT
Est 1956

BUSINESS PROFILE

Swepstones
Retail Butchers & Pie & Sausage Manufacturers
28 High Street, Holbeach, Spalding, Lincolnshire, PE12 7DY
&
115/119 Battlefields Lane North, Holbeach, Spalding, Lincolnshire, PE12 7PF





- Annual Turnover in excess of £600,000
- Retirement Sale After 58 Years Here
- Oozing Potential to Double the Turnover
- £60,000 Adjusted Net Profit
- Well Fitted High Street Shop & State of the Art Manufacturing Plant Set in Approx 1.4 Acres

Business & Property
£795,000

TRIED & TRUSTED SINCE 1956

T:0113 238 2900 | F:0113 238 2901 | E: sales@ernest-wilson.co.uk

www.ernest-wilson.co.uk

Retail Butchers & Pie & Sausage Manufacturers.

One of the finest retail butchers in the Lincolnshire area of Spalding – BUSTLING TRADING POSITION with 1,000's of people passing daily.

The present owners are retiring after 58 years here. The site is honestly oozing potential for so very much more with younger, enthusiastic owners – **TURNOVER COULD BE DOUBLED**. The business is worked in very easy hours over 5 days, again offering potential to extend these hours, closing at 4.30pm.

The state of the art bakehouse and manufacturing plant is under-utilised due to our client's age and pending retirement. This concern boasts an enviable turnover that without doubt, under enthusiastic new owners could take the very big money – our client turns wholesale business away. **A SUPERB OPPORTUNITY HERE – PRICED DELIBERATELY TO SELL DUE TO RETIREMENT.**

The Premises Comprise:

The concern is worked out of freehold premises – there are two arms to this business; one being the retail shop on the high street and the other being the manufacturing plant.

The Retail Shop comprises:-

Spacious double fronted walk round sales shop with good display refrigeration. To the rear is the preparation room incorporating walk in cold room, walk in freezer room, two toilets, store room / staff room.

The Manufacturing Site comprises:-

There are two commercial properties on this site that extends to approximately 1.4 acres (guide only). The first is a detached single storey block offering spacious office and storage accommodation – a useful building. Our client has built a modern detached manufacturing plant extending to approximately 4,300 sq ft. This is an ultra-modern building which comprises reception leading to the disabled toilet, ladies and gents toilets with wash hand basin, high care changing room for staff, low care changing room for staff, high care passageway, loading bay, walk in freezer, despatch area, store room, cooking room with large walk in commercial oven. Low care area, incorporating loading bay, walk in fridge, store room, commercial dishwashing area, clean equipment store room, sausage room incorporating walk in cold room, bakehouse, walk in cold room.





