

Application for Outline Planning Permission With Some Matters Reserved.  
Town and Country Planning Act 1990

**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.

**1. Applicant Name, Address and Contact Details**

|                                                     |                                            |             |                      |                                      |                                                         |
|-----------------------------------------------------|--------------------------------------------|-------------|----------------------|--------------------------------------|---------------------------------------------------------|
| Title:                                              | <input type="text"/>                       | First Name: | <input type="text"/> | Surname:                             | <input type="text" value="Adcocks Drinks Company Ltd"/> |
| Company name:                                       | <input type="text"/>                       |             |                      |                                      |                                                         |
| Street address:                                     | <input type="text" value="c/o The Agent"/> |             |                      |                                      |                                                         |
|                                                     | <input type="text"/>                       |             |                      | Telephone number:                    | <input type="text"/>                                    |
|                                                     | <input type="text"/>                       |             |                      | Mobile number:                       | <input type="text"/>                                    |
| Town/City:                                          | <input type="text"/>                       |             |                      | Fax number:                          | <input type="text"/>                                    |
| Country:                                            | <input type="text"/>                       |             |                      | Email address:                       | <input type="text"/>                                    |
| Postcode:                                           | <input type="text"/>                       |             |                      | <input type="text"/>                 |                                                         |
| Are you an agent acting on behalf of the applicant? |                                            |             |                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No                                |

**2. Agent Name, Address and Contact Details**

|                 |                                                     |             |                                   |                                             |                                          |
|-----------------|-----------------------------------------------------|-------------|-----------------------------------|---------------------------------------------|------------------------------------------|
| Title:          | <input type="text" value="Mr"/>                     | First Name: | <input type="text" value="John"/> | Surname:                                    | <input type="text" value="Dadge"/>       |
| Company name:   | <input type="text" value="Barker Storey Matthews"/> |             |                                   |                                             |                                          |
| Street address: | <input type="text" value="37 Priestgate"/>          |             |                                   |                                             |                                          |
|                 | <input type="text"/>                                |             |                                   | Telephone number:                           | <input type="text" value="01733897722"/> |
|                 | <input type="text"/>                                |             |                                   | Mobile number:                              | <input type="text"/>                     |
| Town/City:      | <input type="text" value="Peterborough"/>           |             |                                   | Fax number:                                 | <input type="text"/>                     |
| Country:        | <input type="text" value="United Kingdom"/>         |             |                                   | Email address:                              | <input type="text"/>                     |
| Postcode:       | <input type="text" value="PE1 1JL"/>                |             |                                   | <input type="text" value="jsd@bsm.uk.com"/> |                                          |

**3. Description of the Proposal**

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☒ Scale

Please describe the proposal:

Has the building or works already been carried out? ☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

|                 |                                                   |         |                      |
|-----------------|---------------------------------------------------|---------|----------------------|
| House:          | <input type="text"/>                              | Suffix: | <input type="text"/> |
| House name:     | <input type="text" value="Land at Crease Drove"/> |         |                      |
| Street address: | <input type="text"/>                              |         |                      |
|                 | <input type="text"/>                              |         |                      |
|                 | <input type="text"/>                              |         |                      |
| Town/City:      | <input type="text" value="Crowland"/>             |         |                      |
| Postcode:       | <input type="text"/>                              |         |                      |

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

|           |                                     |
|-----------|-------------------------------------|
| Easting:  | <input type="text" value="523739"/> |
| Northing: | <input type="text" value="309674"/> |

Description:

PREVIOUSLY USED LAND / BROWNFIELD SITE. B2, B8 USE IN SINGLE BUILDING (3 UNITS) WITH YARD AND PARKING AREA. LARGE AREA OF BRICKS TO REAR FOLLOWING DEMOLITION OF BUILDING

#### 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):

Officer name:

|        |                                 |             |                                   |          |                                     |
|--------|---------------------------------|-------------|-----------------------------------|----------|-------------------------------------|
| Title: | <input type="text" value="Mr"/> | First name: | <input type="text" value="Phil"/> | Surname: | <input type="text" value="Norman"/> |
|--------|---------------------------------|-------------|-----------------------------------|----------|-------------------------------------|

|            |                                          |
|------------|------------------------------------------|
| Reference: | <input type="text" value="PE-00514-15"/> |
|------------|------------------------------------------|

|                    |                                         |                                      |
|--------------------|-----------------------------------------|--------------------------------------|
| Date (DD/MM/YYYY): | <input type="text" value="08/07/2015"/> | (Must be pre-application submission) |
|--------------------|-----------------------------------------|--------------------------------------|

Details of the pre-application advice received:

The site is within the settlement boundary of Crowland on brownfield land. A such, under the provisions of Policy HS4 of the South Holland Local Plan, 2006 residential development is acceptable in principle in this location.

