

**From:** Planning Department <planning@wlma.org.uk>  
**Sent:** 14 October 2025 15:50  
**To:** Niland, Mark  
**Cc:** \_planningadvice; Allen, Daniel  
**Subject:** RE: South Holland Planning Our Ref: 25\_33356\_P LPA Ref: H05-0729-25

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Hi Mark,

The Board have not granted consent for the permeable hardstanding access track beyond the access gate. All other works have been approved as detailed in the consent document and in the plan provided in my previous email correspondence.

I hope this helps to clarify.

Yours sincerely,



**Fern Crofts**, (she, her, hers)  
Assistant Sustainable Development Officer  
Water Management Alliance  
T: 01553 819630 | [Planning@wlma.org.uk](mailto:Planning@wlma.org.uk)

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**Sent:** 13 October 2025 16:04  
**To:** Planning Department <planning@wlma.org.uk>  
**Cc:** \_planningadvice <planningadvice@sholland.gov.uk>; Allen, Daniel <Daniel.Allen@sholland.gov.uk>  
**Subject:** RE: South Holland Planning Our Ref: 25\_33356\_P LPA Ref: H05-0729-25

Hi Fern,

Thank you very much for the clarification. To summarise are you saying the board are in support (and have granted consent for the works) providing there is no permeable hardstanding (beyond the access gate) along the south side of the Lamber Drain?

Thanks  
Mark

---

**From:** Planning Department <[planning@wlma.org.uk](mailto:planning@wlma.org.uk)>  
**Sent:** 13 October 2025 15:45  
**To:** Niland, Mark <[Mark.Niland@sholland.gov.uk](mailto:Mark.Niland@sholland.gov.uk)>  
**Cc:** \_planningadvice <[planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)>; Allen, Daniel <[Daniel.Allen@sholland.gov.uk](mailto:Daniel.Allen@sholland.gov.uk)>  
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Hi Mark,

I hope you are well.

The site plan dated 29th July 2025 in the application forms the basis of the secondary part of the Board's objection about likely unacceptable works (permeable access track along the full length of the site boundary) within the 9 m distance of E31 Lambert Drain Connection. The approved plan within the consent granted by the Board on 11/06/2025 (our refs. 25\_31526\_C and 25\_31527\_C) identifies a less expansive area of permeable hardstanding to allow for vehicle movements between the existing field entrance and the caravan enclosure. That figure dated 04/06/2025 is shown below for your reference of the Boards consented works. I trust that this information is helpful.



Drawing showing Board arterial watercourses in blue, treated foul water discharge point, location of new fencing, gates, underground services and access roadway material. The fencing, access roadway, services may continue west, however, consent is only for the works within 9m of the Board arterial watercourse as shown by the dashed black lines. Base drawing supplied by agent (17/04/2025) additional annotations carried out by Board (04/06/2025).

I hope this helps with your assessment

Yours sincerely,



**Fern Crofts**, (she, her, hers)  
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**Sent:** 10 October 2025 13:28  
**To:** Planning Department <[planning@wlma.org.uk](mailto:planning@wlma.org.uk)>  
**Cc:** \_planningadvice <[planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)>; Allen, Daniel <[Daniel.Allen@sholland.gov.uk](mailto:Daniel.Allen@sholland.gov.uk)>  
**Subject:** RE: South Holland Planning Our Ref: 25\_33356\_P LPA Ref: H05-0729-25

Hi Fern,

#### **H05-0729-25 - Land to the west of Langary Gate Road**

We really appreciate your input and help on this application. We are still a little confused, however. This application is a resubmission (of H05-0985-24 which was refused). We have attached the site plan dated 29<sup>th</sup> July 2025 which forms part of this application. Can you confirm if this is what you have considered as acceptable?

Please note that the access and culvert are within 9m of the northern watercourse and are a pivotal part of the assessment of this application. Also can we ask about the consent (ref: 25\_31526\_C & 25\_31527\_C ) has this been granted and if so do you approve plans (can we see these?) – it's vital for us to understand what consent from yourselves the applicant actually has (if indeed they have one?) before we proceed with this assessment.