• High Street Retail Shop









- State of the Art Manufacturing Plant

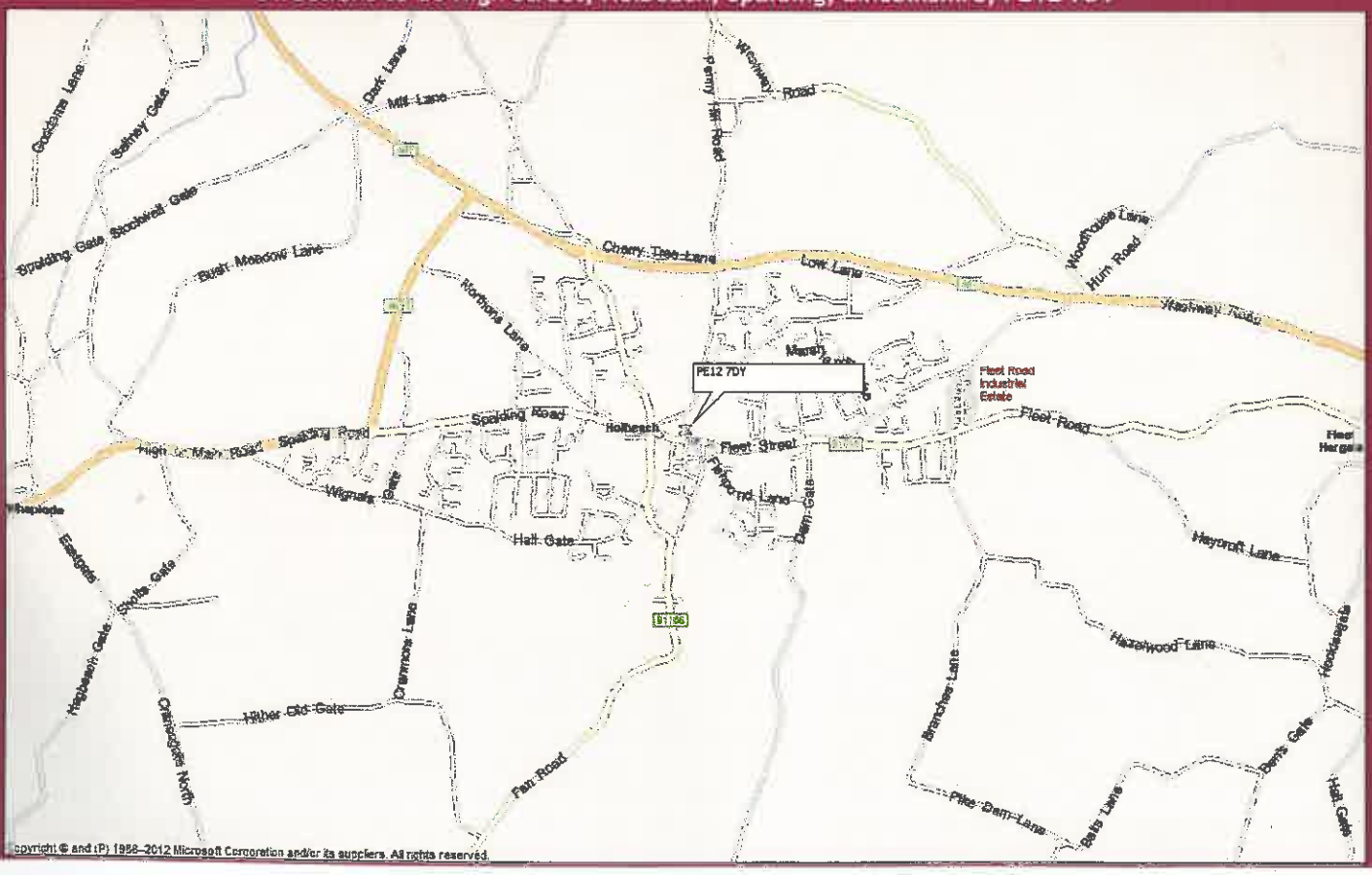




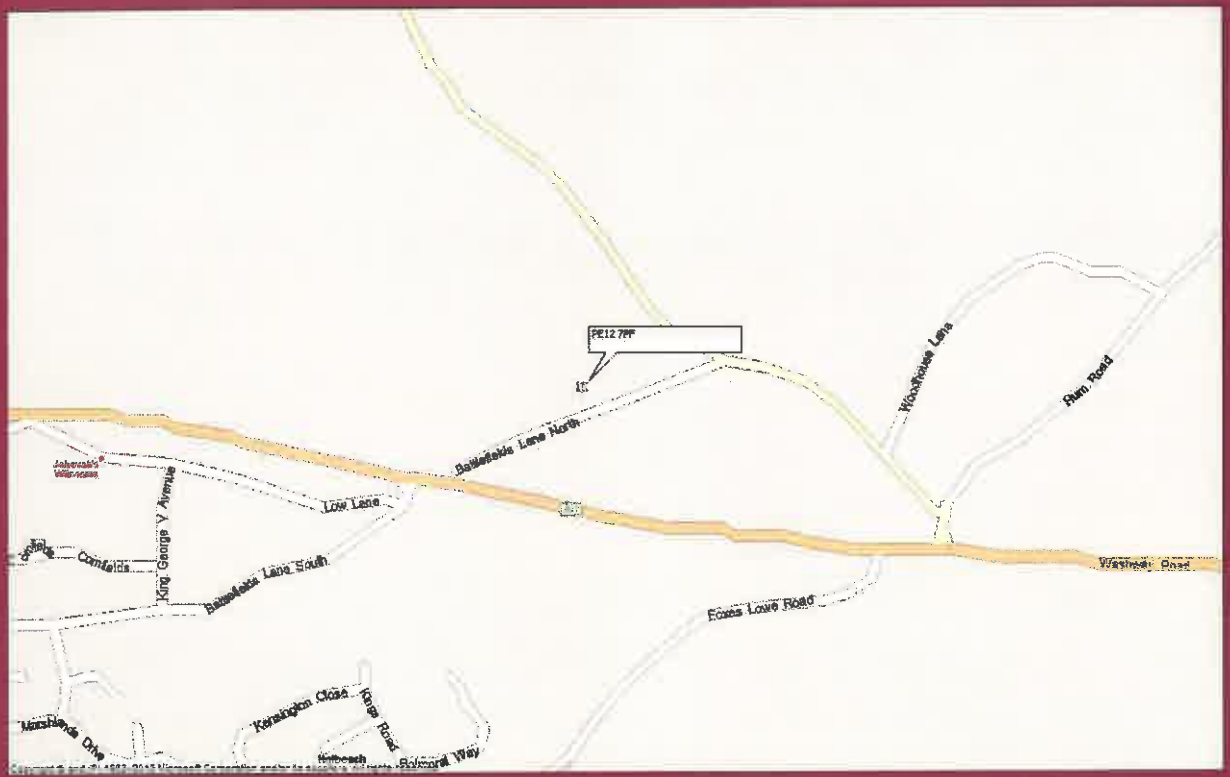


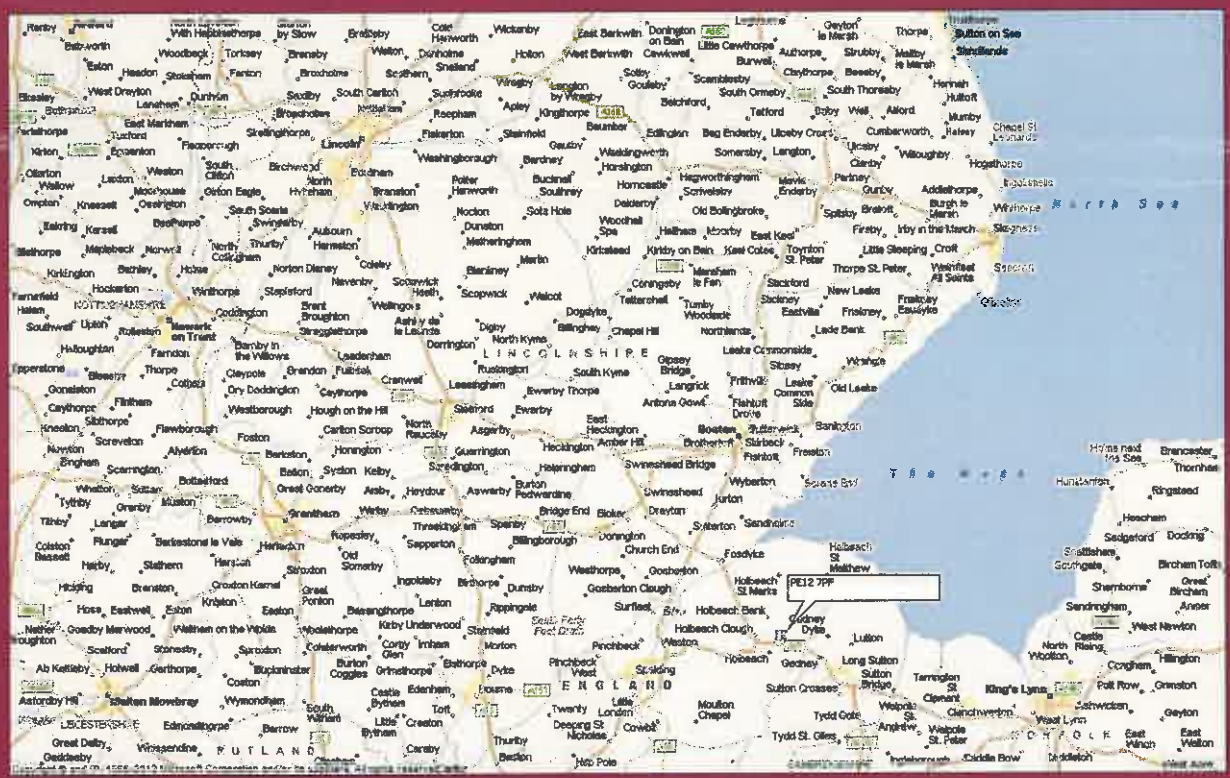
PRICE	Business & Property £795,000
TURNOVER	In excess of £600,000 annually
TENURE	Freehold.
STAFF	Five Full Time and Three Part Time.
EPC	EPC's are Available on Request.
HOURS OF BUSINESS	Retail Shop:- Monday: 9am to 4.30pm. Tuesday: 8.30am to 4.30pm. Closed Wednesday. Thursday and Friday: 8am to 5pm. Saturday: 8am to 4.30pm. Closed Sunday. Manufacturing Plant:- Monday to Friday: 7.30am to 4.30pm. Closed Saturday and Sunday.
VIEWING	**Please contact our Leeds office on 0113 238 2900 if you wish to arrange a viewing appointment for this property or require further information.** **For confidentiality purposes and to respect any staff and customers who are unaware that the business is for sale, please do not approach the business direct or attempt to make contact with the owners without a prior appointment made via our office.**
REF NO	**557180**

