SOUTH HOLLAND DISTRICT COUNCIL

# Application for Outline Planning Permission with some matters reserved

## 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

524527

Northing (y)

319961

Description

Land North of the B1173 Barrier Bank and West of the A16, Spalding, Lincolnshire – “Lincs Gateway”.

## Applicant Details

### Name/Company

Title

First name

Surname

.

Company Name

Alcan Properties Limited

### Address

Address line 1

555-557 Cranbrook Road

Address line 2

Gants Hill

Address line 3

Ilford

Town/City

County

Essex

Country

Postcode

IG2 6HE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

Mr

First name

James

Surname

Rigby

Company Name

Knights

### Address

Address line 1

Olympic House

Address line 2

995 Doddington Road

Address line 3

Town/City

Lincoln

County

Country

United Kingdom

Postcode

LN6 3SE

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- [x] Access
- [ ] Appearance
- [ ] Landscaping
- [ ] Layout
- [ ] Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

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.
- **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 the proposed development

Erection of buildings to comprise up to 70,000 square metres (Gross Internal Area) of Class B8 (storage or distribution) floorspace to include ancillary Class E(g) (office) floorspace and provision of associated Infrastructure including utilising existing vehicular access from B1173. Outline with means of access to be considered.

Has the work already been started without planning permission?

- ◯ Yes
- ⊘ No

## Site Area

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

18.62

Unit

Hectares

## Existing Use

Please describe the current use of the site

In terms of characteristics, the Site can generally be divided into three areas. The western c.10%, located west of PRoW Spal/894/1 mostly comprises a grassed paddock, with mature trees present in the north and adjacent to the PRoW. Immediately east of the PRoW, a large bund extends from the Site entrance in the south-west up to the north-western boundary, before returning in an easterly direction for approximately 100m; The area west and south of the bund comprises derelict land surfaced with bare soil (made ground), with the main site access from the B1173 present in the south west. This comprises around c.15% of the total Site area and can reasonably be considered to amount to previously developed or 'brownfield' land. The remaining c.75% of the Site, north and east of the area of previously developed land, comprises arable farmland. Two drainage ditches cross the farmland trending roughly west to east, with further ditches present along the north, south and eastern boundaries. Overhead electricity cables cross the north west of the Site.

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

## 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

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

**Vehicle Type:**
Cars

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
428

**Difference in spaces:**
428

**Vehicle Type:**
Cycle spaces

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
192

**Difference in spaces:**
192

**Vehicle Type:**
Other

**Other (please specify):**
HGVs

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
182

**Difference in spaces:**
182

## Materials

Does the proposed development require any materials to be used externally?

- [x] 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:**
Walls

**Existing materials and finishes:**
n/a

**Proposed materials and finishes:**
All materials are high quality products for business or employment applications: • Profiled or flat metal cladding • Large format window and curtain walling systems • Feature building elements in strong colours or accent materials Grey neutral colours are predominant colours on buildings of this nature and provide a common back drop theme of cladding, windows and roofing. Used in conjunction with gradated greens and timber effect cladding the units will be sympathetic to their surroundings. The use of stronger accent colours will be kept to a minimum to avoid conflict in building appearance, however strong signage zones will be encouraged to promote end user identity. Darker cladding materials at lower levels help ground the building within its setting and provide a contemporary building aesthetic, with lighter cladding materials at higher levels assist in reducing the scale of the building when viewed from distance.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to Design and Access Statement prepared by UMC Architects.

## Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system?

- [x] Yes
- [ ] No
- [ ] Unknown

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

Please refer to the submitted Flood Risk Assessment prepared by LIN Consulting.

The Applicant submitted a Pre-Development Request to Anglian Water. Anglian Water's response dated 28 February 2023 sets out that the nearest practicable connection is to the 150mm diameter sewer at manhole 2100 in Fen End Lane at National Grid Reference NGR TF2429920144.

## 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.)

- [x] Yes
- [ ] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

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

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] 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?

- [x] Yes
- [ ] No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.**

## 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

- [x] 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

- [x] 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.

## Waste Storage and Collection

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

⊘ Yes
◯ No

If Yes, please provide details:

Waste will arise form the proposed development and detailed consideration will be given to the storage and collection of waste as part of a subsequent application for the approval of reserved matters. The indicative masterplan provides sufficient space around the proposed buildings to ensure that adequate arrangements can be made.

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

⊘ Yes
◯ No

If Yes, please provide details:

Recyclable waste will arise form the proposed development and detailed consideration will be given to the storage and collection of waste as part of a subsequent application for the approval of reserved matters. The indicative masterplan provides sufficient space around the proposed buildings to ensure that adequate arrangements can be made.

## 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

Please add details of the Use Classes and floorspace.

**Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use.** View further information on Use Classes.

**Use Class:**
B8 - Storage or distribution

**Existing gross internal floorspace (square metres):**
0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**
0

**Total gross new internal floorspace proposed (including changes of use) (square metres):**
70000

**Net additional gross internal floorspace following development (square metres):**
70000

| Totals | 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) |
|---|---|---|---|---|
| | 0 | 0 | 70000 | 70000 |

**Loss or gain of rooms**

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

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- (✓) Yes
- ( ) No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

862.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

**Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.**

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**
B8 - Storage or distribution

**Unknown:**
No

**Monday to Friday:**

**Start Time:**
00:00

**End Time:**
00:00

**Saturday:**

**Start Time:**
00:00

**End Time:**
00:00

**Sunday / Bank Holiday:**

**Start Time:**
00:00

**End Time:**
00:00

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [x] Yes
- [ ] No

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:

Commercial activities carried out under Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

⊘ Yes
◯ No

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

Please refer to Section 10.03 of the submitted Flood Risk Assessment prepared by LIN Consulting.

## 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

**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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

21/04/2023

Details of the pre-application advice received

Planning Performance and Resource Agreement entered into between Alcan Properties Limited and South Holland District Council dated 21 April 2023.

## 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?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

## Certificate Of Ownership - Certificate A

**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****

*** "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.**

**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.**

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

James

Surname

Rigby

Declaration Date

29/05/2023

☑ Declaration made

## Declaration

I / We hereby apply for Outline planning permission: Some matters reserved as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

James Rigby

Date

30/05/2023