gaps. The remaining boundaries are comprised of hedgerows and fences of varying height and quality.

3.2.4. There are no paths or public rights of way on or adjacent to the site.



Photo 2: View north

3.2.5. The site was partially cleared some time ago and much of the steel work of the former glass houses has been removed. There is a derelict pre-fabricated building on the site and the framework of one former glasshouse remains, but the site is overgrown and strewn with concrete and glass remnants.

3.2.6. An electricity substation within the application site will be relocated by the proposal.

3.3. Access

3.3.1. The former nursery shares an access with 142 Pinchbeck Road, over which the occupants of 142 Pinchbeck Road retain a right of way.



Photo 3: Access from Pinchbeck Road

4. Policy Context

4.1. South Holland Local Plan (Adopted 1998)

4.1.1. The primary aim of the housing policies within the adopted Local Plan is to ensure that the majority of new housing is concentrated in the District's primary settlements. Policy H1 states

"Most new housing development shall take place within the towns of Crowland, Holbeach, Long Sutton, Spalding and Sutton Bridge as defined by the boundaries of development shown on the proposals map. Proposals for development will be