



North Kesteven District Council, District Council Offices
Kesteven Street, Sleaford, Lincolnshire NG34 7EF

Telephone: 01529 414155

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text"/> First name: <input type="text"/> Last name: <input type="text"/> Company (optional): <input type="text" value="Gladedale Special Projects Division"/> Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/> House name: <input type="text" value="Ashley House"/> Address 1: <input type="text" value="Ashley Road"/> Address 2: <input type="text" value="Epsom"/> Address 3: <input type="text"/> Town: <input type="text"/> County: <input type="text" value="Surrey"/> Country: <input type="text"/> Postcode: <input type="text" value="KT18 5AZ"/>	Title: <input type="text"/> First name: <input type="text" value="Caroline"/> Last name: <input type="text" value="Dawson"/> Company (optional): <input type="text" value="Planning Potential Ltd"/> Unit: <input type="text"/> House number: <input type="text" value="136"/> House suffix: <input type="text"/> House name: <input type="text" value="Magdalen house"/> Address 1: <input type="text" value="Tooley Street"/> Address 2: <input type="text"/> Address 3: <input type="text"/> Town: <input type="text" value="London"/> County: <input type="text"/> Country: <input type="text" value="England"/> Postcode: <input type="text" value="SW1 2TU"/>
3. Description of the Proposal	
Please describe the proposed development, including any change of use: <div style="border: 1px solid black; padding: 10px; margin-top: 5px;"> <p>Change of Use of the Bass Maltings, to include external alterations to eight former maltings and central water tower/ boiler room (Grade II*) and extensions to four former mess rooms (Grade II), to provide a mixed use development to include 204 residential units, 5800 sq m of healthcare and community facilities (Use Class D1), 1391 sq m of retail and restaurant floorspace (Use Classes A1 -A5), 5207 sq m of office floorspace (Use Class B1) and associated car parking, in addition to the erection of a two level car park and 2, 3 & 3.5 storey buildings (to provide 24 dwelling houses) to the east of the Maltings, the provision of new areas of open space, a children's play area together with other works incidental to the proposed development.</p> </div>	
Has the building, work or change of use already started? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please state the date when building, work or use were started (DD/MM/YYYY): <input type="text"/> (date must be pre-application submission)	
Has the building, work or change of use been completed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): <input type="text"/> (date must be pre-application submission)	

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

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). Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

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

Details of pre-application advice received?

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)

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:

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

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Brickwork	New brickwork to match existing, new brickwork to enable works, timber cladding and ceramic tiling.	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	Blue Slate	New slate to match existing and zinc cladding.	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	Existing cast iron to car park	Timber and steel	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		Timber	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)		Refer to Landscape Drawing No. D1628.L.200	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		Refer to Landscape Drawing No. D1628.L.200	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting		Refer to Landscaping Strategy	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

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 Design and Access Statement and Drawings submitted in support of the planning application.

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	400	806	406
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	40	40
Disability spaces	0	Approx 40	Approx 40
Cycle spaces	0	200	200
Other (e.g. Bus)	40 HGVs	0	- 40 HGVs
Other (e.g. Bus)	0	0	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

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

Refer to Environmental Statement - Chapter 8

13. 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 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 watercourse
 Soakaway Pond/lake
 Main sewer

14. 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?

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

15. Existing Use

Please describe the current use of the site:

Industrial use - most recently internal and external storage

Is the site currently vacant? Yes No

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

When did this use end (if known)?
DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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 construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

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

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>				24		24	Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>	78	119	7			204	Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						0 c	Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						0 d	Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						0 e	Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						0 f	Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						0 g	Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							228	Totals (a + b + c + d + e + f + g) =							0 F

Social Rented							Social Rented								
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b	Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c	Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d	Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e	Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f	Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g	Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							0 B	Totals (a + b + c + d + e + f + g) =							0 F

Intermediate							Intermediate								
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b	Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c	Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d	Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e	Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f	Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g	Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							0 C	Totals (a + b + c + d + e + f + g) =							0 G

Key worker							Key worker								
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b	Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c	Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d	Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e	Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f	Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g	Unknown type	<input type="checkbox"/>						g
Totals (a + b + c + d + e + f + g) =							0 D	Totals (a + b + c + d + e + f + g) =							0 H

Total proposed residential units (A + B + C + D) =	Total existing residential units (E + F + G + H) =
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TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):	228
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19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>		1391 (Total A1- A5)	1391 (Total A1- A5)
	Net tradable area:	<input type="checkbox"/>			
A2	Financial and professional services	<input type="checkbox"/>		1391 (Total A1- A5)	1391 (Total A1- A5)
A3	Restaurants and cafes	<input type="checkbox"/>		1391 (Total A1- A5)	1391 (Total A1- A5)
A4	Drinking establishments	<input type="checkbox"/>		1391 (Total A1- A5)	1391 (Total A1- A5)
A5	Hot food takeaways	<input type="checkbox"/>		1391 (Total A1- A5)	1391 (Total A1- A5)
B1 (a)	Office (other than A2)	<input type="checkbox"/>		5207	5207
B1 (b)	Research and development	<input checked="" type="checkbox"/>			
B1 (c)	Light industrial	<input checked="" type="checkbox"/>			
B2	General industrial	<input type="checkbox"/>	51894	51894	
B8	Storage or distribution	<input checked="" type="checkbox"/>			
C1	Hotels and halls of residence	<input checked="" type="checkbox"/>			
C2	Residential institutions	<input checked="" type="checkbox"/>			
D1	Non-residential institutions	<input type="checkbox"/>		5800	5800
D2	Assembly and leisure	<input checked="" type="checkbox"/>			
OTHER	Please specify	<input type="checkbox"/>			
	Car parking	<input type="checkbox"/>		16,340	16,340
Total			51,894 sqm		

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input checked="" type="checkbox"/>			
C2	Residential Institutions	<input checked="" type="checkbox"/>			
Other	Hostels	<input checked="" type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees			540	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: Not known

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

23. 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 a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>
Other:	<input type="text"/>	Other:	<input type="text"/>		
Amount (tonnes):	<input type="text"/>	Amount (tonnes):	<input type="text"/>		

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
Retail Development Partnership General Partnership limited and Retail Development Partnership Nominee Limited	22 Hanover Square, London W1A 2BN	
GW Padley Property Ltd	Cumberland Court 80 Mount Street Nottingham, Nottinghamshire NG1 6HH	
Richard Batham-Read, Albourne Developments (RDP)	Millfield Barn, Pickwell Lane, Bolney, Haywards Heath, West Sussex, RH17 5RH	

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- § Neither Certificate A or B can be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else 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*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Fox

Date (DD/MM/YYYY):

18/12/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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.

3 copies of a completed and dated application form:	✓	The correct fee:	✓
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	✓	3 copies of a design and access statement:	✓
3 copies of other plans and drawings or information necessary to describe the subject of the application:	✓	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	✓
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	✓

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Fox

Date (DD/MM/YYYY):

18/12/2008

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

01372 846 000

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

simon.cocks@gladedale.com

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

020 7357 8000

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. 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)*

Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address: