

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
United Kingdom
PE11 2XE

Our ref: J2215-RWDC

3rd August 2026

Dear Planning

**RE: Covering Letter for Section 73 Planning Application for 28 Woods Lane,
Surfleet, Spalding PE11 4AN**

This covering letter is to support a Section 73 planning application to remove a planning condition in relation to planning permission H17/0432/97 which was for the erection of a bungalow.

The approval includes Condition 2 an occupancy restriction condition which is proposed to be removed and is worded as follows:

“The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 or a dependent of such a person residing with him, or a widow or widower of such a person.”

The reason cited on the decision notice for the condition is as follows:

The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

The site is located in Surfleet in the administrative district of South Holland District Council. The adopted local plan is the South East Lincolnshire Local Plan (SELLP) and currently under Policy 1 – Spatial Strategy Surfleet is identified as a minor service centre.

Within the settlement boundaries of the Minor Service Centres (as shown on the Inset Maps) development 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. Development will normally be limited to Allocated and Committed sites and infill.

The settlement boundary for Surfleet is shown on Inset Map 23 as shown below.

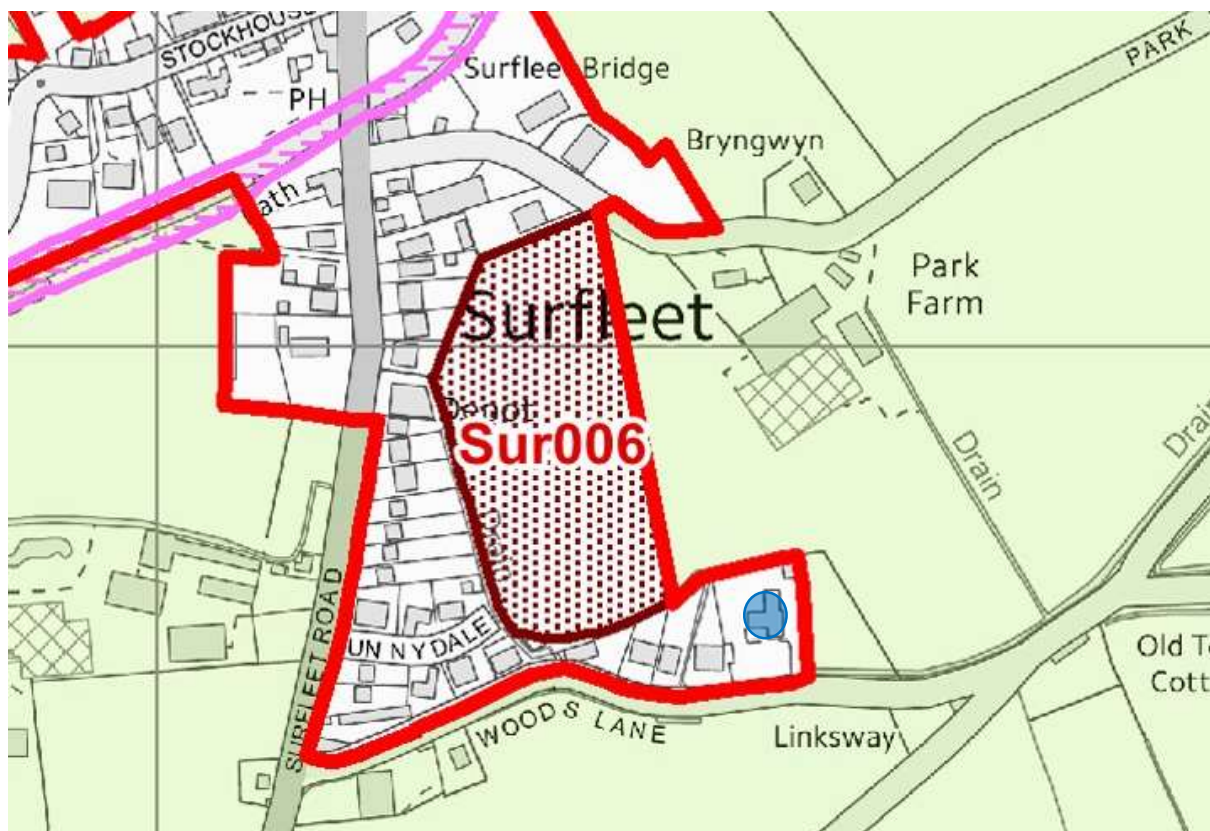


Figure 1 - SELLP Inset Map 23 extract - site shown by blue dot

The Inset Map demonstrates that 28 Woods Lane, the property subject to the planning condition is in the settlement boundary at the eastern end of Woods Lane. The site identity is corroborated by the site location plan from planning application H17/0432/97.

