PlanningPortal

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Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

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Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

SOUTH HOLLAND DISTRICT COUNCIL

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.
Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.
If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	MR	First name:	RICK
Last name:	GAUNT		
Company (optional):	TULIP-FIELDS HOMES LTD		
Unit:	3C	House number:	
House suffix:			
House name:			
Address 1:	EDISON COURT		
Address 2:	PINCHBECK		
Address 3:			
Town:	SPALDING		
County:	LINCOLNSHIRE		
Country:	UNITED KINGDOM		
Postcode:	PE11 3FX		

2. Agent Name and Address

Title:	MR	First name:	ALASDAIR
Last name:	MCFARLANE		
Company (optional):	TAC ARCHITECTS		
Unit:		House number:	14
House suffix:			
House name:			
Address 1:	OLD FENDIKE ROAD		
Address 2:	WESTON HILLS		
Address 3:			
Town:	SPALDING		
County:	LINCOLNSHIRE		
Country:	UNITED KINGDOM		
Postcode:	PE12 6DD		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF FOUR THREE-BEDROOM DWELLINGS

Has the building, work or change of use already started? ☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY): (date must be pre-application submission)

Reference number of permission in principle being relied on (technical details consent applications only):

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)? ☐ Yes ☒ No

4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:	39-41	House suffix:	
House name:					
Address 1:	ALBERT STREET				
Address 2:					
Address 3:					
Town:	SPALDING				
County:	LINCOLNSHIRE				
Postcode (optional):	PE11 2LD				

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: 525500 Northing: 323060

Description:

COMMERCIAL SITE AT 39-41 ALBERT STREET. SEE RED-LINE LOCATION PLAN ON 25/674/PA/012 DATED 07/11/2026.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

OSCAR PATMAN, PLANNING OFFICER

Reference:

H16-1191-25; INFORMAL DISCUSSIONS

Date (DD/MM/YYYY):
(must be pre-application submission) 15/09/2026

Details of pre-application advice received?

INFORMAL DISCUSSIONS AND EMAILS, INCLUDING 10/08, 18/08, 01/09 AND 15/09/2026. NO FORMAL PRE-APPLICATION SUBMISSION FOR THIS REVISED FOUR-DWELLING SCHEME. COMMENTS ADDRESSED FLOOD-RISK TESTS, POLICY, DESIGN AND AMENITY. ON 01/09 THE REPORT WAS BROADLY AT THE EXPECTED LEVEL, BUT FLOOD-RISK ACCEPTABILITY WAS NOT CONFIRMED. ON 15/09 THE OFFICER DECLINED TO CONFIRM WHETHER THE REVISIONS OVERCAME THE REFUSAL. ALL COMMENTS WITHOUT PREJUDICE. EARLIER SIX-DWELLING PRE-APPLICATION PE-00139-25 (17/07/2025) IS SEPARATE HISTORY; SEE CONTINUATION.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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 the reference of the plan (s)/drawings(s)

ESTABLISHED ACCESS FROM ALBERT STREET RETAINED / ADAPTED FOR FOUR DWELLINGS. SEE STREET SCENE, BLOCK AND LOCATION PLAN 25/674/PA/012 DATED 07/11/2026; EIGHT CAR SPACES. NO NEW PUBLIC ROAD OR RIGHT OF WAY PROPOSED.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

DOMESTIC BIN STORAGE WITHIN EACH PRIVATE CURTILAGE, WITH BINS PRESENTED AT THE ALBERT STREET FRONTAGE ON COLLECTION DAYS WITHOUT OBSTRUCTING ACCESS.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

SEPARATE DOMESTIC RECYCLING BINS WITHIN EACH PRIVATE CURTILAGE FOR THE COUNCIL HOUSEHOLD COLLECTION SERVICE.

8. Authority Employee / 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 following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	EXISTING COMMERCIAL BUILDINGS; TO BE DEMOLISHED	VANDERSANDEN COTTAGE MIXTURE FACING BRICK; RECONSTITUTED STONE HEADS AS DRAWN	☐	☐
Roof	EXISTING COMMERCIAL BUILDINGS; TO BE DEMOLISHED	GREY SLATE-EFFECT CONCRETE TILES; LEAD-CLAD DORMERS AS DRAWN	☐	☐
Windows	EXISTING BUILDINGS; TO BE DEMOLISHED	CREAM UPVC WINDOWS AS DRAWN	☐	☐
Doors	EXISTING BUILDINGS; TO BE DEMOLISHED	AS SUBMITTED STREET SCENE; FINAL SPECIFICATION TO AGREE	☐	☐
Boundary treatments (e.g. fences, walls)	EXISTING COMMERCIAL SITE BOUNDARIES	PRIVATE GARDEN ENCLOSURES; FINAL DETAILS TO AGREE	☐	☐
Vehicle access and hard-standing	EXISTING ACCESS AND HARDSTANDING	RESIDENTIAL ACCESS AND PARKING; PERMEABLE SURFACES WHERE APPROPRIATE; FINAL DESIGN TO AGREE	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

