

## 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

Holmleigh Care Ltd

First name

Alex

Surname

Green

Company Name

Holmleigh Care Ltd

### Address

Address line 1

Mill Place One

Address line 2

90 Bristol Road

Address line 3

Town/City

Gloucester

Country

Gloucestershire

Postcode

GL1 5SQ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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

Country

Postcode

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Site Area

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

Unit

## 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

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

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

## 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:**

Facing Bricks

**Proposed materials and finishes:**

Facing Bricks to match existing adjoining dwellings

**Type:**

Roof

**Existing materials and finishes:**

Concrete plain tiles

**Proposed materials and finishes:**

Concrete plain tiles to match existing .

**Type:**

Windows

**Existing materials and finishes:**

Aluminium double glazed

**Proposed materials and finishes:**

Aluminium double glazed to match existing .

**Type:**

Doors

**Existing materials and finishes:**

Aluminium doors

**Proposed materials and finishes:**

Aluminium doors to match existing .

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

Site Location Plan

Site Plan ( Block )

Proposed Office , plans & elevations

Proposed Sensory room , plans & elevations

## **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

## **Vehicle Parking**

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

**Vehicle Type:**

Cars

**Existing number of spaces:**

9

**Total proposed (including spaces retained):**

11

**Difference in spaces:**

2

**Vehicle Type:**

Disability spaces

**Existing number of spaces:**

1

**Total proposed (including spaces retained):**

1

**Difference in spaces:**

0

**Vehicle Type:**

Light goods vehicles / Public carrier vehicles

**Existing number of spaces:**

1

**Total proposed (including spaces retained):**

1

**Difference in spaces:**

0

## 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

The new office will connect into the nearest adjoining foul manhole adjacent to unit 1 . The sensory room doesn't require a drainage connection .

## 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

If Yes, please provide details:

The site is managed on a full time basis , it specializes in the care of adults with learning difficulties and challenging behavior. All waste management is incorporated into the daily function of the sites operation . All recycled waste is managed via the existing bin store for this purpose . All household waste is managed via weekly collection as is standard for residential dwellings .

## 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

## 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:

B1(a) - Office (other than A2)

### Existing gross internal floorspace (square metres):

9

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

9

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

47.1

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

38.1

### Use Class:

D2 - Assembly and leisure

### Existing gross internal floorspace (square metres):

0

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

0

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

28

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

28

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)
	9	9	75.1	66.1

### 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

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

1

Part-time

2

Total full-time equivalent

3.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

## 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

## 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

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

## Certificate Of Ownership - Certificate A

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

Alan

Surname

Steele

Declaration Date

14/03/2022

Declaration made

### Declaration

I / We hereby apply for Full planning permission as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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.

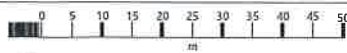
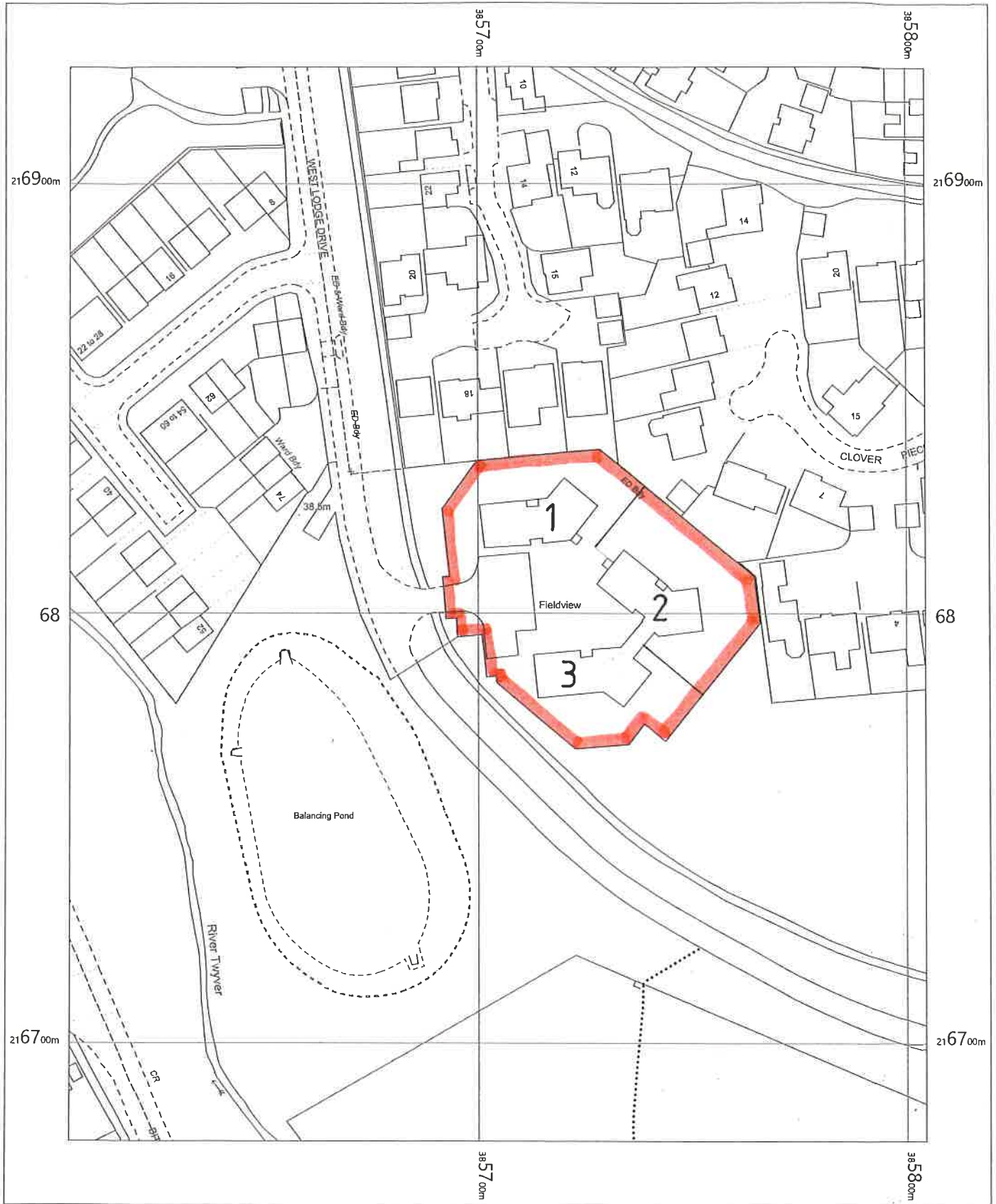
I / We agree to the outlined declaration