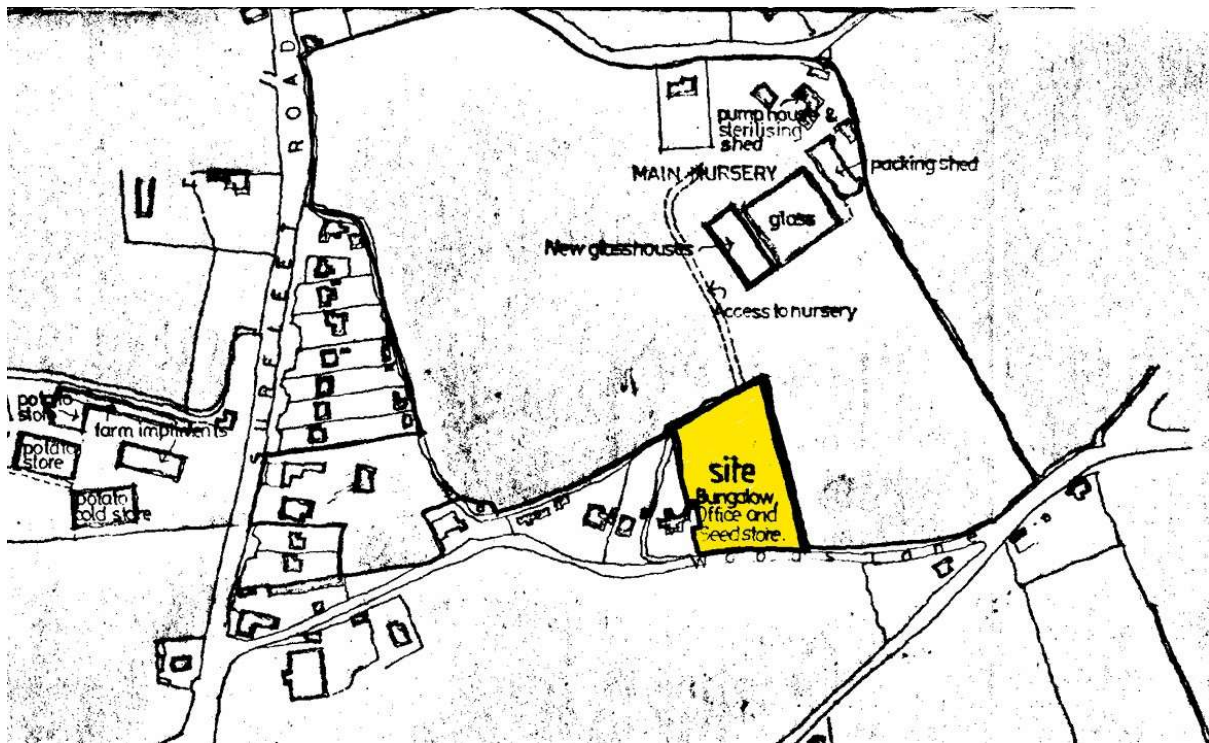


Figure 2 - Site Location Plan extract H17/0432/97 – Site highlighted yellow

At the time of granting the planning permission Surfleet was not as built up as it is now and this dwelling is now considered to be part of the built-up part of the settlement through its inclusion within the settlement boundary.

Residential development of this site would now be supported without the requirement for an occupancy condition to restrict the development to an agricultural worker. Accordingly, as the dwelling is part of the settlement and policy supports residential development without occupancy restrict the planning condition is no longer required.

We trust the above explanation is satisfactory for actioning the removal of the planning condition. Should further information be required please do not hesitate to contact the undersigned.

Yours faithfully

Robert Cole MEng OCDEA
Managing Director

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