Directions to 28 High Street, Holbeach, Spalding, Lincolnshire, PE12 7DY



Directions to 115/119 Battlefields Lane North, Holbeach, Spalding, Lincolnshire, PE12 7PF





Ernest Wilson
Business Agents

The Business Centre
Deanhurst Park
Leeds
LS27 7LG
1/2 mile from J27 M62

Phone: 0113 238 2900
Fax: 0113 238 2901
E-mail: sales@ernest-wilson.co.uk

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www.ernest-wilson.co.uk

Appendix 2

Commercial Properties For Sale in Holbeach, Spalding, Lincolnshire, within 3 miles

39 results Sort: Relevance List Map





Land for sale

High Road, Weston, Spalding, Lincolnshire, PE12 6JG

The land is a regular block of arable land flat in nature with a long road frontage onto High Road. On the opposite side of High Road is an existing housing estate with the remaining three borders going onto agricultural land with the far w

Marketed by Brown & Co, Grantham

£2,500,000 Guide Price

657,756 sq. ft.

BROWN&Co 01476 242055 Local call rate Email agent





Warehouse for sale

Laurel Lodge, Hurn Road, Holbeach Hurn, SPALDING, Lincolnshire, PE12 8JB

FORMER FOOD PACKING & DISTRIBUTION DEPOT Laurel Lodge, Washway Road, Holbeach, Spalding Vegeta

COMMERCIAL

Marketed by Brown & Co, King's Lynn

POA

34,933 sq. ft.

BROWN&Co 01553 403019 Local call rate Email agent



Commercial development for sale

45 Fleet Street, Spalding, Lincolnshire, PE12 7AG

Town centre redevelopment opportunity of approx. 0.56 acres for sale subject to planning. Currently used as a builder's merchants. Preapplication in favour of residential

COMMERCIAL



£300,000 Guide Price

Marketed by Brown & Co, Grantham

BROWN & Co 01476 242055
Local call rate
Email agent





Office for sale

West End, Holbeach, PE12

A unique opportunity to acquire a three storey mixed use premises situated within close proximity to Holbeach town centre. The property briefly comprises a three sto

COMMERCIAL

Marketed by PYGOTT & CRONE COMMERCIAL, Lincoln

Pygott Crone 01522 418076
Local call rate
Email agent

£195,000





Retail property (high street) for sale

Former vets with D1 use with Apartment

Former Vets surgery with D1 planning use - circa 1050 sq ft. Vacant possession on completion Small rear yard area and bin store 2 bedroom first floor flat Alternative uses ST

COMMERCIAL

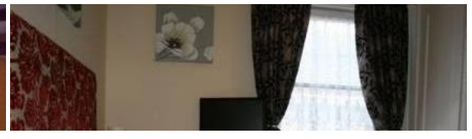
Marketed by Moores Commercial , Rutland

£185,000

1,050 sq. ft.

moores commercial.com 01664 900003
Local call rate
Email agent





9 bedroom guest house for sale

Boston Road South, Holbeach, Spalding




REDUCED TO £197,000 Great opportunity to acquire a Public House with letting bedrooms. This would convert

COMMERCIAL

Marketed by LLH, Lincolnshire

£175,000

2,000 sq. ft.