Signed

Alan Steele

Date

15/03/2022



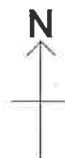
LOCATION PLAN  
FIELD VIEW  
WEST LODGE DRIVE

**Drw No 646/01**

OS MasterMap 1250/2500/10000 scale  
Thursday, October 4, 2018, ID: JEW-00746613  
maps.johnwright.com

1:1250 scale print at A4, Centre: 385704 E, 216802 N

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*KJA Repographics*



# **DESIGN & ACCESS STATEMENT**

**Written in support of: - Proposed Site Office & Resident's Sensory Room**

**Field View, West Lodge Drive, Coney Hill, Gloucestershire**

## **DESIGN**

In this section I will explain the design considerations adopted to ensure that the proposal is appropriate and in context with the surrounding area. I will also discuss the design principles and concepts that have been applied.

## **CONTEXT**

A Class C3 use within an established residential area to the north, east and north-west. To the west and south is an open space of amenity value.

## **USE**

Office and sensory room ancillary to site use C3.

## **AMOUNT**

Office 47.15m<sup>2</sup>

Sensory Room 28m<sup>2</sup>

## **LAYOUT**

The office has been located within the site left of the access to ensure it is recognised as the point of visitor access/introduction to this managed site.

The sensory room is located adjacent to unit 3 but detached to assist with its functional use.

## **SCALE**

The proposed buildings are single storey with shallow roof spans to ensure that they are viewed with the silhouette of the existing built forms.

## **LANDSCAPING**

The proposed office is located west of Bungalow 1 running parallel to the West Lodge drive boundary. A mature hedge is planted approximately 400mm inside this boundary. It is proposed to cut back the existing 2m thick hedge to 1m wide to ensure no adverse harm is created by this proposal. Similarly, the hedge adjacent to the sensory room will be clipped and retained.

## **APPEARANCE**

The proposed are designed to harmonise with the existing built forms whilst being subservient in form and scale. We have shown materials to match those used in the host buildings. However, if preferred rustic timber cladding could be employed to give a more 'garden building' appearance if considered by officers to be more suitable.

## **DRAINAGE**

Any foul drainage will be connected to the existing system.

Any surface water drainage will be SUDS compliant.

## **ACCESS**

The existing vehicular and pedestrian access will remain unchanged. Two additional car parking spaces are proposed to accommodate the additional staffing levels.

## **EMPLOYMENT**

It is proposed that 1 full time job will be created should this application be approved.



# **DRAINAGE STRATEGY**

**Written in support of the proposed site office and sensory room**

**Field View**

**West Lodge Drive**

**Gloucester**

**GL14 4QH**

The case officer has requested that we deposit a 'Drainage Strategy' for the proposal.

The subject site is currently part finished in impermeable tarmac, concrete slabs, footpaths, together with porous landscaped garden.

The new impermeable area can be constructed using water permeable materials such as gravel, brick paviours for parking areas etc., if required, and controlled by condition.

The proposed structures will include 2 no. surface water collection tanks located to receive rainwater from the standard 100mm half round guttering and downpipes. These tanks will be used to re-cycle rainwater for residential amenity use. Any excess will overflow into the existing surface water drainage arrangement by way of attenuation.

Foul drainage will be constructed and designed to comply with the current building regulations. It will connect into the existing foul water drainage system on site. As this develop provides a considered surface water collection and mitigation system and, as such we consider it to be entirely acceptable in surface water management terms.

As this development provides a consider reduction in the current impermeable surface area, together with surface water collection and mitigation we consider it to be entirely acceptable in surface water management terms.

# **WATER MANAGEMENT STATEMENT**

## **IN SUPPORT OF THE PLANNING APPLICATION FOR THE ERECTION OF SITE OFFICE AND SENSORY ROOM FIELD VIEW WEST LODGE DRIV GLOUCESTER GI4 4QH**

### **Objective:**

To minimise flood risk, improve water quality and groundwater recharge and enhance biodiversity and amenity interest.

These aims will be realised by: -

- Managing surface water
- Achieving sustainable drainage principles in new development
- Incorporating appropriate water management techniques into new development
- Ensuring priority is given to the re-use and recycling of water
- Ensure new development negates adverse effects on water cycle, supply and quality
- Establishing the lifelong maintenance and management responsibilities
- Restricting the developed rate of surface water run-off
- The provision of water harvesting, saving and recycling devices in new development

### **Site Details:**

Erection of a site office and sensory room.

The existing vehicular and pedestrian access is shown on the accompanying plans submitted with the application.

### **Water Management – Construction Phase**

There is expected to be no measurable increase in contaminated water during the construction process.

## **Household Usage**

General household water applications will have recognised water saving measures. For example, taps will be 'aerated taps', showers will have 'aerated showerheads', toilets will have dual flush cisterns (3/6 litres). The washing machine and dishwasher will be modern efficient appliances.

Grey water from kitchen sink, wash hand basins etc. is to be directed to a water harvesting system and will be able to be recycled for flushing toilets etc. after passing through a filtration plant attached to the system. This will minimise loading on the proposed foul drainage system.

## **Foul Water Management**

The subject site is served by an existing public foul drainage system. Any increase created by the proposal can be accommodated within the existing system. The system will be more than capable of handling sewage from the proposed modest dwelling. The load on the system will be minimised by including the use of grey water harvesting. All new foul water drainage will be approved via the Building Act post planning approval.

