

Application for Outline Planning Permission With Some 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. Site Address

Number	
Suffix	
Property name	Land North Of Sutton Bridge
Address line 1	
Address line 2	
Address line 3	
Town/city	Sutton Bridge
Postcode	

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

Easting (x)	546988
Northing (y)	321880

Description

Land located to north of Sutton Bridge adjacent Nightingale Way, Granville Terrace, Withington Street and Chestnut Terrace

2. Applicant Details

Title	Mr
First name	J
Surname	Langley
Company name	Loyd Homes Ltd
Address line 1	1st Floor - 15 St Cuthberts Street
Address line 2	
Address line 3	
Town/city	Bedford
Country	

2. Applicant Details

Postcode

MK40 3JB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Alan

Surname

Brown

Company name

ABDS Ltd

Address line 1

Boscarnon Farmhouse

Address line 2

Boscarnon

Address line 3

Town/city

St Keverne

Country

United Kingdom

Postcode

TR12 6NU

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

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

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.

☒ Access

☐ Appearance

☐ Landscaping

☒ Layout

☐ Scale

Please describe the proposed development

Residential development of 129 dwellings (including 32 affordable units), site access and associated external works.

Has the work already been started without planning permission?

☐ Yes

☒ No

5. Site Area

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

6.96

Unit

Hectares

6. Existing Use

Please describe the current use of the site

Fallow fields

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Agriculture

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

7. 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

Refer to all application drawings, and Transport Assessment.

8. 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	390	390

9. 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):

9. Materials

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Faced Brickwork

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Concrete Interlocking tiles

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	PVCu Casement Windows

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	GRP composite

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Close boarded fences with trellis panels above in accordance with previous extant approvals on site.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Permeable block paving

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

Architectural Drawings

- 3393-TD-NIGHTXX-DRG-AR-2000-PONightingale Way Topographical Survey
- BRI061-TO1Topographical Survey Withington St and Chestnut Terrace junction with Bridge Road
- BRI061-T02Topographical Survey land north of Withington Street
- BRI061-T03Topographical Survey land west of Allenby's Chase land north of Chestnut Terrace
- BRI061-T04Topographical Survey land east pf Chestnut Terrace
- LH/SBM/20/001 Rev AMasterplan Block Plan Sheet 1 of 2
- LH/SBM/20/002 Rev CMasterplan Block Plan Sheet 2 of 2
- LH/SBM/20/003 Rev ADevelopment Plan Illustrating Areas with Extant Permissions
- LH/SBM/20/004Site Location Plan
- LH/SBN/19/002 Rev ELand North of Nightingale Way -Site Plan Sheet 1 of 2
- LH/SBN/19/003 Rev FLand North of Nightingale Way -Site Plan Sheet 2 of 2
- LH/SBM/20/005Land North of Withington Street – Site Plan Sheet 1 of 3
- LH/SBM/20/006Land North of Withington Street – Site Plan Sheet 2 of 3
- LH/SBM/20/007Land North of Withington Street – Site Plan Sheet 3 of 3

Engineering Drawings

- 1886/S /E101Drainage Layout (sheet 1 of 3)
- 1886/S/E102Drainage Layout (sheet 2 of 3)
- 1886/S/E103Drainage Layout (sheet 3 of 3)

Transport Assessment
Travel Plan
Flood Risk Assessments

9. Materials

Ecology Assessments
Phase 1 and 2 Ground Investigation Reports

10. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

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. Please state the plan(s)/drawing(s) references.

See drainage strategy.

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.

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
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

12. 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'.

13. 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:

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. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

15. 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

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☒ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	4	33	47	13	0	97
Total	4	33	47	13	0	97

Add 'Social, Affordable or Intermediate Rent - Proposed' residential units

Social, Affordable or Intermediate Rent - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	8	14	8	2	0	32
Total	8	14	8	2	0	32

Please select the existing housing categories that are relevant to your proposal.

15. Residential/Dwelling Units

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units 129

Total existing residential units 0

Total net gain or loss of residential units 129

16. 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' covers ALL uses except Use Class C3 Dwellinghouses

☐ Yes ☒ No

17. Employment

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

☐ Yes ☒ No

18. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

19. Industrial or Commercial Processes and Machinery

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

☐ Yes ☒ No

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

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

21. Trade Effluent

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

☐ Yes ☒ No

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

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 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* 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	A
Surname	Brown
Declaration date (DD/MM/YYYY)	23/09/2020

☒ 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)	23/09/2020
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