SOUTH HOLLAND DISTRICT COUNCIL

Application for Planning Permission.
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: Mrs | First name: Alison | Surname: Lea

Company name: Larkfleet Homes

Street address: Larkfleet House, Falcon Way

Town/City: Bourne

County: Lincolnshire

Country:

Postcode: PE10 0FF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of 35 dwellings with associated garages, car ports and infrastructure

Has the building, work or change of use already started? ○ Yes ◉ No

4. Site Address Details

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

House: | Suffix:

House name: LAND OFF

Street address: PENNYTOFT LANE, PINCHBECK

Town/City: SPALDING

County:

Postcode: PE11 3PQ

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

Easting: 523925

Northing: 324987

Description:

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: Mr First name: Richard Surname: Fidler

Reference: Preliminary meeting

Date (DD/MM/YYYY): 19/09/2011 (Must be pre-application submission)

Details of the pre-application advice received:

avoid overlooking of existing dwellings

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)

see enclosed 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:

hard standing for landfill, recycling and garden waste bins

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

hard standing with space for on site collections

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

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

none

Description of proposed materials and finishes:

to accord with adjacent development

Roof - description:

Description of existing materials and finishes:

none

Description of proposed materials and finishes:

to accord with adjacent development

Windows - description:

Description of existing materials and finishes:

none

Description of proposed materials and finishes:

to accord with adjacent development

9. (Materials continued)

Doors - description:

Description of existing materials and finishes:

none

Description of proposed materials and finishes:

to accord with adjacent development

Boundary treatments - description:

Description of existing materials and finishes:

none

Description of proposed materials and finishes:

continuation of ongoing adjacent development

Vehicle access and hard standing - description:

Description of existing materials and finishes:

none

Description of proposed materials and finishes:

continuation of ongoing adjacent development

Lighting - add description

Description of existing materials and finishes:

none

Description of proposed materials and finishes:

continuation of ongoing adjacent development

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

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	64	64
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

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

Preliminary Drainage Strategy - drawing number NTT/2027/HD/001 P1

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?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☐ Soakaway ☒ 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.

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:

Vacant land adjacent to ongoing residential development

Is the site currently vacant? ◉ Yes ○ No

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

Horticultural operation

When did this use end (if known) (DD/MM/YYYY)?

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

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

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

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 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
Houses		5	19		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 24

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

17. Residential Units (continued)

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		3	2		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total: 5

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total: 0

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		4	2		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Intermediate Housing Total: 6

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Intermediate Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	35
Total existing residential units	0

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 00.85 hectares

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

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

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 B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (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 or building to which this application relates.

Notice recipient				Date notice served
Name	Mr Ruysen			
Number:	45	Suffix:		
Street:	Market Way			13/12/2011
Locality:	Pinchbeck			
Town:	Spalding			
Postcode:	PE11 3PE			

Title: Mrs First name: Alison Surname: Lea (LARKFLEET HOMES)

Person role: Applicant Declaration date: 13/12/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mrs First Name: Alison Surname: Lea (LARKFLEET HOMES)

Person role: Applicant Declaration date: 13/12/2011 ☒ 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. ☒

Date 13/12/2011

Proposal Attachments Details :

Proposal Name	Pennytoft Lane - Phase 2
Proposal Number	PP-01744122
Version Number	1
Amended Attachments Only?	No
Submission Date	2011-12-13

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	2224-DS.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	336092
Document Reference	2224-DS
Document Comments	floor plans and elevations for house type 2224
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	2308-DS.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	381293
Document Reference	2308-DS
Document Comments	plans and elevations for house type 2308
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New

File Name	2318-DS.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	330216
Document Reference	2318-DS
Document Comments	plans and elevations for house type 2318
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	2323-DS.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	328083
Document Reference	2323-DS
Document Comments	plans and elevations for house type 2323
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	2324-DS.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	332182
Document Reference	2324-DS
Document Comments	plans and elevations for house type 2324
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Design and Access Statement
Status	New
File Name	Design and Access Statement.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1701683
Document Reference	Design and Access Statement
Document Comments	
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Flood Risk Assessment
Status	New
File Name	FRA.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1247630
Document Reference	FRA
Document Comments	
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Transport Assessment
Status	New
File Name	Highways Statement.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	2445736
Document Reference	Highways Statement
Document Comments	
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes

Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	IDB letter.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	207385
Document Reference	IDB letter
Document Comments	
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	The Location Plan
Status	New
File Name	Location plan.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	444693
Document Reference	Location plan
Document Comments	Location plan
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	NTT-2027-HD-001-P1 Preliminary Drainage Strategy.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	656807
Document Reference	Preliminary Drainage Strategy
Document Comments	
Date File Uploaded	2011-12-13

Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	PPS25 Sequential and Exceptions Tests Assessment Update.p
File Type	application/pdf
PaperSize	A4
File Size (bytes)	941034
Document Reference	PPS25 Sequential and Exception Tests Assessment
Document Comments	
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Single garage.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	840322
Document Reference	single garage
Document Comments	floor plans and elevations for single garage
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Site layout - A3 extract showing application red line.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	1465188

Document Reference	Site plan - A3 extract showing appliction red line
Document Comments	Site layout extract
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Block Plan of the Site
Status	New
File Name	Site layout - L105-PL01.pdf
File Type	application/pdf
PaperSize	A2
File Size (bytes)	639668
Document Reference	Site layout - L105-PL02
Document Comments	Site layout
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Survey.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	587056
Document Reference	Survey
Document Comments	Survey
Date File Uploaded	2011-12-13
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	