



Mark Niland  
South Holland District Council  
Planning & Development  
Council Offices Priory Road  
Spalding  
Lincolnshire  
PE11 2XE

Our ref: AN/2025/136982/01-L01  
Your ref: H05-0729-25  
Date: 11 September 2025

Dear Mark

**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  
Land to west of Langary Gate Road Fleet Coy Spalding PE12 0RU**

Thank you for consulting us on the above application, on 27 July 2025.

**Environment Agency position**

This site lies within Flood Zone 3a, which is land defined by the Planning Practice Guidance (PPG) as having a high probability of flooding. The proposed development involves the use of static caravans for year-round residential occupation, which is classed as 'highly vulnerable' (as defined in Annex 3 of the National Planning Policy Framework). As outlined in paragraph 079 of the Flood Risk and Coastal Change section of the (ID: 7-079-20220825), this use should not be permitted in Flood Zone 3a. Therefore, this element of the proposal is contrary to national planning policy.

Notwithstanding this, the hazard mapping within the South East Lincolnshire Strategic Flood Risk Assessment shows the site is situated outside of the hazard extents for the future climate change scenario.

We therefore **do not wish to object** to this application. We recommend that the static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and finished floor levels are set a minimum 300mm above ground level.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

**Rebecca Flint**  
**Sustainable Places Planning Adviser**

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