## **Rainwater Gutters & Pipes (Roof Run off)**

All downpipes taking rainwater 'run off' from roofs will connect to a water harvesting tank (combined with grey water harvesting) with management controls and filtration if required.

Overflow will be connected to the existing surface water system

## **Surface and Hard Surfaces**

All hard surfaces are existing. Surface water drains located in the existing immediate area and at the low point of the parking area are proposed to be discharged to the existing system of the building. All drainage design will be approved via the Building Act post planning approval.

## **Maintenance**

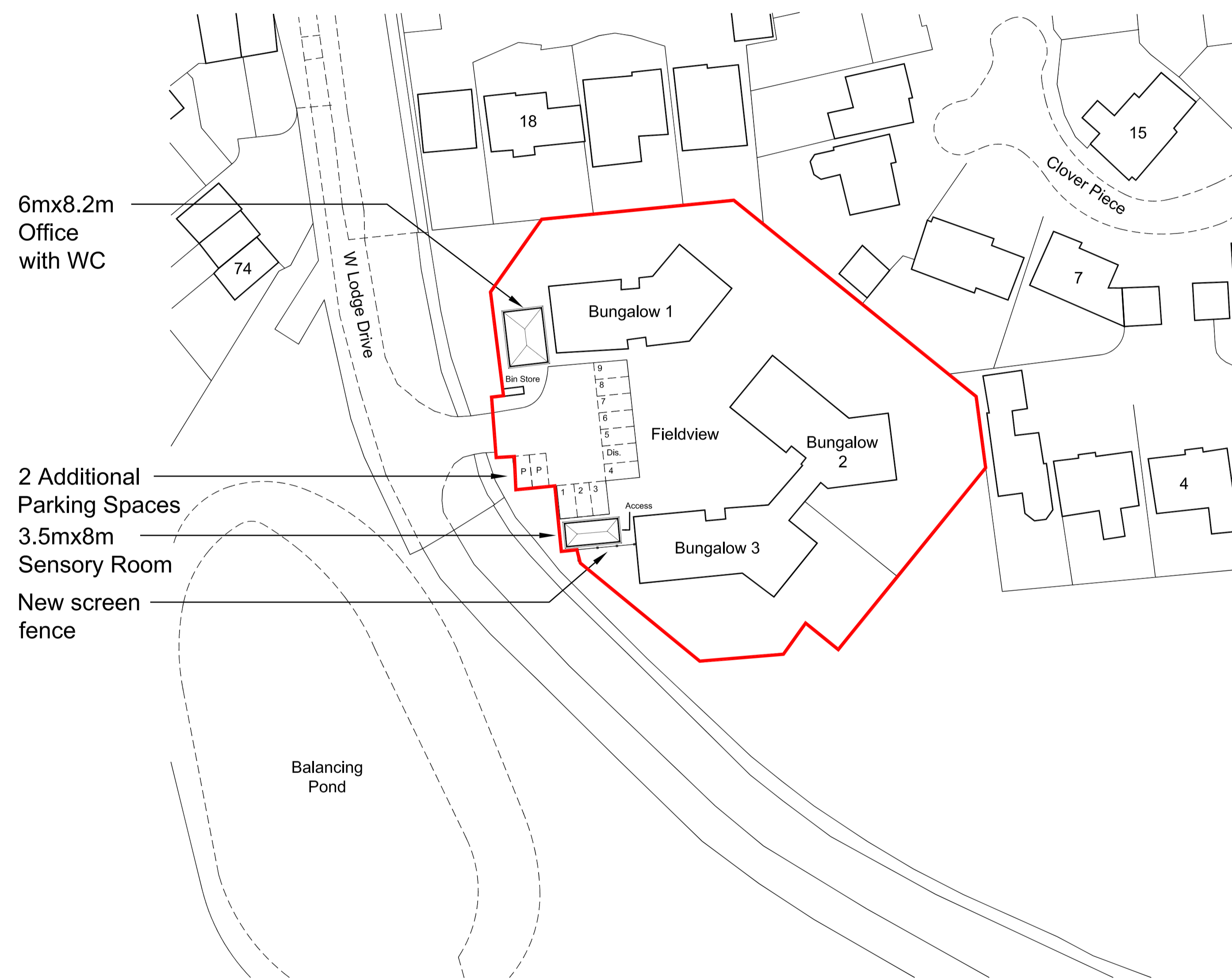
All drainage pipes will be maintained by occupiers of the building/.

## **Conclusion**

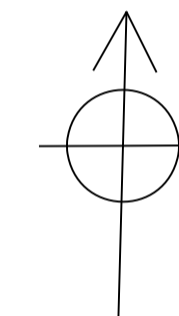
This proposal creates no risk of flood and provides a sustainable drainage solution with future proof credentials.



rev.	date	description



North



Block Plan @ 1:500



Field View , Coney Hill ,  
Gloucestershire, GL4 4XU  
Client : Holmleigh Care Ltd