LLH 01780 695050 Local call rate Email agent



Farm land for sale

7.50 Acres Of Land, Branches Lane, Fleet Hargate, Holbeach, Lincolnshire, PE12 7BE

3.03 Hectares (7.50 Acres) of highly productive double cropping Grade 1 arable land.

Marketed by Brown & Co, Spalding

£110,000

326,700 sq. ft.

BROWN & Co 01775 547014 Local call rate Email agent





Light industrial for sale

Sluice Farm, Sluice Road, PE12

Established brick built building in a semi-rural location close to the A17 mian road. The property is of solid brick construction and extends to approximately 210sqm / 2261sqft

COMMERCIAL

Marketed by PYGOTT & CRONE COMMERCIAL, Lincoln

£79,950

Pygott Crone 01522 418076 Local call rate Email agent





6 bedroom pub for sale

LINCOLNSHIRE - 11.5% INVESTMENT YIELD 52K INCOME P/A BAR & GRILL WITH 6 LETTING ROOMS

Brand New 10 year Free Of Tie lease opportunity rent is 39k Per Annum, this 3 storey mid terrace property include

COMMERCIAL



£34,950 Leasehold

Marketed by Sidney Phillips Limited , Eastern Counties

SidneyPhillips.co.uk 01522 418123
Local call rate
Email agent





Shop for sale
Holbeach, Lincolnshire, , PE12
Long Established Dry Cleaners

COMMERCIAL

Marketed by Hilton Smythe, Bolton

£13,950

hiltonsmythe 01204 299002
Local call rate
Email agent

Additional commercial listings



Land for sale
Lime Walk, Long Sutton
RESIDENTIAL DEVELOPMENT OPPORTUNITY This arable land has outline Planning Permission and the Indicative Scheme shows a layout for 70 dwellings. The site comprise

COMMERCIAL

Marketed by Geoffrey Collings & Co, Long Sutton

£1,450,000 Offers in Region of

01406 477002
Local call rate
Email agent








Commercial property for sale

Lowgate, Gedney, Spalding

Bruce Mather are pleased to offer for sale this FANTASTIC OPPORTUNITY TO PURCHASE THIS SPACIOUS FOUR

COMMERCIAL

Marketed by Bruce Mather Ltd, Boston Sales

£525,000

01205 626021
Local call rate

Email agent





Farm for sale

Residential Farm - Holbeach Fen

- Small Residential Farm with Very Attractive Chalet Style House, Farm Building, Yard, Easy Grass and 2 Arable Fields - Total Area: 26.275 Acres (10.63 Hectares) - Rosen

COMMERCIAL

Marketed by Longstaff Commercial, Spalding

£495,000

01775 765536
Local call rate

Email agent

Holbeach + 3 miles sq. ft. Min Size to Max Size Min Price to Max Price Property Type Filters





Land for sale

Seas End Road, Moulton Seas End

*** OUTLINE PLANNING FOR FIVE INDIVIDUAL UNITS *** Belvoir incorporating Munton & Russell are pleased to offer the rare opportunity to purchase a development opportunity in the popular village of Moulton Seas End.

