2. Introduction

2.1. Background

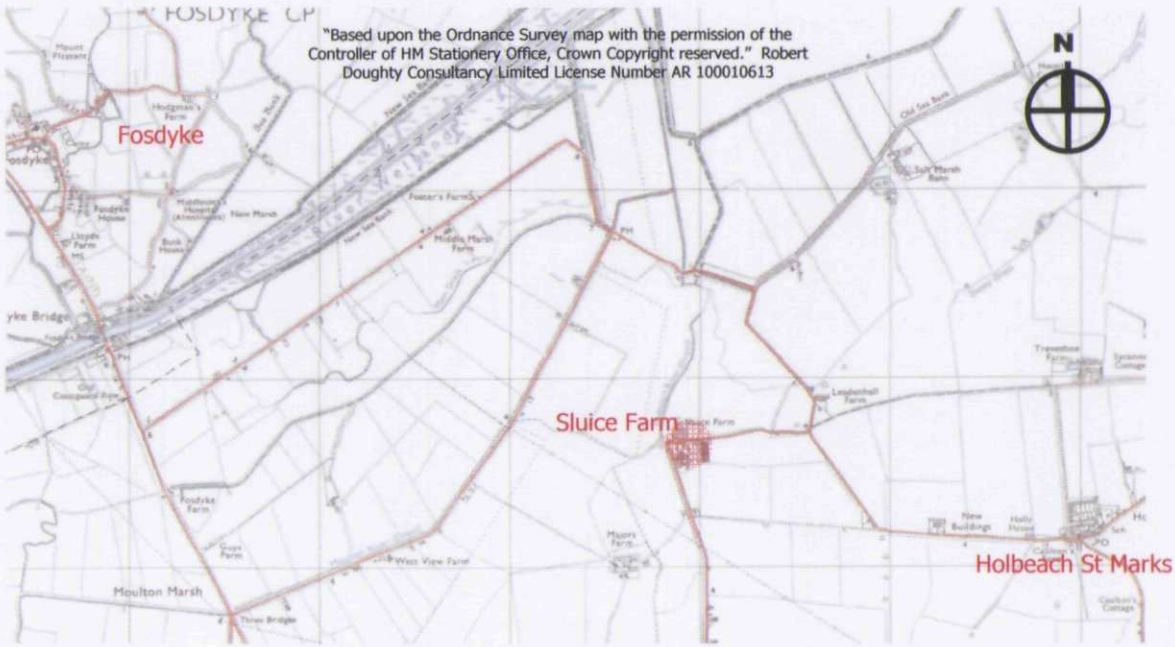
2.1.1. The Robert Doughty Consultancy Ltd has been appointed by Tinsley Investments Ltd to submit a planning application for the change of use of a former farmyard at Sluice Farm, Holbeach St Marks to B1 commercial use.

2.1.2. The former farmyard extends to 1.5 hectares, within which are five vacant buildings and a number of glasshouses. The buildings have a combined floor area of approximately 700m². No new buildings are proposed by this application.

2.1.3. Following the end of agricultural operations at the farm approximately 10 years ago the site was used for occasional storage, but has been completely vacant for approximately 2 years. Tinsley Investments Ltd is no longer involved in agriculture in the area and so the proposal will not create a need for new agricultural units elsewhere.

2.2. Location

2.2.1. As shown in Plan 1, Sluice Farm is a short distance from the A17, near Holbeach St Marks.



Location Plan

2.2.2. The five buildings within the site are shown in Plan 2. As part of the proposal, a number of glasshouses will be removed, though this operation does not require planning permission.