

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:	MATT	Surname:	BURROW
Company name:	PERSIMMON HOMES (WEST YORKSHIRE) LTD				
Street address:	3 HEPTON COURT				
	YORK ROAD				
Town/City:	LEEDS				
Country:	WEST YORKSHIRE				
Postcode:	LS9 6PW				
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:

CONSTRUCTION OF 146NO. DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND ASSOCIATED ANCILLARY WORKS

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:

Town/City:

Postcode:

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

Easting:

Northing:

Description:

LAND NORTH OF KERESFORTH ROAD, DODWORTH - PART OF
EMERGING LOCAL PLAN ALLOCATION H19

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:

First name:

Surname:

Reference:

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

Details of the pre-application advice received:

PRE-APPLICATION RESPONSE LETTER FOLLOWING EARLIER MEETING

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)

PLANNING LAYOUT REF: KRD-2017-001E
TRANSPORT ASSESSMENT AND TRAVEL 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:

BIN STORAGE AREAS AND BIN COLLECTION POINTS

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:

SUFFICIENT STORAGE SPACE FOR SEPARATE BINS

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):

Boundary Treatments - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

2100mm HIGH CLOSE BOARDED ACOUSTIC FENCE
1800mm HIGH CLOSE BOARDED FENCE
900mm HIGH POST AND 2 RAIL TIMBER FENCE
1800mm HIGH SCREEN WALL/FENCE
450mm HIGH TIMBER KNEE RAIL
1200mm HIGH CLOSE BOARDED FENCE WITH 300mm TRELLIS

Doors - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

STEEL FACED COMPOSITE FRONT AND REAR DOORS

Lighting - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

STREET LIGHTING COLUMNS AT APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT IN ACCORDANCE WITH S.38 ADOPTION REQUIREMENTS

Roof - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

SLATE GREY OR RED COLOURED ROOF TILES

Vehicle Access - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

HOT ROLLED ASPHALT FOR MAIN ROADS, FOOTWAYS AND PRIVATE DRIVES
BLOCK PAVING FOR SHARED SURFACES

Walls - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

RED AND BUFF BRICKS WITH CONTRASTING BRICK HEADS

Windows - description:

Description of *existing* materials and finishes:

9. Materials

NONE

Description of *proposed* materials and finishes:

WHITE PVCu FASCIA, SOFFIT FOR WINDOWS AND FRENCH DOORS

OTHER - description:

Type of other material: GUTTERING AND FALLPIPES

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

BLACK SQUARE SECTION GUTTERS AND FALLPIPES

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:

PLANNING LAYOUT REF: KRD-2017-001E
DESIGN AND ACCCESS STATEMENT

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	269	269

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):

FLOOD RISK ASSESSMENT
ENGINEERING FEASIBILITY

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:

THE SITE IS CURRENTLY IN AGRICULTURAL USE AS ROUGH GRAZING LAND

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

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					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses	0	23	89	34	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total146

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

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

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

Overall Residential Unit Totals	
Total proposed residential units	146
Total existing residential units	

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market 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 - 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 - 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

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?

5.66

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:

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:	PETER DOYLE			11/04/2018		
Number:	71	Suffix:			House name:	
Street:	MOUNT VERNON ROAD					
Locality:						
Town:	BARNSELEY					
Postcode:	S70 4DW					
Name:	GEORGE LONGDEN LTD			11/04/2018		
Number:		Suffix:			House name:	YORKON HOUSE
Street:	NEW LANE					
Locality:	HUNTINGTON					
Town:	YORK					
Postcode:	YO32 9PT					
Title:	Mr	First name:	MATT	Surname:	BURROW	
Person role:	APPLICANT		Declaration date:	11/04/2018	☒ 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 11/04/2018