

Demolition of Outbuildings and Erection of Replacement
Single Storey Building in connection with existing business

Highfield Farm Dam Gate Holbeach PE12 8PB

For

G. Shearer & Son



PLANNING STATEMENT

Incorporating Flood Risk Assessment & BNG Exemption Statement

October 2026

Introduction

This is a Full Planning Application for proposed works at Highfield Farm Dam Gate Holbeach which are the business premises of G.Shearer & Son, a family run butchers which has served the local community from the site since 1975. This proposal is the next phase of development for the successful business which will result in improved facilities and efficiencies.

The resultant scheme now presented to the LPA has evolved from direct engagement with the Lead Food, Health and Safety Officer at SHDC, Gary Stanley.

Application Site

The site is located some 400metres to the south of Holbeach along Dam Gate.

There is an existing vehicular access which serves the two storey dwelling to the front of the site as well as the car park and business premises to the rear of the dwelling.

The most recent development on the site was completed late 2025 which involved an extension to the shop (SHDC planning ref H09-0932-24) and this expansion has proved very popular with customers. The site has no immediate neighbours and is surrounded by agricultural land, some of which is owned by the applicants.

Planning History

H09-0932-24 – Extension to Existing Butchers Shop – granted 31/12/2024



H09-0932-24 - Extension to Shop, completed late 2025

H09-0748-20 – Installation of Pre-fabricated butchery unit into existing building –granted 4/11/2020



H09-0748-20 – Prefabricated Unit in situ

The Proposal

Having completed the extension to the shop the applicants are now seeking permission to further upgrade the business by removing the outbuildings adjacent to the shop which are of varied construction and condition.



Existing outbuildings on left to be removed from northern boundary of site

A new energy efficient building would then occupy the original footprint of the old outbuildings which are located along the northern boundary of the site.

The internal layout will provide new production and storage facilities as well as staff facilities including disabled wc provision.

Externally the building has been designed to replicate traditional single storey form typically seen in the surrounding rural landscape.

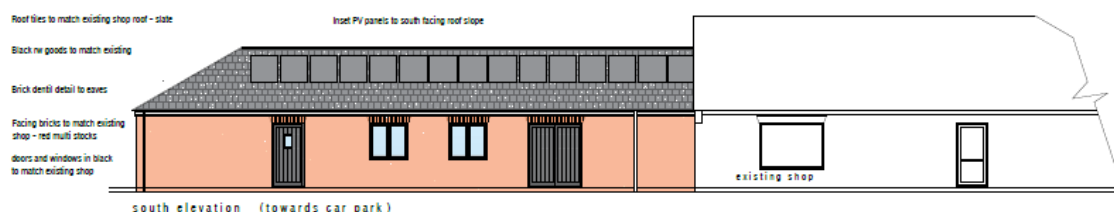
There is an element of flat roof to the proposal but this is concealed from Dam Gate by a traditional parapet elevation and the existing dwelling and its extensions.



Existing View from Dam Gate showing the existing corrugated shed behind the dwelling and office – the proposed building will be lower than the existing thereby concealed from Dam Gate.

External materials are proposed to replicate those used on the recently constructed shop and are considered very appropriate in this rural location.

PV panels are proposed to the south facing roof slope as part of the energy efficiency specification for the new building.



The net increase in floor area is 77m² with no increase in retail floor space such that the existing car parking provision remains more than sufficient to serve the premises.

Relevant Planning Policy

South East Lincolnshire Local Plan (adopted March 2019)

Policy 1 of the Local Plan sets out the settlement hierarchy with regard to the delivery of sustainable development, which meets the social and economic needs of the area whilst protecting and enhancing the environment. Holbeach is one of six Main Service Centres in the District and is certainly undergoing significant expansion in terms of housing.

Whilst the application site is outside of the defined settlement boundary for Holbeach **Policy 1** does set out that within 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.

The family run business has been operating continuously from the site since 1975. The proposal is to replace inefficient and dilapidated buildings with a new energy efficient permanent building to enhance the service currently provided by the business. There is no increase in retail floorspace which could potentially conflict with **Policies 24 and 25** of the Local Plan which seek to protect the vitality of town centres by discouraging retail proposals that are outside of town centre boundaries.