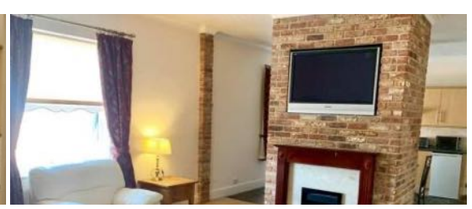
Marketed by Belvoir Inc Munton & Russell, Spalding

£395,000

03339 873726
Local call rate

Email agent





Commercial property for sale

Market Place, Long Sutton, Spalding, PE12 9JF

GROUND FLOOR OFFICE UNIT WITH THREE FLATS ABOVE in Long Sutton Market Town. This property compromises of a




COMMERCIAL

Marketed by C.Carters Estate Agents, Wisbech

£330,000 Offers in Region of

01945 757009
Local call rate

Email agent





Shop for sale

Market Place, Long Sutton

Excellent Investment Opportunity - Prime town centre location, this property consists of a shop unit and three self contained one bedroom flats, with separate entrai

COMMERCIAL

Marketed by Geoffrey Collings & Co, Long Sutton

01406 477002
Local call rate

Email agent





Residential development for sale

Residential Development Site - Gedney

- Well Situated Close to the Village Centre of Gedney - Total Site Area Approximately 2,443m² (0.6 Acres) - Full Planning Consent Granted for 4 Executive Dwellings - Alter

COMMERCIAL

Marketed by Longstaff Commercial, Spalding

£325,000 Guide Price

01775 765536
Local call rate

Email agent





Retail property (high street) for sale




£325,000 Guide Price

4,110 sqft

Main Road, Gedney, Spalding, Lincolnshire

Approximately 1.28 Acres - Well Established Restaurant - Ample Parking - 381.80 m2 (4,110 sq. ft.) - Current rental income £36,400 pa

COMMERCIAL

Marketed by JHWalter, Lincoln

03339 873645
Local call rate

Email agent





£325,000 Guide Price

Land for sale

Residential Development / Renovation

- Well Situated Close to the Village Centre of Gedney - Total Site Area Approximately 2,443m² (0.6 Acres) - Full Planning Consent Granted for 4 Executive Dwellings - Alternate Renovation Opportunity of Large Unique Bungalo

Marketed by Longstaff, Spalding

01775 547009
Local call rate

Email agent



£300,000 Offers in Region of

2 bedroom commercial development for sale

Market Street, Long Sutton

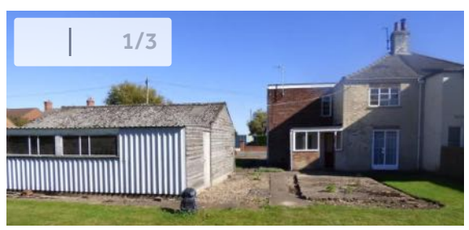
Excellent Investment Opportunity - Introducing The Hive. Located in the town centre, this property consists of 2 shop units and 2 one bedroom first floor flats all with the

COMMERCIAL

Marketed by Geoffrey Collings & Co, Long Sutton

01406 477002
Local call rate

Email agent



Land for sale

Semi-Detached Cottage & 2 Building Plots - Moulton Seas End

* Semi-Detached Cottage in Need of Refurbishment * Extensive Gardens with Benefit of Outline Planning 2 Detached Bungalows * Available as a Whole * Central Village



£179,995 Guide Price

COMMERCIAL

Marketed by Longstaff Commercial, Spalding

01775 765536
Local call rate

Email agent



£165,000 Offers in Region of

Commercial property for sale

High Street, Long Sutton, Spalding, Lincolnshire, PE12 9DB

In our opinion, this is an exceptional investment property in a prime location, which is well presented throughout and finished to a very good standard. The retail unit and house

COMMERCIAL

Marketed by C.Carters Estate Agents, Wisbech

01945 757009
Local call rate

Email agent



£165,000 Offers in Region of

Shop for sale

High Street, Long Sutton

Excellent Investment Opportunity - Prime town centre location, this property consists of a shop unit and a three bedroom terraced house with a garden. The prope

COMMERCIAL

Marketed by Geoffrey Collings & Co, Long Sutton

01406 477002
Local call rate

Email agent



Land for sale

Building Plots / Land, Moulton

Approximately 1.14 Acres of Frontage Development Land with Outline Planning Consent for 5 Plots together with Land to the Rear of about 1.8 Acres AVAILABLE INDIVIDUALLY OR IN COMBINATION GUIDE PRICE: £155,000 Per Plot, Subject to

Marketed by Longstaff, Spalding

£155,000 Guide Price

01775 547009
Local call rate

Email agent

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Commercial Properties For Sale in Holbeach, Spalding, Lincolnshire, within 3 miles

