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: | Mr | First Name: | Peter | Surname: | Goodrick |
| Company name: | Welland Homes Ltd | | | | |
| Street address: | c/o Property Services Department | | | | |
| | Council Offices | | | Telephone number: | |
| | Priory Road | | | Mobile number: | |
| Town/City: | Spalding | | | Fax number: | |
| Country: | Lincs | | | Email address: | |
| Postcode: | PE11 2XE | | | | |

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

## 2. Agent Name, Address and Contact Details

| | | | | | |
|---|---|---|---|---|---|
| Title: | Mr | First Name: | Paul | Surname: | Clarke |
| Company name: | Framework Architects | | | | |
| Street address: | | | | | |
| | 3 Marine Studios | | | Telephone number: | 01522535383 |
| | Burton Waters | | | Mobile number: | |
| Town/City: | Lincoln | | | Fax number: | |
| Country: | United Kingdom | | | Email address: | |
| Postcode: | LN1 2WN | | | | paul@frameworklincoln.co.uk |

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed residential development

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:

Street address: Parkside Crescent

Park Road

Town/City: Spalding

Postcode: PE11 1RA

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

Easting: 524417

Northing: 323176

Description:

Land off Parkside Crescent, Spalding

## 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: Phil Surname: Norman

Reference:

Date (DD/MM/YYYY): 25/08/2016 (Must be pre-application submission)

Details of the pre-application advice received:

The advice received has informed the application.

## 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)

Please refer to drawings:
J1620 (08) 02A - Existing Site Layout
J1620 (08) 03A - Proposed Site Layout

## 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:

Please refer to drawing:
J1620 (08) 03A - Proposed Site Layout

## 7. Waste Storage and Collection

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

If Yes, please provide details:

Please refer to drawing:
J1620 (08) 03A - Proposed Site Layout

## 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

If Yes, please provide details of the name, relationship and role:

Peter Goodrick
Housing Development Programme Manager
South Holland District Council

## 9. Materials

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

**Boundary Treatments - description:**
Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Please refer to the following documents/drawings:
J1620 (08) 03A - Proposed Site Layout
J1620 (08) 07 - Boundaries

**Doors - description:**
Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Composite door - colour TBC
Coloured uPVC glazed door - white

**Roof - description:**
Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Interlocking tiles - grey
Dry Verge - black

**Walls - description:**
Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Facing brick - colour TBC

**Windows - description:**
Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Coloured uPVC glazed unit - white

**OTHER - description:**
Type of other material: Rainwater Goods & SVPs
Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

## 9. Materials

uPVC - black

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

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to the following documents/drawings:
J1620 Design and Access Statement
J1620 (08) 11A - GA Elevations - Plots 1, 2, 3 & 4
J1620 (08) 13A - GA Elevations - Plots 5&6, 7&8, 9&10

## 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 | 20 | 20 |

## 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):

Please refer to the following documents/drawings:
Drainage Strategy - 11482 Rev B inc. Appendix C: Proposed Site & Drainage Layout

## 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

## 13. Biodiversity and Geological Conservation

○ 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 - slabs of previously demolished garages, large area of tarmac, and scrubland

Is the site currently vacant? ◉ Yes ○ No

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

Garages

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 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 | 10 | 0 | 0 | 0 |
| 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 Total: 10

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

Existing Market Housing Total:

| 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:

| 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 | 10 |
| Total existing residential units | |

## 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

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? 0.28 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:

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.

## 23. Hazardous Substances

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

| **A. Toxic substances** | Amount held on site | |
|---|---|---|
| | | Tonne(s) |

| **B. Highly reactive/explosive substances** | Amount held on site | |
|---|---|---|
| | | Tonne(s) |

| **C. Flammable substances (unless specifically named in parts A and B)** | Amount held on site | |
|---|---|---|
| | | 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 B)

**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 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)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

| Owner/Agricultural Tenant | Date notice served |
|---|---|

## 25. Certificates (Certificate B)

| | | | | | |
|---|---|---|---|---|---|
| Name: | South Holland District Council | | | | |
| Number: | | Suffix: | | House name: | Property Services Department |
| Street: | Council Offices | | | | 02/12/2016 |
| Locality: | Priory Road | | | | |
| Town: | Spalding | | | | |
| Postcode: | PE11 2XE | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Name: | Mr M. Edwards | | | | |
| Number: | 1 | Suffix: | | House name: | |
| Street: | Parkside Crescent | | | | 02/12/2016 |
| Locality: | Park Road | | | | |
| Town: | Spalding | | | | |
| Postcode: | | | | | |

Title: Mr First name: Paul Surname: Clarke

Person role: AGENT Declaration date: 02/12/2016 ☑ 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 02/12/2016