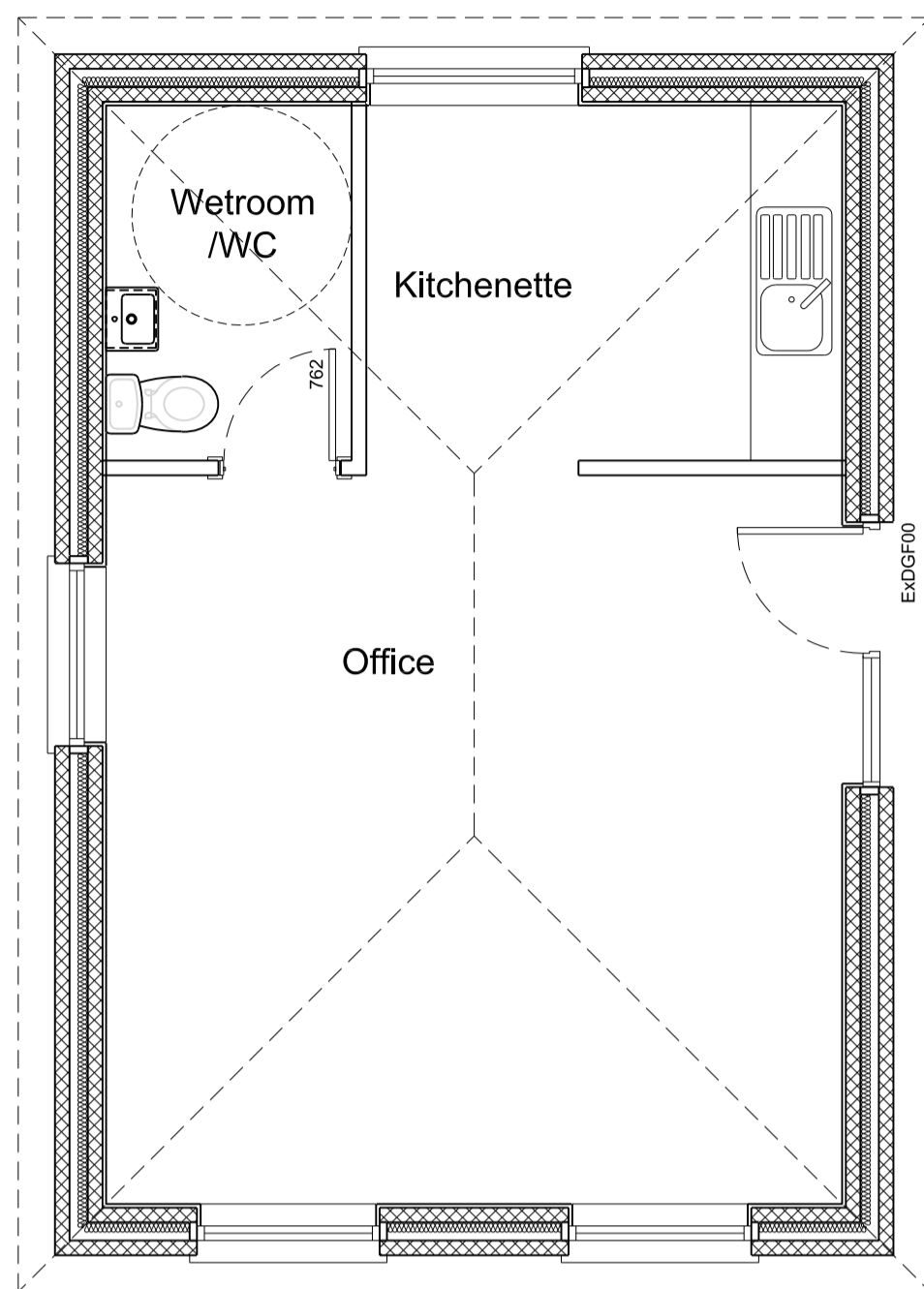
Development Consultants  
**AGS**  
Coney Hill, Coney Hill, GL4 4XU

