



Application for Planning Permission

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Harry

Surname

Brown

Company Name

Tawny Homes Ltd

Address

Address line 1

1-4 London Road

Address line 2

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

United Kingdom

Postcode

PE112TA

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Tom

Surname

Hyde

Company Name

Sphnyx Ltd

Address

Address line 1

12 Bakers Way

Address line 2

Morton

Address line 3

Town/City

Bourne

County

Lincolnshire

Country

United Kingdom

Postcode

PE10 0XW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

0.27

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Creation of a mixed use commercial site for 11 small industrial units and 4 small office units

Has the work or change of use already started?

Yes
 No

Existing Use

Please describe the current use of the site

Site is already under industrial use; previously formed part of frontage of Enterprise Park property neighbouring the development.

Is the site currently vacant?

Yes
 No

If Yes, please describe the last use of the site

The site formed part of the yard area for the Enterprise Park property for storage and parking.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes
 No

Land where contamination is suspected for all or part of the site

Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes
 No

Materials

Does the proposed development require any materials to be used externally?

Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Industrial units walls are to be predominantly be constructed in 0.5mm galvanised steel 32/1000 box profile steel sheeting from floor to eaves. Office block walls are proposed to be standard brick and mortar construction.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Industrial Unit roof is to be constructed from 0.7mm galvanised steel 32/1000 box profile steel sheeting predominantly; with a treated membrane underside to prevent condensation. Central sections of each unit feature a section of clear polycarbonate or acrylic 32/1000 box profile sheeting to facilitate natural light into each unit. Office block roof is to be constructed of standard concrete pantiles.

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Industrial units do not feature windows other than the aforementioned fixed skylights installed within the roof. Office block features uPVC framed windows, coloured in a slate grey to remain inkeeping with the rest of the aesthetics on site. All windows and glazed panelling will feature double glazed units to maximise thermal and energy efficiency.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Industrial Units will each feature a galvanised steel roller shutter door measuring 4 metres in length and 4.5 metres in height. Each unit will also feature a slate grey steel personnel door, measuring 900mm x 2100mm. Office unit access doors will be of uPVC or Aluminium Double Glazed Units for main accesses, matched in colour to the window installations, with identical glazing as required. Fire Exits installed on east, west and rear of property to BS 476 Part 22 and BS EN 1634-1 specifications, in sheet steel construction. Other Internal doors will be fire-rated glazed doors.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

TAWNY_StephensonAv_DesAccStatement_v5.6_Dec25
TAWNY_StephensonAv_SiteLayout_v12.9_Dec25
TAWNY_StephensonAv_ElevationandFloorPlans_v12.7_Dec25
TAWNY_StephensonAv_AccessPlan_v3.3_Dec25
TAWNY_StephensonAv_DrainagePlan_v4.6_Dec25
TAWNY_StephensonAv_DrainageStatement_v4.6_Dec25
TAWNY_StephensonAv_FloodRiskStatement_v4.6_Dec25
TAWNY_StephensonAv_TransportStatement_v3.3_Dec25

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes
 No

Are there any new public roads to be provided within the site?

Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to design and access statement, and accompanying plans and transport statements under references:

TAWNY_StephensonAv_Des&AccStatement_v5.6_Dec25
TAWNY_StephensonAv_SiteLayout_v12.9_Dec25
TAWNY_StephensonAv_AccessPlan_v3.3_Dec25
TAWNY_StephensonAv_TransportStatement_v3.3_Dec25

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

42

Difference in spaces:

42

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

6

Difference in spaces:

6

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes
 No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes
 No

Will the proposal increase the flood risk elsewhere?

Yes
 No

How will surface water be disposed of?

Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

Yes
 No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:

Full site is currently bare ground for industrial use; development will continue this use predominantly, therefore no net loss. However, measures proposed will enable to augment biodiversity to demonstrate sustainable responsibility.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Mains sewerage connection located on the boundary of the site, and will be connection to as part of this proposal. Further details contained within the drainage statement and drainage plan under document references:

TAWNY_StephensonAv_DrainagePlan_v4.6_Dec25

TAWNY_StephensonAv_DrainageStatement_v4.6_Dec25

TAWNY_StephensonAv_FloodRiskStatement_v4.6_Dec25

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Ancillary utility areas designated on site for the provision of commercial waste collection bins for the tenant's use. No major industrial or specialist operations proposed to operate out of any units or developments on site, and therefore these will be suitably served by receptacles for general waste and mixed recycling.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes
 No

If Yes, please provide details:

Service Contract with recycling and waste disposal contractors for regular collection of general waste and mixed recycling. Proposed use is predominantly for storage, offices and very light industrial use, and therefore it is not anticipated for excessive amounts of waste to be generated on site. No plans to permit tenants to occupy who require any specialist waste collection or disposal.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes
 No

Use Class:

E(g)(i) - Offices - Except where not suitable in a residential area

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

173

Net additional gross internal floorspace following development (square metres) (d = c - a):

173

Use Class:

B2 - General industrial

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

876

Net additional gross internal floorspace following development (square metres) (d = c - a):

876

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	1049	1049

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Use Class:

B2 - General industrial

Unknown:

Yes

Use Class:

E(g)(i) - Offices - Except where not suitable in a residential area

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

18:00

Saturday:

Start Time:

End Time:

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes
 No

Is the proposal for a waste management development?

Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes
 No

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant
 The Agent

Title

Mr

First Name

Tom

Surname

Hyde

Declaration Date

21/12/2025

Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Tom Hyde

Date

23/12/2025