39 results Sort: Relevance List Map



Land for sale
Building Plots / Land, Moulton
Approximately 1.14 Acres of Frontage Development Land with Outline Planning Consent for 5 Plots together with Land to the Rear of about 1.8 Acres £155,000 PER PLOT - AVA

COMMERCIAL

Marketed by Longstaff Commercial, Spalding

£155,000 Guide Price
52,272 sqft

01775 765536
Local call rate
Email agent



1 bedroom showroom for sale
Market Place, Long Sutton, Spalding, PE12 9JA
We are very delighted to offer this investment property in the middle of the town centre. The property which is well presented is a retail unit, currently trading as Novo Cosmetic

COMMERCIAL

Marketed by C.Carters Estate Agents, Wisbech

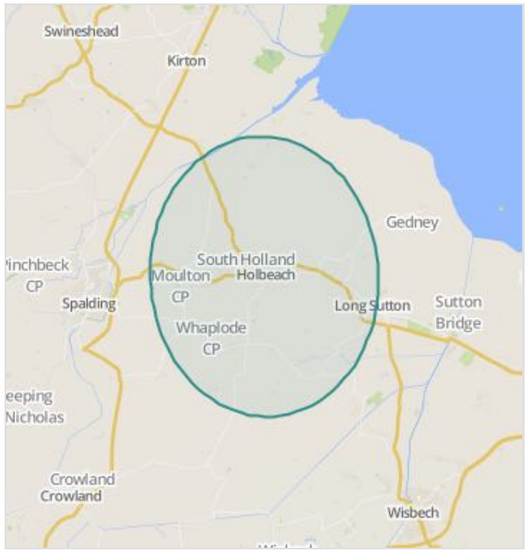
£150,000 Offers in Region of

01945 757009
Local call rate
Email agent



Commercial property for sale
Former Grain Store for Conversion - Gedney Dyke
- A Former Grain Store Building presenting a Unique Opportunity with Planning Consent for Conversion to a Single Dwelling providing Extensive Accommodation (Ap

COMMERCIAL



→ See commercial properties to let in Holbeach




Marketed by Longstaff Commercial, Spalding

£150,000 Guide Price

01775 765536
Local call rate

Email agent





Shop for sale

Market Place, Long Sutton

Excellent Investment Opportunity - Prime town centre location, this property consists of a shop unit and a one bedroom first floor flat all with their own separate

COMMERCIAL

Marketed by Geoffrey Collings & Co, Long Sutton

£150,000 Offers in Region of

01406 477002
Local call rate

Email agent





Shop for sale

Market Place, Long Sutton

Excellent Investment Opportunity - Prime town centre location, this property consists of a shop unit and a one bedroom first floor flat all with their own separate

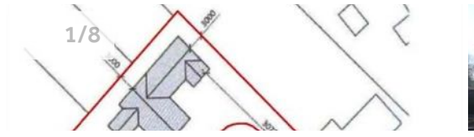
COMMERCIAL

Marketed by Geoffrey Collings & Co, Long Sutton

£150,000 Offers in Region of

01406 477002
Local call rate

Email agent





Land for sale

Building Plot - Moulton

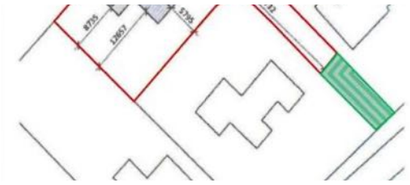
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Nearby Holbeach

Whaplode
Gedney
Fleet Hargate
Moulton Seas End
Holbeach St. Johns





£125,000 Guide Price

7,405 sqft

- Individual Non-Estate Building Plot off West Cobgate - Total Site Area About 700m² (0.172 Acres) - Located Wi

COMMERCIAL

Marketed by Longstaff Commercial, Spalding

01775 765536
Local call rate

Email agent



Land for sale

St. James Road, Long Sutton

A NEATLY SHAPED PARCEL OF VACANT LAND AMOUNTING TO ABOUT 0.28 Ha /0.69 Acres. With a frontage of about 64m, and an average depth of about 40m (area and mea