Thanks  
Mark

---

**From:** Planning Department <[planning@wlma.org.uk](mailto:planning@wlma.org.uk)>  
**Sent:** 08 October 2025 10:39  
**To:** Niland, Mark <[Mark.Niland@sholland.gov.uk](mailto:Mark.Niland@sholland.gov.uk)>  
**Cc:** \_planningadvice <[planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)>; Allen, Daniel <[Daniel.Allen@sholland.gov.uk](mailto:Daniel.Allen@sholland.gov.uk)>  
**Subject:** RE: South Holland Planning Our Ref: 25\_33356\_P LPA Ref: H05-0729-25

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Good morning Mark,

## Proposal: Land to the west of Langary Gate Road Fleet Coy Spalding PE12 0RU

**Description: Change of use of previously reclaimed land to enable a mixed residential and equine use through the standing of two residential static caravans and two touring caravans and erection of two stables and ancillary works to create a home for a Gypsy / Traveller family**

To clarify, in order for the Board to remove its objection the applicant / agent needs to submit:

1. A revised block plan showing the red line boundary following the upper edge of the Board's watercourse (E31 Lambert Drain Connection) at the northern site boundary. This will ensure that none of the Board's landholding is included within the site. Under this scenario a Certificate B declaration will not need to be signed and the existing application form may be upheld (whilst acknowledging the site area given as 0.10 ha may be a slight over estimate).
2. Their site plan dated 17/04/2025 showing the extent of hardstanding / trackway leading to the caravan enclosure only (as agreed by the Board in the land drainage consent issued on 11/06/2025).

Any future works within 9 metres of either arterial watercourse at this site would of course, require the submission of a land drainage consent application for the Board's consideration.

Please would you notify us when the applicant / agent has submitted their revised plans?

Yours sincerely,



**Fern Crofts, (she, her, hers)**  
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Water Management Alliance  
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**Sent:** 07 October 2025 09:16  
**To:** Planning Department <[planning@wlma.org.uk](mailto:planning@wlma.org.uk)>  
**Cc:** \_planningadvice <[planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)>; Allen, Daniel <[Daniel.Allen@sholland.gov.uk](mailto:Daniel.Allen@sholland.gov.uk)>  
**Subject:** RE: South Holland Planning Our Ref: 25\_33356\_P LPA Ref: H05-0729-25

Hi Fern,

**H05-0729-25 - Land to the west of Langary Gate Road**

Thank you very much for returning so quickly. We are a little confused by this scenario, it appears that in a letter dated 11/06/25 you have granted consent (ref: 25\_31526\_C & 25\_31527\_C) to the applicant for the following works:

Discharge of treated foul water, installation of fencing, gates, underground services (over the top of an existing culvert) and new surfacing (on top of existing culvert)

If this is the case, are you sure you are no objecting. We need to be perfectly clear on your position as this application is likely to go before a planning committee.

We look forward to your response,

Thanks  
Mark

---

**From:** Planning Department <[planning@wlma.org.uk](mailto:planning@wlma.org.uk)>  
**Sent:** 06 October 2025 16:14  
**To:** Niland, Mark <[Mark.Niland@sholland.gov.uk](mailto:Mark.Niland@sholland.gov.uk)>; Planning Department <[planning@wlma.org.uk](mailto:planning@wlma.org.uk)>  
**Cc:** \_planningadvice <[planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)>  
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Good afternoon, Mark

I am well thank you.

I apologise for the oversight in my previous email correspondence.

Please see attached an updated Board objection letter for this development.

Yours sincerely,



**Fern Crofts, (she, her, hers)**  
Assistant Sustainable Development Officer  
Water Management Alliance  
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**From:** Niland, Mark <[Mark.Niland@sholland.gov.uk](mailto:Mark.Niland@sholland.gov.uk)>  
**Sent:** 03 October 2025 16:21  
**To:** Planning Department <[planning@wlma.org.uk](mailto:planning@wlma.org.uk)>  
**Cc:** \_planningadvice <[planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)>  
**Subject:** South Holland Planning

Hi Fern,

#### **H05-0729-25 - Land to the west of Langary Gate Road**

I hope you are well?

We note the positive comments. Can we ask, if we may, what has changed on this site to now consent these works? Under the previous application the IDB were strongly against the development. This item will be going to a planning committee and members are likely to ask this question.