Existing Site Plan with New Sensory/Office Buildings Date: March 2022

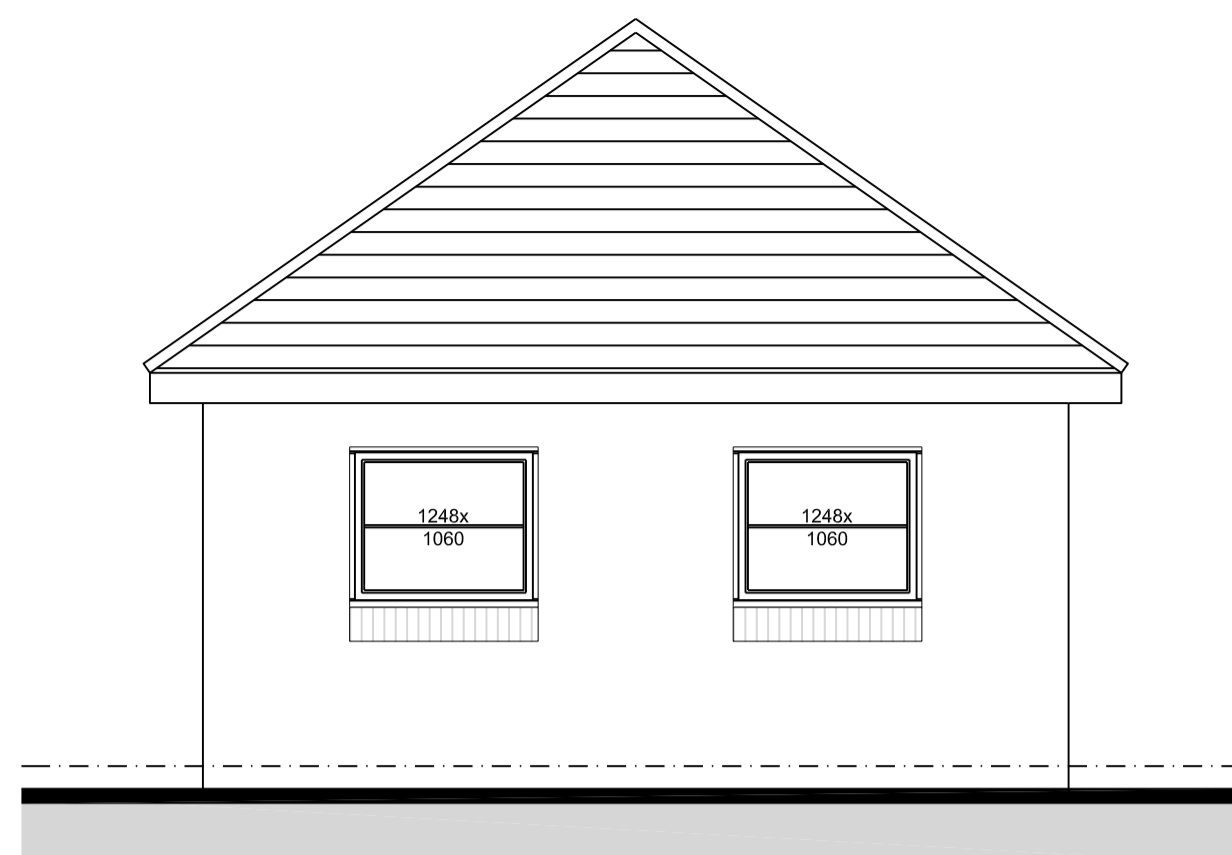
Scale: 1/500 @ A1

Drawing No: 646 /29 Rev -

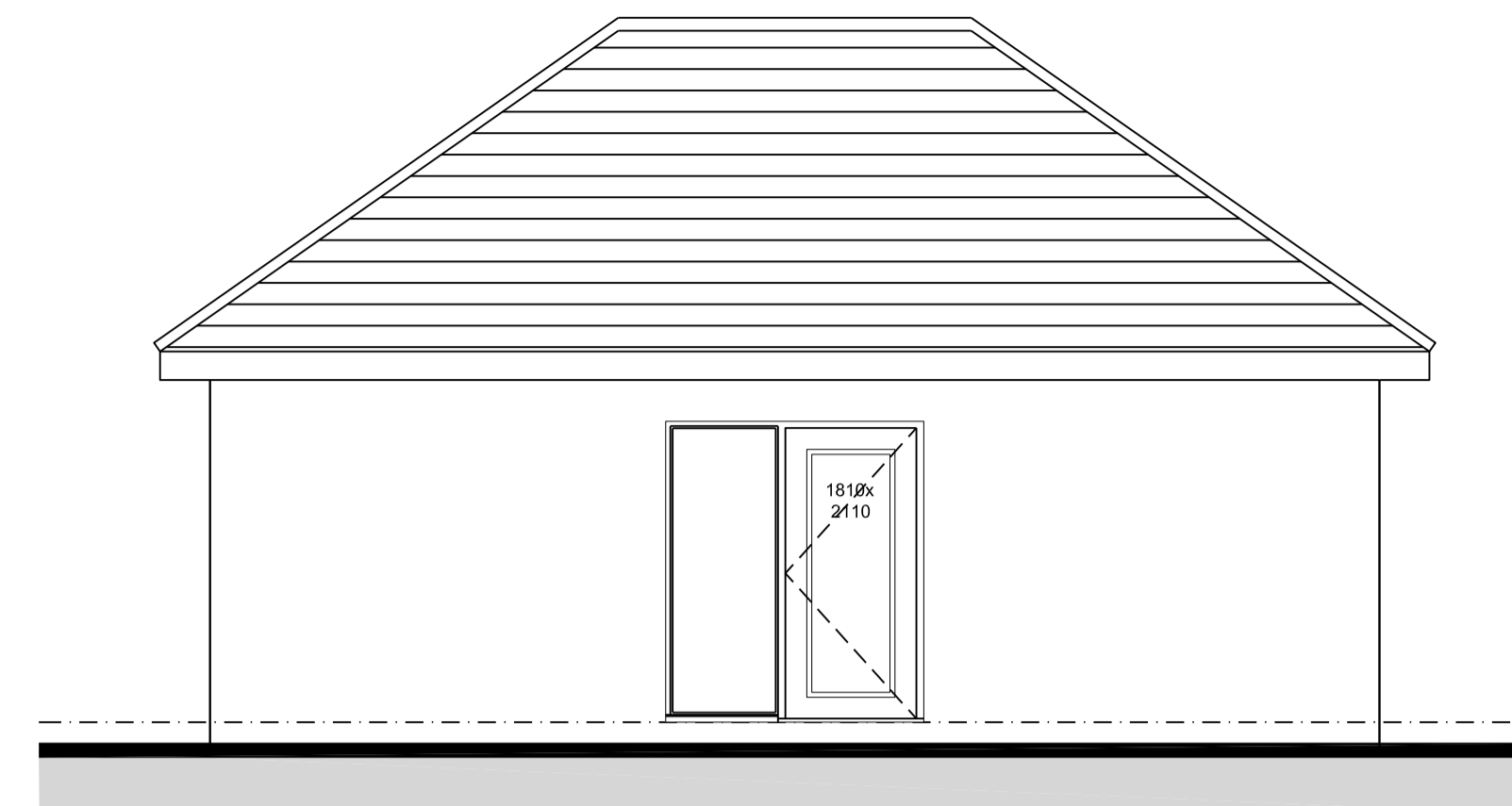
Subject to correct planning. See top left.



