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. Site Address

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)	526365
Northing (y)	322694

Description

Land to South of Low Road/Rangell Gate (B1165) and East of A16, Spalding

2. Applicant Details

Title	Mr
First name	Simon
Surname	Naylor
Company name	Naylor Farms
Address line 1	C/O Agent
Address line 2	-
Address line 3	-
Town/city	-
Country	-

2. Applicant Details

Postcode	-

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Ms
First name	Sophie
Surname	Pain
Company name	Turley
Address line 1	8 Quy Court
Address line 2	Colliers Lane
Address line 3	Stow Cum Quy
Town/city	Cambridge
Country	
Postcode	CB25 9AU
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	2.86
Unit	Hectares

5. 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.

Demolition of existing buildings and construction of a new plant based protein extraction facility and ancillary office space together with landscaping, SuDs features, car park and associated infrastructure.

5. Description of the Proposal

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

6. Existing Use

Please describe the current use of the site

Arable

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

7. 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):

Walls	
Description of existing materials and finishes (optional):	Refer to Design and Access Statement
Description of proposed materials and finishes:	Refer to Design and Access Statement

Roof	
Description of existing materials and finishes (optional):	Refer to Design and Access Statement
Description of proposed materials and finishes:	Refer to Design and Access Statement

Windows	
Description of existing materials and finishes (optional):	Refer to Design and Access Statement
Description of proposed materials and finishes:	Refer to Design and Access Statement

Doors	
Description of existing materials and finishes (optional):	Refer to Design and Access Statement
Description of proposed materials and finishes:	Refer to Design and Access Statement

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Refer to Design and Access Statement
Description of proposed materials and finishes:	Refer to Design and Access Statement

Lighting

7. Materials

Description of existing materials and finishes (optional):	Refer to Design and Access Statement
Description of proposed materials and finishes:	Refer to Design and Access Statement

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

Further information is provided within the Design and Access Statement together with drawings of the proposed elevations.

8. 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

A Transport Statement has been provided to support the planning application together with drawings to show the access into the Application Site.

9. 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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	47	47
Cycle spaces	0	14	14
Motorcycles	0	4	4
Disability spaces	0	2	2

10. 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'.

11. 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

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

11. Assessment of Flood Risk

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?

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

12. 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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains Sewer
- [ ] Septic Tank
- [ ] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [x] Unknown

Are you proposing to connect to the existing drainage system? ( ) Yes ( ) No (•) Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

The site is of a size which can accommodate appropriate waste storage for the scheme.

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

If Yes, please provide details:

14. Waste Storage and Collection

The site is of a size which can accommodate appropriate recycling waste storage for the scheme.

15. 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

The facility will produce a level of trade or commercial waste and appropriate arrangements will be made via the Council to collect. There is sufficent space on site to accommodate this waste, the quantities of which will be known in due course and discussion with the Council.

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. 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	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)
Other Agricultural Barns	249	249	0	-249
B2 - General industrial	0	0	2222	2222
B1 (a) - Office (other than A2)	0	0	544	544
Total	249	249	2766	2517

Loss or gain of rooms

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

18. 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:

18. Employment

Full-time	43
Part-time	
Total full-time equivalent	43.00

19. Hours of Opening

Are Hours of Opening relevant to this proposal? (•) 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' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B1 (a) - Office (other than A2)	Start Time: 08:00 End Time: 18:00	Start Time: End Time:	Start Time: End Time:	
B2 - General industrial	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	Start Time: 00:00 End Time: 23:59	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? (•) 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:

Examples of activities and processes happening within the building will be:
- Cutters chopping the goods,
- Washing of raw product,
- Boilers creating steam for driers and sterilizing,
- Drying of product,
- Forklifts moving materials,
- Workshop with spare parts etc.,
- Packaging of goods.

Expected Plant required as set out in Noise Impact Assessment includes:
- Cutter;
- Filter Press;
- Belt Dryer;
- Compressors and Blowers;
- Milling;
- Sedicanter;
- Ultra Filtration; and
- Drum Dryer.

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 it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? (•) Yes ( ) No

Please specify each hazardous substance and the amount involved:

21. Hazardous Substances

Hazardous Substance	Amount (Tonnes)
Other Caustic Soda stored at 33%	10.5944 Tonnes
Other Hydrochloric Acid stored at 9%	10.5944 Tonnes
Other Phosphoric Acid stored at 75%	0.7063 Tonnes

22. 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

23. 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

Surname

Reference

Date (Must be pre-application submission)

25/06/2021

Details of the pre-application advice received

Discussion about the proposed scheme and the principle of development. Advice has been considered and included in the proposed scheme.

24. 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. ( ) Yes (•) No

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?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

25. Ownership Certificates and Agricultural Land Declaration

◉ 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 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	
Number	
Suffix	
House Name	
Address line 1	via email to: cschighways@lincolnshire.gov.uk
Address line 2	
Town/city	
Postcode	
Date notice served (DD/MM/YYYY)	10/09/2021

Person role

○ The applicant

◉ The agent

Title	Ms
First name	Sophie
Surname	Pain
Declaration date (DD/MM/YYYY)	10/09/2021

☑ 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 (cannot be pre-application)	10/09/2021