STREET SCENE / BLOCK / LOCATION PLAN 25/674/PA/012 DATED 07/11/2026; PROPOSED FLOOR PLANS / ELEVATIONS 25/674/PA/012 DATED 29/09/2026; DESIGN AND ACCESS STATEMENT DATED 10/11/2026. SPECIFICATION DETAILS NOT IDENTIFIED IN THESE DOCUMENTS ARE TO BE AGREED WITH THE COUNCIL.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	10	8	-2
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	WITHIN CURTILAGE	NOT QUANTIFIED
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [ ] Yes [x] No

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

FOUL WATER TO THE PUBLIC FOUL SEWER, SUBJECT TO ANGLIAN WATER CONNECTION AND EASEMENT REQUIREMENTS. DETAILED CONNECTION DESIGN TO BE AGREED. SEE DESIGN AND ACCESS STATEMENT, SECTION 8.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [x] Yes [ ] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [x] Yes [ ] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [x] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] 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
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

14. Existing Use

Please describe the current use of the site:

VACANT COMMERCIAL BUILDINGS AND ASSOCIATED HARDSTANDING. NO DEMOLITION OR CONSTRUCTION HAS STARTED.

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

COMMERCIAL STORAGE / DISTRIBUTION (B8) AND COMMERCIAL SERVICES (E(C)(III)), AS RECORDED IN THE PREVIOUS APPLICATION. PREMISES VACANT FOR A CONSIDERABLE PERIOD; END DATE NOT KNOWN.

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate): NOT KNOWN

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 [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [x] Yes [ ] No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] 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 [x] No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	4	0	0	4 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Sheltered housing	☐	0	0	0	0	0	0 *c*
Bedsit/studios	☐	0	0	0	0	0	0 *d*
Cluster flats	☐	0	0	0	0	0	0 *e*
Other	☐	0	0	0	0	0	0 *f*
						Totals *(a + b + c + d + e + f) =*	4 *A*

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	0	0	0	0 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Sheltered housing	☐	0	0	0	0	0	0 *c*
Bedsit/studios	☐	0	0	0	0	0	0 *d*
Cluster flats	☐	0	0	0	0	0	0 *e*
Other	☐	0	0	0	0	0	0 *f*
						Totals *(a + b + c + d + e + f) =*	0 *B*

Affordable Home Ownership	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	0	0	0	0 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Sheltered housing	☐	0	0	0	0	0	0 *c*
Bedsit/studios	☐	0	0	0	0	0	0 *d*
Cluster flats	☐	0	0	0	0	0	0 *e*
Other	☐	0	0	0	0	0	0 *f*
						Totals *(a + b + c + d + e + f) =*	0 *C*

Starter Homes	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	0	0	0	0 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Bedsit/studios	☐	0	0	0	0	0	0 *c*
Other	☐	0	0	0	0	0	0 *d*
						Totals *(a + b + c + d) =*	0 *D*

Self Build and Custom Build	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	0	0	0	0 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Bedsit/studios	☐	0	0	0	0	0	0 *c*
Other	☐	0	0	0	0	0	0 *d*
						Totals *(a + b + c + d) =*	0 *E*

Total proposed residential units *(A + B + C + D + E) =* 4

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	0	0	0	0 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Sheltered housing	☐	0	0	0	0	0	0 *c*
Bedsit/studios	☐	0	0	0	0	0	0 *d*
Cluster flats	☐	0	0	0	0	0	0 *e*
Other	☐	0	0	0	0	0	0 *f*
						Totals *(a + b + c + d + e + f) =*	0 *F*

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	0	0	0	0 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Sheltered housing	☐	0	0	0	0	0	0 *c*
Bedsit/studios	☐	0	0	0	0	0	0 *d*
Cluster flats	☐	0	0	0	0	0	0 *e*
Other	☐	0	0	0	0	0	0 *f*
						Totals *(a + b + c + d + e + f) =*	0 *G*

Affordable Home Ownership	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	0	0	0	0 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Sheltered housing	☐	0	0	0	0	0	0 *c*
Bedsit/studios	☐	0	0	0	0	0	0 *d*
Cluster flats	☐	0	0	0	0	0	0 *e*
Other	☐	0	0	0	0	0	0 *f*
						Totals *(a + b + c + d + e + f) =*	0 *H*

Starter Homes	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	0	0	0	0 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Bedsit/studios	☐	0	0	0	0	0	0 *c*
Other	☐	0	0	0	0	0	0 *d*
						Totals *(a + b + c + d) =*	0 *I*

