

Supporting Statement

Change of Use of Agricultural Land to Builders Yard

Land North of Seas End Road, Moulton, Spalding



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DOCUMENT HISTORY

ISSUE NO	COMMENTS	DATE
1	Planning	September 2025

1.0 Introduction

- 1.1 This Statement has been prepared to accompany a full planning application for the change of use of existing agricultural land to be used as a builder's yard at land north of Seas End Road, Moulton, Spalding.
- 1.2 The proposed development will form an extension to an existing established yard, supporting the ongoing growth of a local building contractor's operations. The proposal outlines how it intends to provide Biodiversity Net Gain (BNG) area, within the accompanying documentation.

2.0 Existing Site

- 2.1 The existing site is located to the north of Seas End Road, Moulton, Spalding. The grid reference for the centre of the site is TF 31528 25836.



Figure 1 - Aerial photograph showing the location of the site (site bound in red)

- 2.2 The site is approximately 0.93 ha and currently comprises an area of agricultural land, typically cultivated as non-cereal arable crops on a seasonal rotation.

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- 2.3 The Environment Agency flood map for planning identifies the site as being within Flood Zone 3a. A separate Flood Risk Assessment has been provided in support of this application.
- 2.4 The application site currently comprises a larger parcel of agricultural land and is currently undeveloped. The land is situated immediately northwest of the applicants existing operational workshop and yard and other commercial premises.
- 2.5 To the north, south and west, the application site is bounded by open agricultural land, with no existing fencing or physical barriers. To the eastern / southeastern boundary, the site is currently bordered by an established native hedgerow, providing screening from the applicant's current yard and neighbouring premises.
- 2.6 The site is to be accessed via the applicants existing access from Seas End Road, making it a logical and efficient expansion of the existing operations.

3.0 Proposed Scheme

- 3.1 This application seeks permission to change the use of part of the existing agricultural parcel to allow for the expansion of the existing builder's yard. The proposal includes the extension of the existing hardstanding area to accommodate the storage of materials such as timber, aggregates, and bricks, as well as vehicle and plant parking for operational use.
- 3.2 Secure perimeter fencing will be installed around the new yard area and will be back planted with a native species hedgerow to screen the yard from the wider vernacular.
- 3.3 No new permanent buildings are proposed; any temporary office or storage units will either fall within permitted development rights or be subject to separate consent if required.

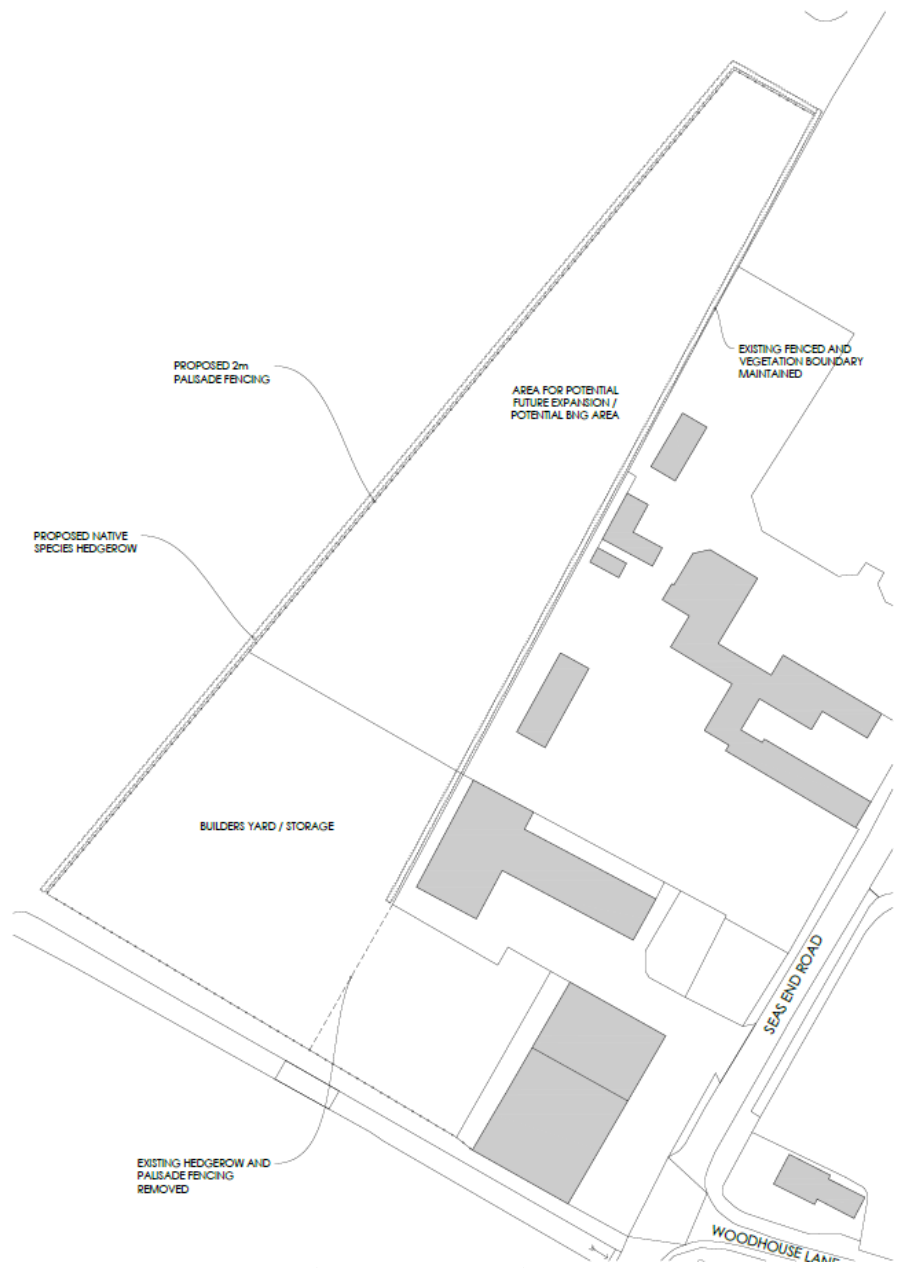


Figure 2 – Proposed Site Plan

4.0 Conclusion

- 4.1 The proposed application seeks full planning approval for the change of use of existing agricultural land to be used as a builder's yard at land north of Seas End Road, Moulton, Spalding.
- 4.2 The proposals will facilitate the sustainable growth of a well-established local building contractor by extending their existing operational yard onto adjacent agricultural land.
- 4.3 The proposed development has been carefully designed to minimize environmental impact, incorporating a Biodiversity Net Gain area that will enhance local ecology and contribute positively to the surrounding landscape.
- 4.4 The site's logical location adjacent to the current yard, combined with secure access and appropriate screening measures, ensures that the change of use supports operational efficiency while respecting the character of the area.
- 4.5 Overall, the proposals represent a balanced and responsible approach to enabling business expansion alongside environmental stewardship. The application should therefore be granted planning permission without delay.