It is suggested that pre-application advice is also sought from the County Council in respect of surface water drainage and highways considerations.

It is expected that a third of all dwellings on site would be affordable (Policy HS8). It is suggested that contact is made with colleagues in Housing Strategy regarding the required mix and tenure. Furthermore, 14% of the gross site area would also be expected to be open space (Policy HS11).

Initial information supplied regarding amount, layout, scale, landscape and appearance would appear to be acceptable. However, the Council would be happy to offer further more detailed advice in due course.

#### 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)

SHOWN ON ILLUSTRATIVE SITE PLAN

## 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:

DETAILS TO BE PROVIDED AT RESERVED MATTERS STAGE

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

☐ Yes ☒ No

## 8. Authority Employee/Member

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

Do any of these statements apply to you?

☐ Yes ☒ No

## 9. Materials

No Material details were submitted for this application

## 10. Vehicle Parking

No Vehicle Parking details were submitted for this application

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

|             |                                     |                         |                          |         |                          |
|-------------|-------------------------------------|-------------------------|--------------------------|---------|--------------------------|
| Mains sewer | <input checked="" type="checkbox"/> | Package treatment plant | <input type="checkbox"/> | Unknown | <input type="checkbox"/> |
| Septic tank | <input checked="" type="checkbox"/> | Cess pit                | <input type="checkbox"/> | Other   | <input type="checkbox"/> |

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☒ Unknown

## 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.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate 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)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

|                                                                 |                                               |                                               |
|-----------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> Sustainable drainage system | <input type="checkbox"/> Main sewer           | <input checked="" type="checkbox"/> Pond/lake |
| <input checked="" type="checkbox"/> Soakaway                    | <input type="checkbox"/> Existing watercourse |                                               |

## 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.

13. Biodiversity and Geological Conservation

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 ☒ 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

14. Existing Use

Please describe the current use of the site:

B2, B8 COMMERCIAL

- 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

15. 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
- 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 ☒ No

17. Residential Units

- Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

| Market Housing - Proposed |                    |   |   |    |         |
|---------------------------|--------------------|---|---|----|---------|
|                           | Number of bedrooms |   |   |    |         |
|                           | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios           |                    |   |   |    |         |
| Cluster Flats             |                    |   |   |    |         |
| Flats/Maisonettes         |                    |   |   |    |         |
| Houses                    | 0                  | 0 | 0 | 0  | 50      |
| Live-Work Units           |                    |   |   |    |         |

| Market Housing - Existing |                    |   |   |    |         |
|---------------------------|--------------------|---|---|----|---------|
|                           | Number of bedrooms |   |   |    |         |
|                           | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios           |                    |   |   |    |         |
| Cluster Flats             |                    |   |   |    |         |
| Flats/Maisonettes         |                    |   |   |    |         |
| Houses                    |                    |   |   |    |         |
| Live-Work Units           |                    |   |   |    |         |

17. Residential Units

| Market Housing - Proposed |                    |   |   |    |         |
|---------------------------|--------------------|---|---|----|---------|
|                           | Number of bedrooms |   |   |    |         |
|                           | 1                  | 2 | 3 | 4+ | Unknown |
| Sheltered Housing         |                    |   |   |    |         |
| Unknown                   |                    |   |   |    |         |

Proposed Market Housing Total50

| Social Rented Housing - Proposed |                    |   |   |    |         |
|----------------------------------|--------------------|---|---|----|---------|
|                                  | Number of bedrooms |   |   |    |         |
|                                  | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios                  |                    |   |   |    |         |
| Cluster Flats                    |                    |   |   |    |         |
| Flats/Maisonettes                |                    |   |   |    |         |
| Houses                           |                    |   |   |    |         |
| Live-Work Units                  |                    |   |   |    |         |
| Sheltered Housing                |                    |   |   |    |         |
| Unknown                          |                    |   |   |    |         |

Proposed Social Housing Total

| Intermediate Housing - Proposed |                    |   |   |    |         |
|---------------------------------|--------------------|---|---|----|---------|
|                                 | Number of bedrooms |   |   |    |         |
|                                 | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios                 |                    |   |   |    |         |
| Cluster Flats                   |                    |   |   |    |         |
| Flats/Maisonettes               |                    |   |   |    |         |
| Houses                          |                    |   |   |    |         |
| Live-Work Units                 |                    |   |   |    |         |
| Sheltered Housing               |                    |   |   |    |         |
| Unknown                         |                    |   |   |    |         |

