SOUTH HOLLAND DISTRICT COUNCIL

Application for Outline Planning Permission with all 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:	Mr	First Name:	M	Surname:	Nunn
Company name:					
Street address:	The Anchorage, Churchgate				
	Gedney			Telephone number:	
				Mobile number:	
Town/City:	Spalding			Fax number:	
Country:				Email address:	
Postcode:	PE12 0BZ				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Nick	Surname:	Overton
Company name:	NiCAD Consultancy Services Ltd				
Street address:	30 Pen Street				
				Telephone number:	07775641461
				Mobile number:	
Town/City:	Boston			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	PE21 6TJ				NiCAD1@outlook.com

3. Description of the Proposal

Please describe the proposal:

Proposed chalet bungalow

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: | Suffix:

House name: The Anchorage

Street address: Churchgate

Gedney

Town/City: Spalding

Postcode: PE12 0BZ

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

Easting: 540474

Northing: 324202

Description:

5. 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?

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

6. 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: | First name: T | Surname: Meachen

Reference: PE-00573-17

Date (DD/MM/YYYY): 02/08/2017 (Must be pre-application submission)

Details of the pre-application advice received:

I am writing with reference to your recent enquiry relating to a potential building plot adjacent the Anchorage, Churchgate in Gedney Church End. The plot is located in what is classed as a countryside location as it not within the Defined Settlement Limit as outlined on the Proposals Maps of the South Holland Local Plan 2006. The relevant policy within the Local Plan is HS7 New Housing in the Countryside which indicates that new housing will only be permitted in such locations where there is an essential need (especially in relation to agriculture) or the proposal is for a small scale, rural exception affordable housing that complies with policy HS9.

However, we are considering applications under the National Planning Policy Framework, 2012 at the moment until we are able to confirm a 5 year supply of deliverable housing sites. Paragraph 49 of the NPPF makes provision for residential development on suitable sites in a sustainable location. In addition, the site is within the proposed defined settlement limit identified within the emerging South East Lincs Local Plan which is due to be adopted hopefully next year. It is therefore possible to argue that the site can be considered sustainable. As a suitable infill plot, it is worth putting in an application to test the principle of development through the planning system.

Although a design and access statement is not necessarily required, it is worth including one as a suitable platform to support your planning application. This would allow you to expand your case for development, and to explain why the site can be considered sustainable.

7. 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

8. Site Area

What is the site area? 769.00 sq.metres

9. 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	1	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

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

Existing Market Housing Total: 1

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:

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 - 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:

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:

9. Residential Units

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

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

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	1

10. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

11. Employment

No Employment details were submitted for this application

12. Hours of Opening

No Hours of Opening details were submitted for this application

13. 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:

N/A

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.

14. Existing Use

Please describe the current use of the site:

Land utilised by the applicant at The Anchorage

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

14. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. 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

16. 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: Mr First name: Nick Surname: Overton

Person role: AGENT Declaration date: 30/05/2018 ☑ Declaration made

17. 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 30/05/2018