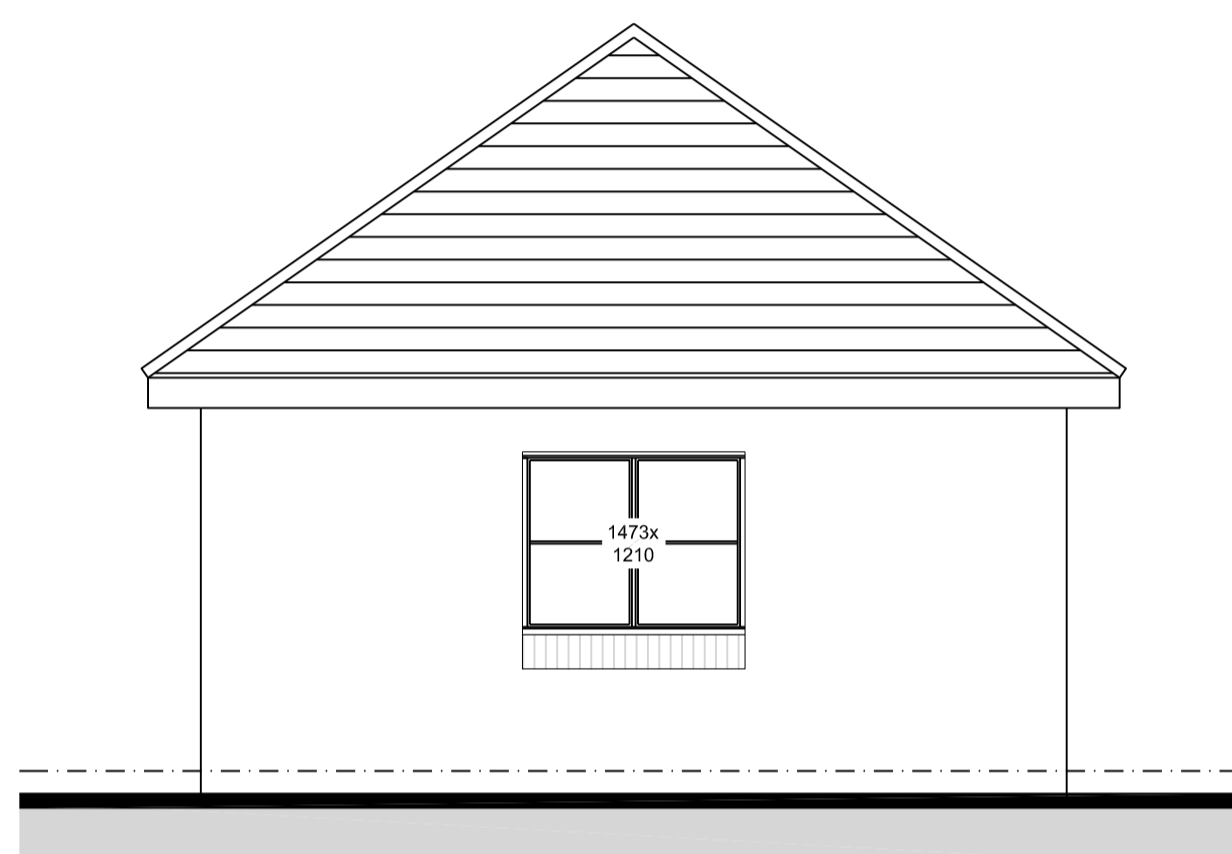
Office Building  
Ground Floor Plan



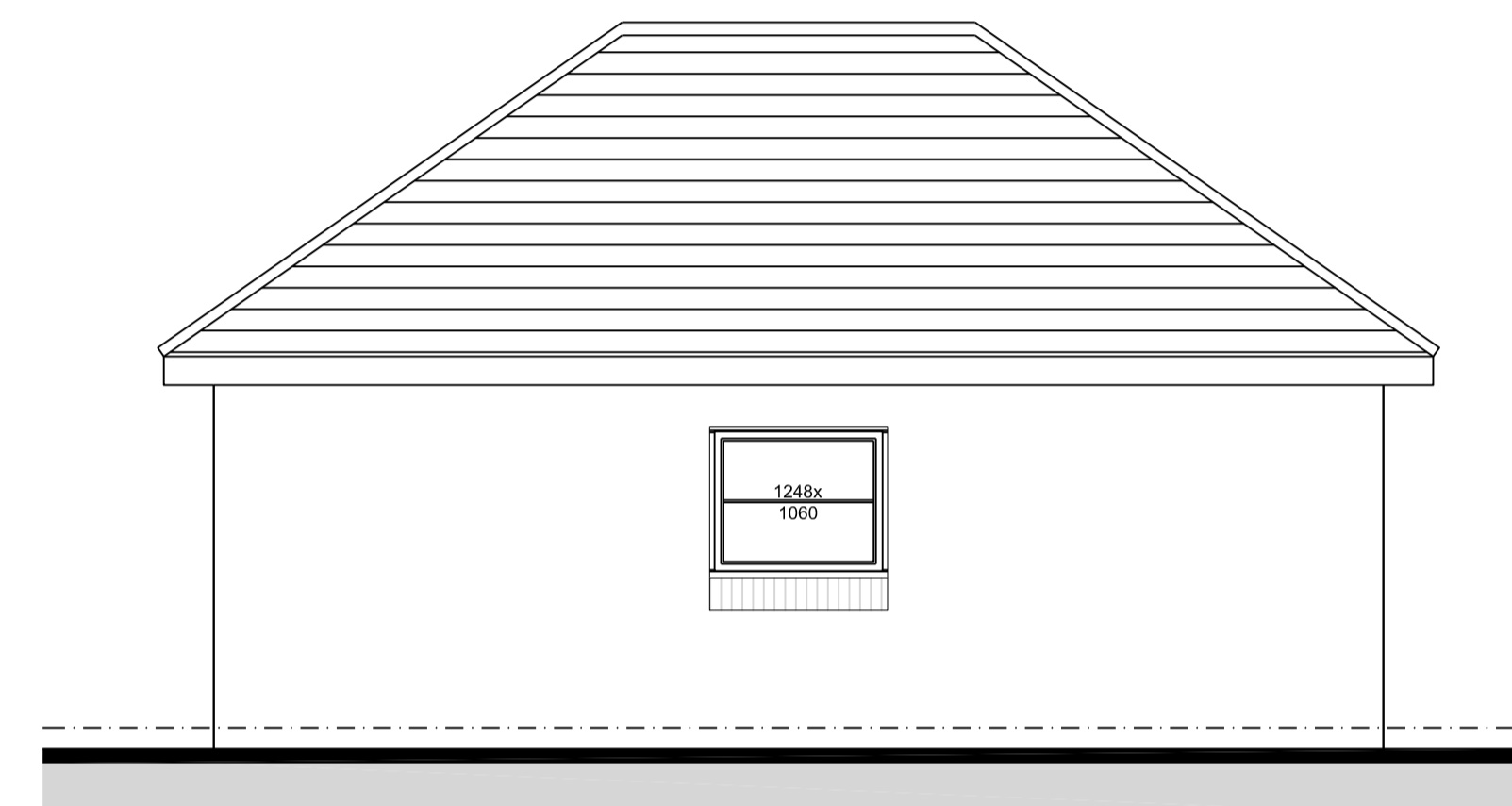
Front Elevation



