

Your Ref: PP-14441511
Our Ref: 564-47 MJB SB A

28 November 2025



Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

32 High Street, Helpringham,
Sleaford, Lincolnshire, NG34 0RA

Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Dear Sir

SEAGATE HOMES LIMITED
APPLICATION FOR A CERTIFICATE OF LAWFULNESS UNDER SECTION 191(1)(B) ON LAND
TO THE REAR OF BEECH HOUSE, 20 GOSBERTON ROAD, SURFLEET, SPALDING, PE11 4AB

We are instructed to apply for a Certificate of Lawfulness of Use or Existing Development to confirm engineering operations carried out are lawful in accordance with section 191(1)(b) of the Town and Country Planning Act 1990 as amended.

The works comprise of foul drainage laid under planning permission H17-1016-21.

Full Planning Permission H17-1016-21 was granted on 20 May 2022 subject to four pre-commencement conditions. These conditions were discharged by Seagate Homes under approvals H17-0913-24 (conditions 2 Material and 8 Construction and Environmental Management Plan), H17-0121-25 (Condition 12 – Contamination) and H17-0168-25 (Condition 5- Archaeology).

On 16th May 2025, the foul drains were laid by King Civils for Seagate Homes. These engineering operations that fall under the definition of development are only permitted by planning permission H17-1016-21. The location of the works are shown on the plans 564-47-PL_LP01 and 564-47_PL_SP01 submitted with this application.

The works are subject to the Building Regulations Application B17-0221-25 and inspected by the South Holland District Council Building Inspector on the same day, 16th May 2025. A letter, dated 16 May 2025 and confirming the commencement of works, was received by our Client from Building Control. A copy of this letter, together with photographs of the works undertaken by King Civils, is submitted to support this application.

The material operation detailed above falls within the meaning of Section 56 (4)(c) of the Act, namely “the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b)”.

We should be pleased to have your confirmation that the laying of the foul drainage is lawful.



Town Planning



Landscape Architecture



Architecture

Your Ref: : PP-14441511

Our Ref: 564-47 MJB SB

28 November 2025

Our client is keen to progress the rest of the approved development, and an early decision would, therefore, be most welcome.

Yours faithfully



Michael Braithwaite MRTPI



Town Planning



Landscape Architecture



Architecture



@RobertDoughtyConsultancy



@RDC_Ltd

robert-doughty-consultancy-limited