



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

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)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Adrian

Surname

Cattell

Company Name

Paul Newman / Paul Newman New Homes / Vale Farm Developments Ltd

Address

Address line 1

c/o

Address line 2

12 Yearlstone Square

Address line 3

Ashland

Town/City

Milton Keynes

County

Country

United Kingdom

Postcode

MK6 4AT

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Site Area

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

16150.83

Unit

Sq. metres

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 storage and distribution buildings / yard and the construction of 35no. residential dwellings together with associated accesses, parking and landscaping for the Development of Land off Raunds Road & Spencer Street, Ringstead, Kettering, Northamptonshire.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Brownfield Land.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Last use was animal food production.

When did this use end (if known)?

02/07/2023

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

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)

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

Red Facing Brick and Buff / Grey Spar Pebble Dash Walls. Please Refer to Materials Finishes Plan Ref: 1258-47

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Grey Slate Roof Tiles, Grey Plain Tiles / Bonnet Hip Tiles, Old English Dark Red Plain Tiles / Bonnet Hip Tiles, Red Pantile Roof Tiles. Please Refer to Materials Finishes Plan Ref: 1258-47

Type:

Windows

Existing materials and finishes:

N/A

Proposed materials and finishes:

uPVC White. Please Refer to Materials Finishes Plan Ref: 1258-47

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

Black Composite. Please Refer to Materials Finishes Plan Ref: 1258-47

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

N/A

Proposed materials and finishes:

0.6m high hedgerow 1.8m High Brick Screen Wall 1.8m high timber close boarded fence 1.8m high welded wire mesh fencing with metal posts Please Refer to Boundary Treatments Plan Ref: 1258-48

Type:

Vehicle access and hard standing

Existing materials and finishes:

N/A

Proposed materials and finishes:

Black Tarmac. Please Refer to Materials Finishes Plan Ref: 1258-47

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

5087-CAU-XX-XX-RP-T-0301.A0-C1 Planning Statement
1258-DAS-40-V1 - Design and Access Statement
1258-41 - Location Plan
1258-42 - Rev B - Site Layout
1258-43 - Refuse Strategy Plan
1258-44 - Fire Appliance Strategy Plan
1258-45 - Parking Strategy Plan
1258-46 - Garden Amenity Plan
1258-47 - Material Finishes Plan
1258-48 - Boundary Treatments Plan
1258-49 - Landscape Management & Maintenance Plan
1258-50 - House Type A - Floor Plans & Elevations
1258-51 - House Type B - Floor Plans & Elevations
1258-52 - House Type D - Floor Plans & Elevations
1258-53 - House Type E - Floor Plans & Elevations
1258-54 - House Type F - Floor Plans & Elevations
1258-55 - House Type G-G-H - Floor Plans & Elevations
1258-56 - House Type H - Floor Plans & Elevations
1258-57 - House Type J - Floor Plans & Elevations
1258-58 - House Type K - Floor Plans & Elevations
1258-59 - House Type M - Floor Plans & Elevations
1258-60 - Apartment - Floor Plans & Elevations
1258-61 - House Type O - Floor Plans & Elevations
1258-62 - House Type P - Floor Plans & Elevations
1258-63 - Proposed Street Scenes A-C
1258-64 - Proposed Street Scenes D-F
1258-65 - Site Section
1258-66 - 1.8m High Brick Screen Wall
1258-67 - 1.8m High Timber Close Boarded Fence
1258-68 - 0.6m High Clipped Hedgerow
1258-69 - 1.8m High Welded Wire Mesh Fence
ARB Assessment Report - Ringstead - KD.RNG.ER.003V1
BNG Assessment Report - Ringstead - KD.RNG.ER.002V1
KD.RNG.1.D.001 Landscape Plan
Preliminary Ecological Appraisal - Ringstead - KD.RNG.ER.001V1
Biodiversity Metric 4.0 Calculation Tool - macro-disabled (1) – Ringstead
Notice 1 - Certificate B - R&B Ringstead Limited
Notice 1 - Certificate B - Vale Farm Development Ltd

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

Site Layout Ref: 1258-42 Rev B

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

Vehicle Type:

Light goods vehicles / Public carrier vehicles

Existing number of spaces:

5

Total proposed (including spaces retained):

0

Difference in spaces:

-5

Vehicle Type:

Cars

Existing number of spaces:

23

Total proposed (including spaces retained):

86

Difference in spaces:

63

Vehicle Type:

Cycle spaces

Existing number of spaces:

6

Total proposed (including spaces retained):

97

Difference in spaces:

91

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

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

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

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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 and state the plan(s)/drawing(s) references

Site Layout Ref: 1258-42 Rev B

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

All houses are provided with a storage area for 1no. residual waste bin, 1no. garden waste bin, 1no. recyclable waste caddy and 1no. food waste caddy within their private rear garden areas (please note: caddy's have been stacked and have been shown as 1no. bin on the proposed plans). A communal bin collection point providing storage for 3no. 1100 litre euro bins has been provided for the apartments within 6m of the adoptable highway.

Refuse Strategy Plan Ref: 1258-43

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

All houses are provided with a storage area for 1no. residual waste bin, 1no. garden waste bin, 1no. recyclable waste caddy and 1no. food waste caddy within their private rear garden areas (please note: caddy's have been stacked and have been shown as 1no. bin on the proposed plans). A communal bin collection point providing storage for 3no. 1100 litre euro bins has been provided for the apartments within 6m of the adoptable highway.

Refuse Strategy Plan Ref: 1258-43

Trade Effluent

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

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

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

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

5

3 Bedroom:

8

4+ Bedroom:

8

Unknown Bedroom:

0

Total:

21

Proposed Market Housing Category Totals

1 Bedroom Total

0

2 Bedroom Total

5

3 Bedroom Total

8

4+ Bedroom Total

8

Unknown
Bedroom Total

0

Total

21

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type:

Flats / Maisonettes

1 Bedroom:

3

2 Bedroom:

3

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

6

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

4

3 Bedroom:

4

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

8

Proposed Social, Affordable or Intermediate Rent Category Totals

1 Bedroom

2 Bedroom

3 Bedroom

4+ Bedroom

Unknown

Total

Total

Total

Total

Total

Bedroom Total

14

3

7

4

0

0

Existing

Please select the housing categories for any existing units on the site

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

Totals

Total proposed residential units

35

Total existing residential units

0

Total net gain or loss of residential units

35

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:

B8 - Storage or distribution

Existing gross internal floorspace (square metres):

2199.6

Gross internal floorspace to be lost by change of use or demolition (square metres):

2199.6

Total gross new internal floorspace proposed (including changes of use) (square metres):

0

Net additional gross internal floorspace following development (square metres):

-2199.6

Totals	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)
	2199.6	2199.6	0	-2199.6

Loss or gain of rooms

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

Employment

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

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

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

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

17/02283/QRY/PALEE

Date (must be pre-application submission)

20/11/2017

Details of the pre-application advice received

Pre-Application advice was received on 20.11.2017 Ref: 17/02283/QRY/POLEE. A summary of the comments received are as follows;
Housing Mix should include and accommodate small and medium size dwellings that meet the National Described Space Standards minimum internal floor areas and Category 2 of the Proposed National Accessibility Standards.
Landscaping should clearly assess any impact on the southern parcel to ensure that enhancements are made to protect the environmental / landscape character and setting of the village.
Access and Highway Impact are to be carefully considered ensure that all proposals are in accordance with the County Councils adoptable standards.

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.

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?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

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* 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 left 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:

***** REDACTED *****

House name:

Number:

48

Suffix:

Address line 1:

North Beach

Address Line 2:

Heacham

Town/City:

Kings Lynn

Postcode:

PE13 7LJ

Date notice served (DD/MM/YYYY):

01/09/2023

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

12

Suffix:

Address line 1:

Yearlstone Square

Address Line 2:

Ashland

Town/City:

Milton Keynes

Postcode:

MK6 4AT

Date notice served (DD/MM/YYYY):

01/09/2023

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Kevin

Surname

Twigger

Declaration Date

01/09/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Kevin Twigger

Date

01/09/2023