Self Build and Custom Build	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	0	0	0	0	0	0 *a*
Flats/maisonettes	☐	0	0	0	0	0	0 *b*
Bedsit/studios	☐	0	0	0	0	0	0 *c*
Other	☐	0	0	0	0	0	0 *d*
						Totals *(a + b + c + d) =*	0 *J*

Total existing residential units *(F + G + H + I + J) =* 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 4

18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres) *(a)*	Gross internal floorspace to be lost by change of use or demolition (square metres) *(b)*	Total gross internal floorspace proposed (including change of use) (square metres) *(c)*	Net additional gross internal floorspace following development (square metres) *(d = c - a)*
B2	General industrial	☐				
B8	Storage or distribution	☐	152.2	152.2	0	-152.2
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
C2A	Secure Residential institutions	☐				
C4	Homes in Multiple Occupation	☐				
E(a)	Display/Sale of goods other than hot food	☐				
E(b)	Sale of food and drink for consumption mostly on the premises	☐				
E(c)(i)	Financial services	☐				
E(c)(ii)	Professional services	☐				
E(c)(iii)	Other appropriate services in a commercial, business or service locality	☐	85	85	0	-85
E(d)	Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating	☐				
E(e)	Medical or health services - Except premises attached to the residence of the provider	☐				
E(f)	Creche, day nursery or day centre - Except where including a residential use	☐				
E(g)(i)	Offices - Except where not suitable in a residential area	☐				
E(g)(ii)	Research and development - Except where not suitable in a residential area	☐				
E(g)(iii)	Industrial processes - Except where not suitable in a residential area	☐				
F1	Learning and non-residential institutions	☐				
F2	Local community uses (essential shops, meeting places, sport, and recreation)	☐				
OTHER		☐				
Please Specify		☐				
	Total		237.2	237.2	0	-237.2

18. All Types of Development: Non-residential Floorspace (continued)

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing tradable floor area (square metres) *(e)*	Tradable floor area to be lost by change of use or demolition (square metres) *(f)*	Total tradable floor area proposed (including change of use)(square metres) *(g)*	Net additional tradable floor area following development (square metres) *(h = g - e)*
E(a)	Display/Sale of goods other than hot food	☐				
F2	Local community uses (essential shops, meeting places, sport, and recreation)	☐				
OTHER		☐				
Please Specify		☐				
	Total					

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
C2A	Secure Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
NOT APPLICABLE				

21. Site Area

Please state the site area in hectares (ha) 0.0612

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NOT APPLICABLE - FOUR DWELLINGS; NO INDUSTRIAL OR COMMERCIAL PROCESS PROPOSED.

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

24. Biodiversity Net Gain

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

☐ Yes ☒ No

If No, please provide reasons, with reference to which exemptions or transitional arrangements you believe apply:

REGULATION 7A OF THE BIODIVERSITY GAIN REQUIREMENTS (EXEMPTIONS) REGULATIONS 2024, AS AMENDED BY S.I. 2026/790: THE RED-LINE SITE IS APPROXIMATELY 0.0612HA (612 SQ M), BELOW THE 0.2HA THRESHOLD. THE NOVEMBER 2025 HS ECOLOGY SURVEY IDENTIFIES NO ONSITE PRIORITY HABITAT TO BE IMPACTED. THIS IS A FRESH APPLICATION AFTER 6 AUGUST 2026. SEE THE BNG EXEMPTION STATEMENT DATED 22/09/2026. THE EARLIER STATUTORY METRIC IS NOT RELIED UPON FOR THE CURRENT SCHEME.

If Yes, please provide the information requested in all the questions below:

Please provide the date the pre-development biodiversity value of onsite habitat(s) have been calculated: (this should be one of the following dates: the date of this application; or an earlier proposed date)

Date (DD/MM/YYYY):

Please provide the pre-development biodiversity value of onsite habitats on this date:

If a date earlier than the date of the submission of the planning application has been specified above, please provide reasons why this date has been used:

Please state the publication date of the biodiversity metric tool(s) used to calculate the onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

24. Biodiversity Net Gain (continued)

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the pre-development biodiversity value of onsite habitat(s) was calculated and either:
• on or after 30 January 2020 which were not in accordance with a planning permission; or
• on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes ☐ No

If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity value on this date; and any supporting evidence (or reference to relevant document containing these details).

If yes, please state the publication date of the biodiversity metric tool(s) used to calculate any onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

Does the application site have irreplaceable habitat(s) (corresponding to the descriptions in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) which exist on land to which this application relates on the date the pre-development biodiversity value of onsite habitat(s) was calculated?

