



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	172
Suffix	
Property Name	Elderberry Lodge
Address Line 1	Broadgate
Address Line 2	Weston Hills
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE12 6DQ

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

Easting (x)	Northing (y)
527552	319294
Description	

Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Goddard

Company Name

Address

Address line 1

Elderberry Lodge

Address line 2

172 Broadgate

Address line 3

Weston hills

Town/City

Spalding

County

Lincolnshire

Country

GB

Postcode

PE126DQ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

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

Unit

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

The proposal is a change of use of an existing overgrown area of land containing rough vegetation and some areas of existing hardcore to formal hardstanding for the parking of private motor vehicles and domestic trailers. The area is large enough to accommodate the safe manoeuvring and parking of one privately operated HGV and trailer. The site has already been cleared, levelled and has been installed with additional hardcore sub-base where required as part of the preparation works. The proposal includes construction of a hardstanding unbound layer of tarmac chippings/asphalt planings. Surface water from the proposed hardstanding will be allowed to infiltrate through the surface and any extra run-off will be directed to adjacent grassed areas within the application site for natural infiltration and will not discharge into neighbouring land, the watercourse or public highway. The development is entirely within the existing residential curtilage. Access to the site will continue to be via the existing vehicular access, no alterations to public highway are proposed.

Has the work or change of use already started?

☒ Yes

☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

Has the work or change of use been completed?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

The application site currently forms part of the residential curtilage and comprises an overgrown area of rough grassland with some areas of existing hardcore. The land is largely unused and unmanaged.

Is the site currently vacant?

- ☐ Yes
☒ No

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:

Vehicle access and hard standing

Existing materials and finishes:

Existing overgrown grassland with rough vegetation and areas of existing hardcore. The site has been levelled with a compacted hardcore sub-base as part of preparatory works.

Proposed materials and finishes:

Black bituminous tarmac chippings (asphalt) surfacing loosely laid over the existing compacted hardcore sub-base to allow filtration. Run off excess surface water will be directed by falls towards adjacent grassed areas within the application site for natural infiltration. Will not be sealed to allow filtration.

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

Proposed Development

This application seeks planning permission for the change of use of an existing area of land within the residential curtilage to a formal tarmac hardstanding for the parking and manoeuvring of vehicles associated with the residential use of the property.

The proposal will provide parking for:

- * Private motor vehicles;
- * One HGV & trailer used by the occupier in connection with their self employment;
- * Domestic trailers.

The proposed hardstanding extends to approximately 1,500 square metres.

Existing Site

The application site forms part of the residential curtilage. Prior to the commencement of preparatory works, the site comprised an overgrown area of rough grassland with areas of existing hardcore and was largely unmanaged.

Preparatory works have commenced and include site clearance, levelling and the placement of a compacted hardcore sub-base. This application seeks permission to complete the development by laying a tarmac chipping wearing course and formalising the use of the land.

Access

The development will continue to use the existing vehicular access from the public highway.

No alterations to the existing access are proposed.

The layout of the hardstanding provides sufficient space for vehicles, including the HGV and trailer, to manoeuvre safely within the site, allowing vehicles to enter and leave the public highway in a forward gear where practicable.

Drainage

The hardstanding will be constructed to allow filtration of surface water with appropriate falls directing excess surface water towards adjacent grassed areas within the application site for natural infiltration.

Surface water will be retained within the site and will not discharge onto the public highway or neighbouring land.

Proposed Use

The hardstanding is intended solely for vehicles associated with the residential occupation of the property.

There will be:

- * No loading or unloading of goods;
- * No storage of commercial materials or waste.

Planning Considerations

The proposal makes use of land already within the residential curtilage and formalises an area that was previously overgrown and underused.

The development will improve the appearance and functionality of the site by replacing unmanaged vegetation with a durable hardstanding suitable for the intended residential vehicle parking use.

The proposal retains the existing site access, provides adequate manoeuvring space within the site and incorporates appropriate surface water management.

It is therefore considered that the proposal represents an appropriate form of development that will not adversely affect highway safety or neighbouring amenity.

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

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:

4

Total proposed (including spaces retained):

6

Difference in spaces:

2

Vehicle Type:

Other

Other (please specify):

HGV unit & trailer

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

Vehicle Type:

Other

Other (please specify):

Domestic trailer

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

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 site area of 0.2 hectares or below

Are there any priority habitats on or within 500m of your site?:
No

Can you evidence that you carried out a site assessment if the local authority disputes the presence of priority habitats?:
Yes

Please justify the reason why biodiversity net gain does not apply:
The development site is 1,500 square metres (0.15 hectares), which is below the 0.2 hectare threshold for the biodiversity net gain exemption applying from 6 August 2026. A site assessment has been undertaken, including a review of the MAGIC priority habitat mapping, and no priority habitat has been identified within the development site. The proposed development therefore qualifies for the 0.2 hectare BNG exemption. Please see attached exemption statement.

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

Waste Storage and Collection

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

- ☐ Yes
- ☒ No

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

- ☐ Yes
☒ No

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

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

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?

E.g. All the land is owned by a single individual

☐ Yes

☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

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; or

☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Elderberry Lodge

Number:

172

Suffix:

Address line 1:

Broadgate

Address Line 2:

Weston Hills

Town/City:

Spalding

Postcode:

PE126DQ

Date notice served (DD/MM/YYYY):

01/06/2026

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Adam

Surname

Goddard

Declaration Date

20/08/2026

☒ 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

Adam Goddard

Date

20/08/2026

Amendments Summary

flood risk assessment, design and access statement, information checklist all edited to say the correct revise size of 1500 acres and also attached a BNG exemption statement as requested.