COMMERCIAL

Marketed by Geoffrey Collings & Co, Long Sutton

£125,000 Offers in Region of

01406 477002
Local call rate

Email agent





Land for sale

Residential Building Plot - Moulton

- Individual Non-Estate Building Plot off West Cobgate - Total Site Area About 700m² (0.172 Acres) - Located Within Very Easy Walking Distance of the Centre of the Amenities of Moulton Village - Full Planning Consent for an Indi\

Marketed by Longstaff, Spalding

£125,000 Guide Price

01775 547009
Local call rate

Email agent





Land for sale

Fleet Road, Holbeach

Four Building Plots Each with Outline Planning Consent Detached Properties envisaged Prestigious out of town location

Holbeach St. Marks

Gedney Broadgate

Locations within Lincolnshire on a map

Within Holbeach

Fleet

Holbeach Fen

Locations within Holbeach on a map

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Cafes for sale in Holbeach

Suggested Links

Estate agents in Holbeach

Map data ©OpenStreetMap contributors.




Marketed by Maxey Grounds & Co LLP, Wisbech

£115,000

01945 757007
Local call rate

Email agent





Land for sale

Fleet Road, Holbeach

Four Building Plots Each with Outline Planning Consent Detached Properties envisaged Prestigious out of town location

Marketed by Maxey Grounds & Co LLP, Wisbech

01945 757007
Local call rate

Email agent





Land for sale

Fleet Road, Holbeach

Four Building Plots Each with Outline Planning Consent Detached Properties envisaged Prestigious out of town location

Marketed by Maxey Grounds & Co LLP, Wisbech

£110,000

01945 757007
Local call rate

Email agent





Land for sale

Fleet Road, Holbeach

Four Building Plots Each with Outline Planning Consent




Detached Properties envisaged Prestigious out of town location

Marketed by Maxey Grounds & Co LLP, Wisbech

£100,000

01945 757007
Local call rate
Email agent





Plot for sale

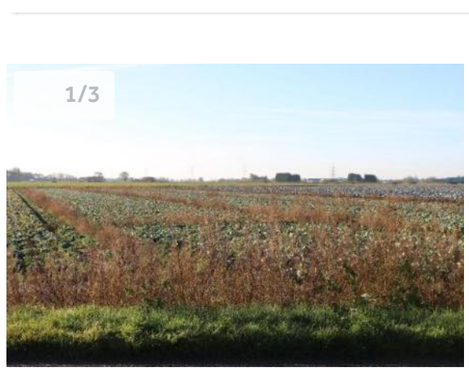
Fishergate, Sutton St. James

BUILDING PLOT. Attractive setting on the edge of the village. To be sold as staked comprising of a width of 21 metres (or thereabouts), and a depth of 37 metres (or thereabouts, measured from the centre of the roadside dyke). S

Marketed by Geoffrey Collings & Co, Long Sutton

£95,000 Offers in Region of

01406 477002
Local call rate
Email agent





Plot for sale

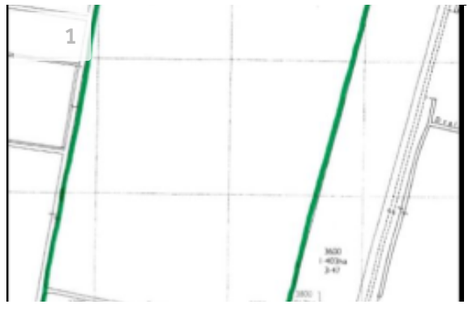
Saracens Head PE12 8AL

THREE (3) RESIDENTIAL FRONTAGE BUILDING PLOTS IN PLEASANT RURAL SURROUNDINGS ABOUT 1 ½ MILES NORTH WEST OF HOLBEACH TOWN CENTRE

Marketed by Hix and Son, Holbeach

POA

01406 477007
Local call rate
Email agent



Land for sale

Stotons Gate, PE12

The land lies to the west of the dwellinghouse "Rosemead", Stoton's Gate, Holbeach St Johns and comprises two (2) adjoining arable enclosures. Access to the field is t

COMMERCIAL

Marketed by Hix and Son, Holbeach

Sale by Tender

01406 477007
Local call rate

Email agent

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