Any expansion would be greatly appreciated

Kind Regards

Mark

Mark Niland | Planning Officer | South Holland District Council

DDI: 01775 213962

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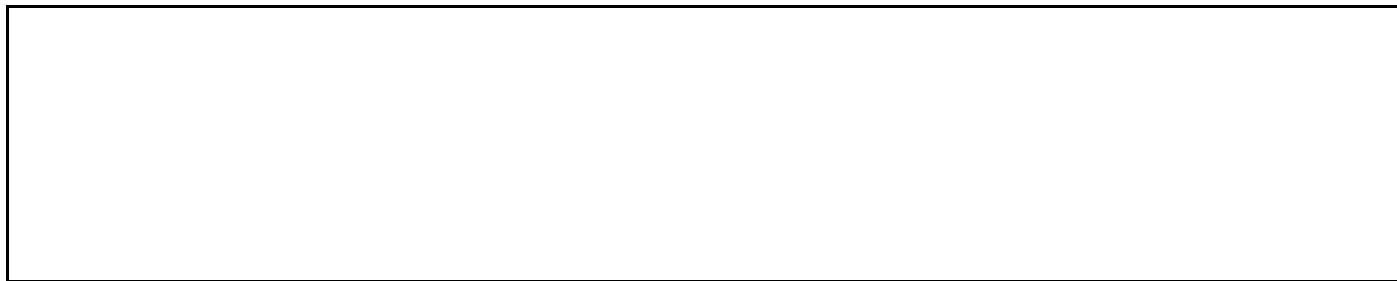


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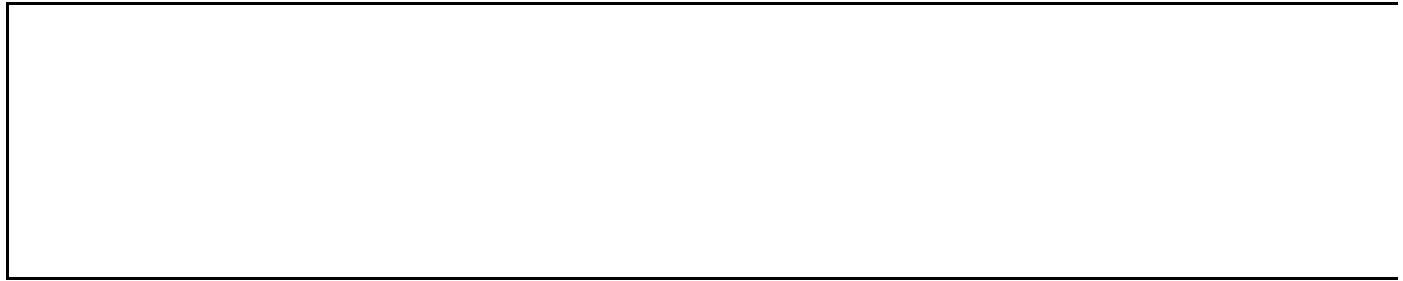


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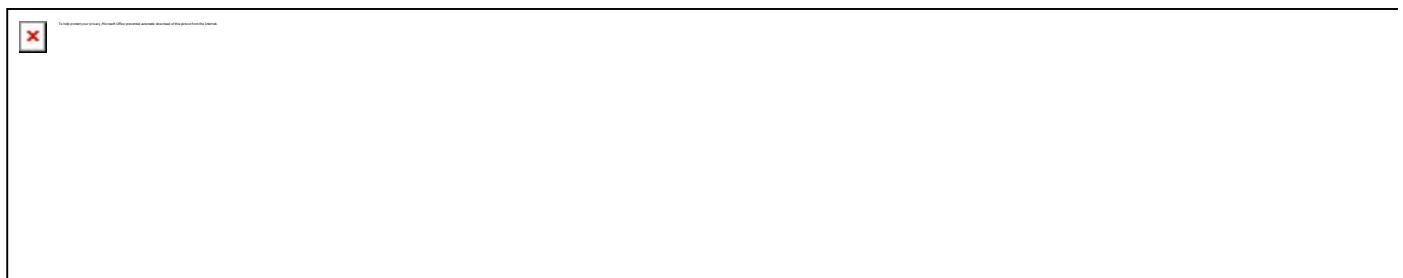


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