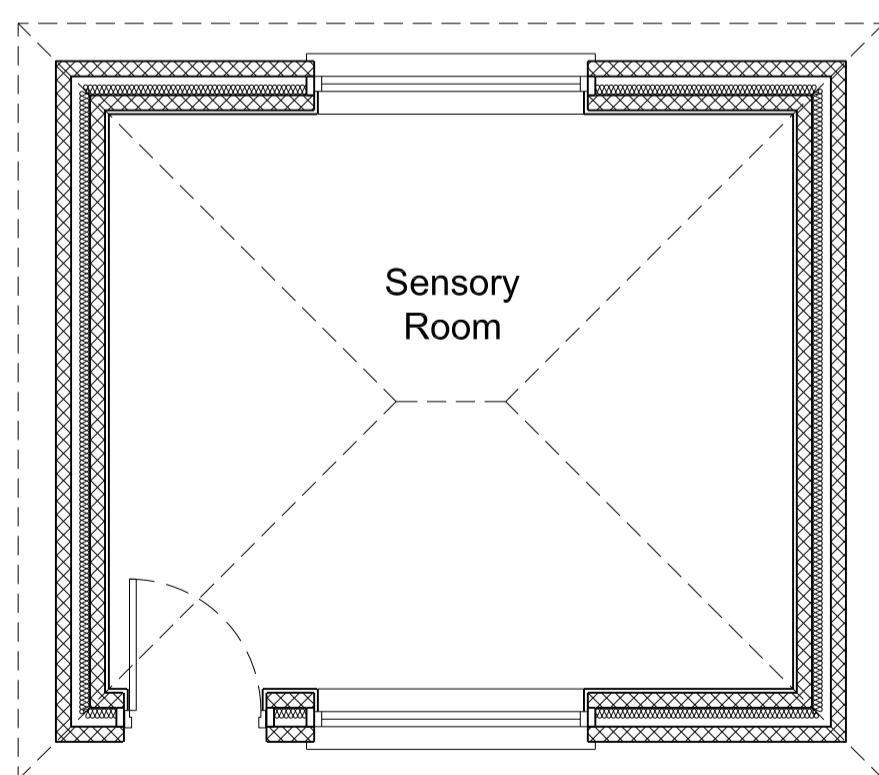
Side Elevation



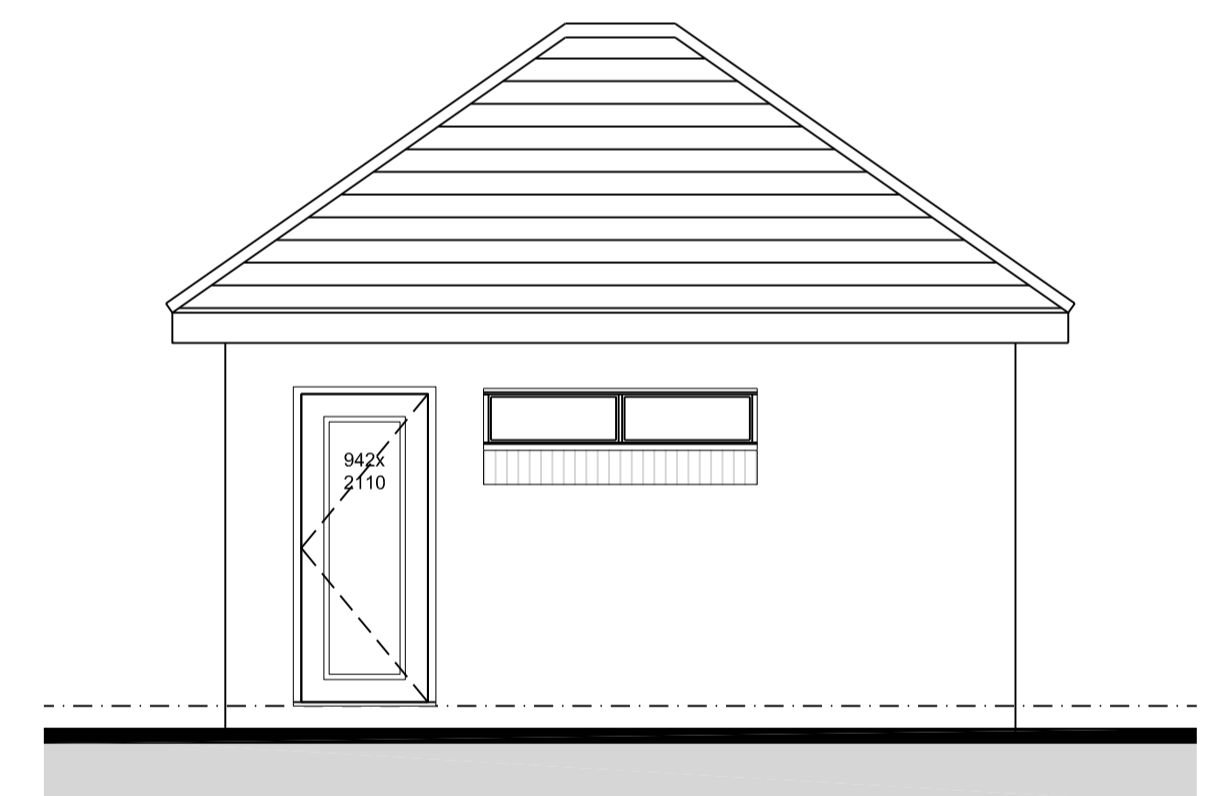
Rear Elevation



