SOUTH HOLLAND DISTRICT COUNCIL

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

1 2a Field Farm

Address Line 1

Spalding Gate

Address Line 2

Moulton

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE12 6UF

Description of site location must be completed if postcode is not known:

Easting (x)

532914

Northing (y)

325733

Description

Applicant Details

Name/Company

Title

Mrs

First name

Katy

Surname

Heywood

Company Name

Address

Address line 1

1 fields farm

Address line 2

spalding gate

Address line 3

Town/City

Whaplode

County

Country

United Kingdom

Postcode

PE12 6UF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

◯ Yes
⊘ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

⊘ Yes
◯ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Fields Farm Nature Play & Therapy is a social enterprise founded by experienced social workers Charlotte and Kate, dedicated to enhancing community well-being through nature-based interventions. The proposed use involves providing a range of therapeutic services, including nature play and therapy, animal-assisted therapy, cognitive stimulation therapy, intergenerational therapy, and horticultural therapy. These activities support individuals of all ages, particularly those facing mental health challenges, social isolation, cognitive decline, bereavement, or learning disabilities.

The scale of the proposed use is community-focused, operating from a semi-rural location with accessible facilities designed to promote inclusion and connection. The farm will accommodate small to medium-sized groups, ensuring a calm, supportive environment. Therapy sessions will primarily take place outdoors in natural play areas, garden spaces, and animal enclosures, with indoor facilities available for workshops and structured sessions within existing barn area.

Processes carried out will include guided therapeutic activities facilitated by trained professionals, structured play sessions, animal care and interaction (including sponsorship programs like Simon the alpaca), gardening, and sensory engagement. No industrial processes or large-scale manufacturing will take place.

Minimal machinery will be installed, limited to standard agricultural and horticultural equipment for maintaining the land, such as small tractors, lawnmowers, and gardening tools. All equipment will be used within standard operating hours to minimize any impact on the surrounding environment.

The proposed use will operate within typical daytime hours, from approximately 9:00 AM to 6:00 PM, with occasional early evening sessions for community events or support groups. These activities will be scheduled to respect the rural setting and ensure a peaceful atmosphere for both participants and neighbours.

The project is designed to be low-impact, sustainable, and community-driven, reinvesting in accessibility and inclusion to ensure long-term positive social impact.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The property is an existing privately owned home and smallholding. It has historically been used for residential purposes alongside small-scale agricultural and horticultural activities. The land has been utilized for personal use, including the keeping of livestock and cultivation of crops, consistent with smallholding practices.

This use remains ongoing, with no formal cessation date, as the property continues to be maintained as a residential dwelling with associated small-scale land use. The proposed development will build upon this existing use, introducing structured nature-based therapeutic activities while maintaining the land's rural character and agricultural elements.

Has the proposal been started?

◯ Yes
⊘ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the land as a privately owned home and smallholding is lawful, as it has been consistently used for residential purposes with small-scale agricultural and horticultural activities. This use aligns with the historical character of the property and remains ongoing. The presence of livestock, including animals such as sheep, donkeys, alpacas, and the cultivation of crops for personal use demonstrate its lawful agricultural function.

The proposed change of use to accommodate Fields Farm Nature Play & Therapy, a registered Community Interest Company (CIC), builds upon the existing lawful use by introducing structured nature-based therapeutic activities primarily within the outdoor spaces of the smallholding. These activities—such as nature play, animal-assisted therapy, horticultural therapy, and cognitive stimulation therapy—are consistent with the land's current rural and agricultural character. No significant structural changes or large-scale developments are proposed, ensuring the integrity of the existing landscape is maintained.

The proposed use remains low-impact, with small, organized groups participating in therapeutic sessions in outdoor areas, gardens, and animal enclosures. Any alterations to existing buildings will be minimal and limited to ensuring accessibility, safety, and compliance with relevant regulations. The continued focus on land-based activities aligns with the previous smallholding use, reinforcing its lawful status while enhancing community access and well-being.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Change of use

Is the proposed operation or use

⊘ Permanent
◯ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful Development Certificate should be granted for this proposal because the intended use of the land aligns with its existing lawful use as a smallholding with residential and agricultural functions. The proposed operation of Fields Farm Nature Play & Therapy, a Community Interest Company (CIC), builds upon the established land use by incorporating structured, nature-based therapeutic activities that are compatible with the rural character of the site.

The key reasons supporting this application include:

Continuity of Lawful Use – The land has been consistently used for residential and smallholding purposes, including the keeping of livestock and horticulture. The proposed activities, such as animal-assisted therapy and horticultural therapy, remain in keeping with this use.

Minimal Physical Changes – The proposal does not involve significant structural alterations or large-scale developments. Existing buildings will only undergo minor modifications to improve accessibility, and the majority of activities will take place outdoors, preserving the landscape and agricultural setting.

Low-Impact, Community-Focused Use – The proposed activities involve small, organized groups engaging in therapeutic interventions within nature. These sessions will be conducted in a way that minimizes any impact on the surrounding area, ensuring the continued peaceful and appropriate use of the land.

Alignment with Planning Policy – The proposal supports community well-being, social inclusion, and mental health initiatives, which align with local and national planning objectives promoting sustainable rural enterprises and community-focused developments.

Given that the proposed use is an evolution of the existing lawful activities rather than a fundamental change, and considering the lack of adverse impact on the local environment or neighbouring properties, a Lawful Development Certificate should be granted to confirm that the proposed use is legally permissible within planning regulations.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Katy Heywood

Date

20/02/2025