☐ Yes ☐ No

If yes, please provide a description of these and any further details (for example reference to relevant document):

☐ I/We confirm this application is accompanied by the following:
i. The completed biodiversity metric tool(s) showing the calculation of the pre-development biodiversity values, and on the dates, detailed above including, if applicable, those related to any loss (or degradation) of any onsite habitat(s)
ii. Plan(s), showing onsite habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated; and
iii. If applicable, plan(s) showing onsite irreplaceable habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated.

Please provide details (for example reference to relevant document):

NOT APPLICABLE: REGULATION 7A EXEMPTION CLAIMED. SEE BNG EXEMPTION STATEMENT DATED 22/09/2026. THE NOVEMBER 2025 HS ECOLOGY REPORT PROVIDES BASELINE ECOLOGICAL EVIDENCE; ITS OLD POST-DEVELOPMENT PLAN / METRIC IS NOT RELIED UPON FOR THIS FOUR-DWELLING SCHEME.

Note: Plans must be drawn to an identified scale, and show the direction of North.

25. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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**

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.

** "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.*

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	10/11/2026

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*
*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

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

*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

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

*** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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 (LPA) has been submitted.

- The original and 3 copies* of a completed and dated application form: ☒
- The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☒
- The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: ☒
- The correct fee: ☒
- The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): ☒
- The original and 3 copies* of a fire statement, if required (see help text and guidance notes for details): ☐
- The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): ☒

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

Plans can be bought from one of the Planning Portal's accredited suppliers: https://www.planningportal.co.uk/buyaplanningmap

27. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 10/11/2026 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: [redacted] Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional): [redacted]

29. Agent Contact Details

Telephone numbers

Country code: National number: [redacted] Extension number:

Country code: Mobile number (optional): [redacted]

Country code: Fax number (optional):

Email address (optional): [redacted]

30. 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? *(Please select only one)* ☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

39-41 Albert Street - application notes

Applicant: Rick Gaunt, Tulip-Fields Homes Ltd
Site: 39-41 Albert Street, Spalding, PE11 2LD
Proposal: Demolition of existing commercial buildings and erection of four three-bedroom dwellings
Date: 10 November 2026

Section 5 - informal advice and planning history
This is a fresh full application following refusal of H16-1191-25 on 10 April 2026. Informal discussions and emails with Oscar Patman on 10 and 18 August and 1 and 15 September 2026 concerned the revised four-dwelling scheme. These were without prejudice: the officer did not confirm flood-risk acceptability or that the revised design overcame the refusal. Formal pre-application response PE-00139-25 of 17 July 2025 concerned an earlier six-dwelling scheme and is separate history.

Sections 10, 14, 17, 18 and 21 - development figures
The proposed total is four market houses, each with three bedrooms and an ancillary study; there are no existing residential units on the application site, so the net gain is four. Proposed parking is eight car spaces, two per dwelling. The previous application recorded ten existing spaces, retained here as the existing baseline, giving a reduction of two. Non-residential gross internal floorspace is carried forward from the previous form: B8 storage/distribution 152.2 square metres and E(c)(iii) services 85 square metres, total 237.2 square metres, all to be demolished. No new non-residential floorspace is proposed. The site area is 0.0612 hectares, in accordance with the current red-line measurement in the September 2026 statements. The former commercial premises are vacant; the closure date is not known. Residential use with private gardens is identified as a use vulnerable to contamination; the previous form identified no known or suspected contamination.

Sections 11-12 - flood risk and drainage
The site is in defended Flood Zone 3a. See the S M Hemmings Flood Risk Assessment, Revision C dated 2 November 2026, the Sequential and Exception Test and Design and Access Statement, both revised 10 November 2026. The culverted A05 Exeter Drain runs along the eastern side, so the within-20-metres answer is Yes. Foul drainage is to the public sewer, with the detailed connection and easement requirements to be agreed with Anglian Water. The current drawing is the street-scene, block and location plan 25/674/PA/012 dated 7 November 2026 (file 261107), showing Plots 1-4 and eight parking spaces. The FRA recommends flood-resistant or resilient ground-floor kitchens and utility rooms, with sleeping accommodation above ground floor. The surface-water strategy follows the drainage hierarchy: infiltration SuDS subject to ground investigation / BRE365 testing, with a controlled alternative discharge and separate IDB consent if infiltration is not viable. Unverified soakaway performance is not assumed. The withdrawn IDB case 26_35138_C was closed on 3 November 2026; a fresh consent application is required for controlled works. No existing IDB consent is claimed.

Section 24 - BNG and submission checklist
The September 2026 BNG Exemption Statement relies on Regulation 7A: site 0.0612 hectares with no impact on onsite priority habitat identified by the November 2025 HS Ecology baseline. The old post-development habitat plan and metric are not relied upon for this layout. Conditional metric questions are not applicable. The application fee has been paid online, as confirmed by the agent. The fee checklist is ticked. No payment amount or transaction reference is asserted in this form.