Proposed Intermediate Housing Total

| Key Worker Housing - Proposed |                    |   |   |    |         |
|-------------------------------|--------------------|---|---|----|---------|
|                               | Number of bedrooms |   |   |    |         |
|                               | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios               |                    |   |   |    |         |
| Cluster Flats                 |                    |   |   |    |         |
| Flats/Maisonettes             |                    |   |   |    |         |
| Houses                        |                    |   |   |    |         |
| Live-Work Units               |                    |   |   |    |         |
| Sheltered Housing             |                    |   |   |    |         |
| Unknown                       |                    |   |   |    |         |

Proposed Key Worker Housing Total

| Overall Residential Unit Totals  |    |
|----------------------------------|----|
| Total proposed residential units | 50 |
| Total existing residential units |    |

| Market Housing - Existing |                    |   |   |    |         |
|---------------------------|--------------------|---|---|----|---------|
|                           | Number of bedrooms |   |   |    |         |
|                           | 1                  | 2 | 3 | 4+ | Unknown |
| Sheltered Housing         |                    |   |   |    |         |
| Unknown                   |                    |   |   |    |         |

Existing Market Housing Total

| Social Rented Housing - Existing |                    |   |   |    |         |
|----------------------------------|--------------------|---|---|----|---------|
|                                  | Number of bedrooms |   |   |    |         |
|                                  | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios                  |                    |   |   |    |         |
| Cluster Flats                    |                    |   |   |    |         |
| Flats/Maisonettes                |                    |   |   |    |         |
| Houses                           |                    |   |   |    |         |
| Live-Work Units                  |                    |   |   |    |         |
| Sheltered Housing                |                    |   |   |    |         |
| Unknown                          |                    |   |   |    |         |

Existing Social Housing Total

| Intermediate Housing - Existing |                    |   |   |    |         |
|---------------------------------|--------------------|---|---|----|---------|
|                                 | Number of bedrooms |   |   |    |         |
|                                 | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios                 |                    |   |   |    |         |
| Cluster Flats                   |                    |   |   |    |         |
| Flats/Maisonettes               |                    |   |   |    |         |
| Houses                          |                    |   |   |    |         |
| Live-Work Units                 |                    |   |   |    |         |
| Sheltered Housing               |                    |   |   |    |         |
| Unknown                         |                    |   |   |    |         |

Existing Intermediate Housing Total

| Key Worker Housing - Existing |                    |   |   |    |         |
|-------------------------------|--------------------|---|---|----|---------|
|                               | Number of bedrooms |   |   |    |         |
|                               | 1                  | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios               |                    |   |   |    |         |
| Cluster Flats                 |                    |   |   |    |         |
| Flats/Maisonettes             |                    |   |   |    |         |
| Houses                        |                    |   |   |    |         |
| Live-Work Units               |                    |   |   |    |         |
| Sheltered Housing             |                    |   |   |    |         |
| Unknown                       |                    |   |   |    |         |

Existing Key Worker Housing Total

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

18. All Types of Development: Non-residential Floorspace

| Use Class/type of use   | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| B2 - General industrial | 1,529                                              | 1,529                                                                               | 0                                                                                       | -1,529                                                                         |
| Total                   | 1,529                                              | 1,529                                                                               | 0                                                                                       | -1,529                                                                         |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class/types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|------------------------|----------------------------------------------------------|-------------------------------------------------|----------------------|
|                        |                                                          |                                                 |                      |

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

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:

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

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

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

|                                                                             |                               |
|-----------------------------------------------------------------------------|-------------------------------|
| <b>A. Toxic substances</b>                                                  | Amount held on site           |
| <input type="text"/>                                                        | <input type="text"/> Tonne(s) |
| <b>B. Highly reactive/explosive substances</b>                              | Amount held on site           |
| <input type="text"/>                                                        | <input type="text"/> Tonne(s) |
| <b>C. Flammable substances (unless specifically named in parts A and B)</b> | Amount held on site           |
| <input type="text"/>                                                        | <input type="text"/> Tonne(s) |

## 24. 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)

☒ The agent ☐ The applicant ☐ Other person

## 25. Certificates (Certificate A)

### 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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ Declaration made

## 26. 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.



Date