Policy 3 of the Local Plan requires new development to comprise good design to ensure that the proposal is compatible with its surroundings – the proposed building has been designed to reflect single storey agricultural buildings evident in the rural locality and the use of traditional external materials will blend with the existing recently constructed shop on the site. The proposed building is located on the same footprint as the original buildings located to the rear of the site and significantly concealed from the public domain by the dwelling and existing landscaping, none of which needs to be removed as a result of the proposed works.

National Planning Policy Framework (August 2026)

S5 of the NPPF considers the principle of development outside of defined settlements and restricts such development to a specific list.

- a. Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;
- b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;
- c. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;

These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

E2: Meeting the need for business land and premises

- 1. To support business growth, substantial weight should be given to:
 - a. The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area, the implementation of the Industrial Strategy, support improvements in freight and logistics and/or reflect proposals for Industrial Strategy Zones and AI Growth Zones; and
 - b. Benefits for domestic food production, animal welfare and/or the environment which can be demonstrated through proposals for development for farm and agricultural modernisation.

E4: Rural business development

1. In applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through:

- a. The conversion of existing buildings and well-designed new buildings;
- b. The development and diversification of agricultural and other land-based businesses;
- c. Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services; and
- d. Development to maintain and enhance farm viability and sustainability and support domestic food production, such as improved accommodation for livestock, on-farm reservoirs, greenhouses, polytunnels, farm shops and temporary accommodation for seasonal workers (where this accommodation is ancillary to the agricultural use and not for permanent occupation).

2. Development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport. In these circumstances:

- a. Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and
- b. The siting and design of development should be appropriate having regard to the character of its surroundings.

It is considered that the proposed development for the established and sustainable business is Policy Compliant at both National and Local levels

Technical Considerations

Highways

When the proposal for the shop extension was approved under H09-0932-24 LCC Highways raised no concerns over the access, car parking or vehicle movements, in fact it was noted that the proposed number of parking spaces actually exceeded the recommended specification. It was also established that commercial delivery vehicles were restricted to refrigerated vans and the occasional rigid lorry with no articulated lorries.

Flood Risk

Although the site is located within Flood Zone 3 of the Environment Agency mapping, reference to the South East Lincolnshire Strategic Flood Risk Assessment establishes that the site is not located within an area of hazard.



Extract from SE Lincs Strategic Flood Risk Assessment

The proposal is classified as 'less vulnerable' and thereby not subject to the exceptions test and being a minor non-residential extension not exceeding 250sqm it is not subject to the Sequential Test.

Mitigation measures are to be as per the approved shop extension under H09-0932-24 whereby the finished floor levels of the building are to be set at 250mm above existing ground levels.

Foul and Surface Water Drainage

The existing premises are suitably served by a private sewage treatment unit located within the site and the proposed facility will be connected to that existing system in accordance with relevant Building Regulation requirements.

The proposed works represent a relatively minor increase in run off from roof covering and the new roof outlets will be connected to the existing surface water soakaway system that serves the site.

Bio Diversity Net Gain Exemption Statement

The demolition of existing buildings and replacement with a slightly larger footprint has no adverse impact on any on site habitat. The proposal is below the De Minimis threshold by impacting on less than 25m² of non-priority on site habitat and less than 5 linear metres of non-priority linear on site habitat.

Environmental Protection

The approved shop extension under H09-0932-24 received no observations from SHDC Environmental Protection and given that the now proposed works are immediately adjacent to that phase it is not envisaged that this proposal will present any issues

Conclusion

It is a positive to be presenting a scheme to the District Council that demonstrates sustained local investment by a local, long established, family run business.

G. Shearer & Son have operated from the same site for over 50 years providing a quality service to the local and wider community.

Their professionalism is nationally recognised as recently as September 2026 when the business was placed in the top 4 of Britains Best Butchers Shops Awards of the Meat Management Industry Awards held in Birmingham.

This application will drastically enhance the facility in terms of production, storage and staff welfare with the replacement of relatively redundant buildings with a new energy efficient building to supplement the very successful shop on site.

The proposed redevelopment is Policy compliant and has no adverse impact on the locality in amenity and visual terms and it very much anticipated that the Local Planning Authority will find the application to be entirely acceptable and process the submission promptly to a favourable decision.

Alan J Finch
October 2026

mlp Moulton Land and Planning