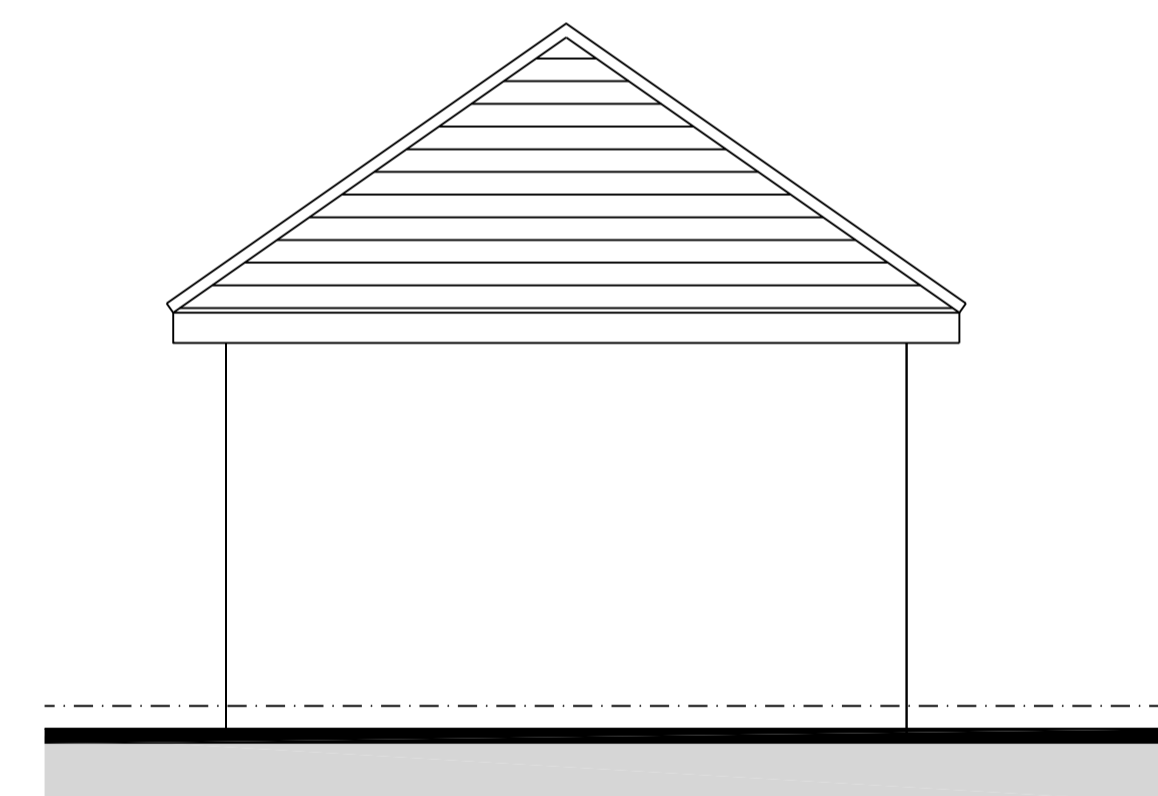
Side Elevation



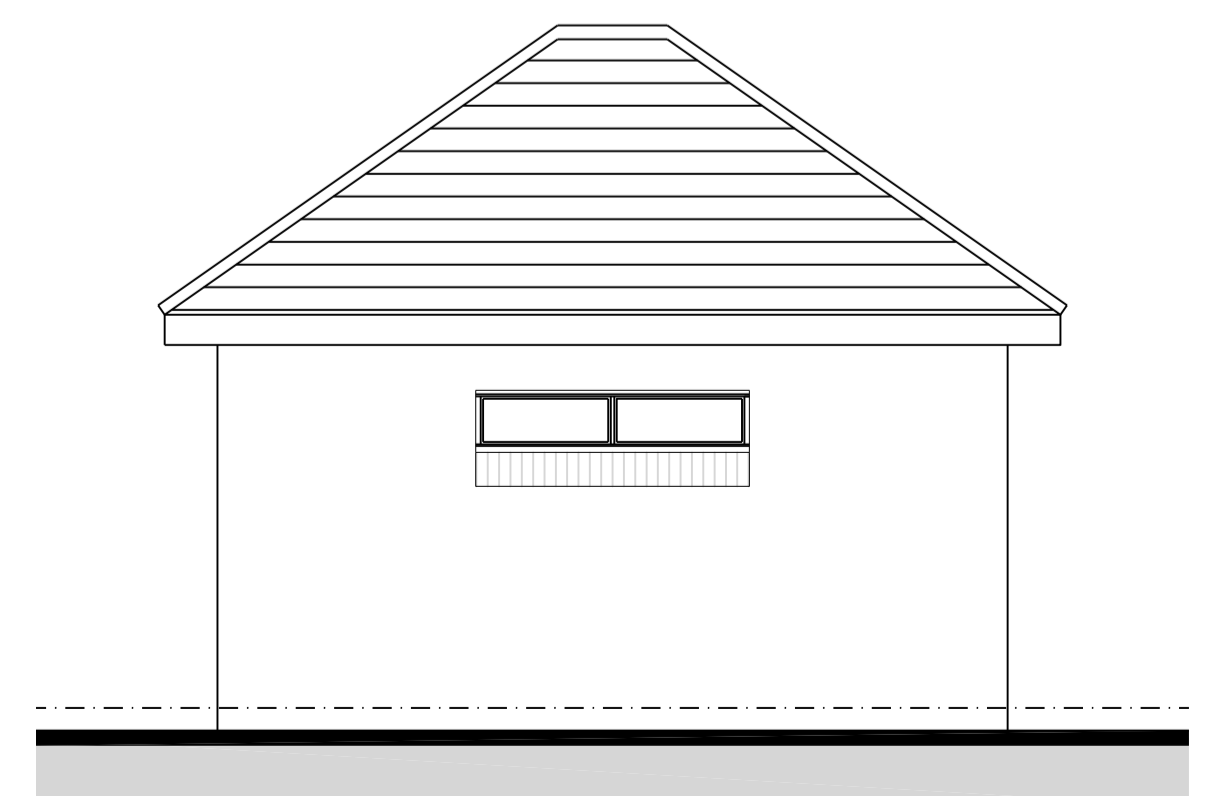
Sensory Room  
Ground Floor Plan



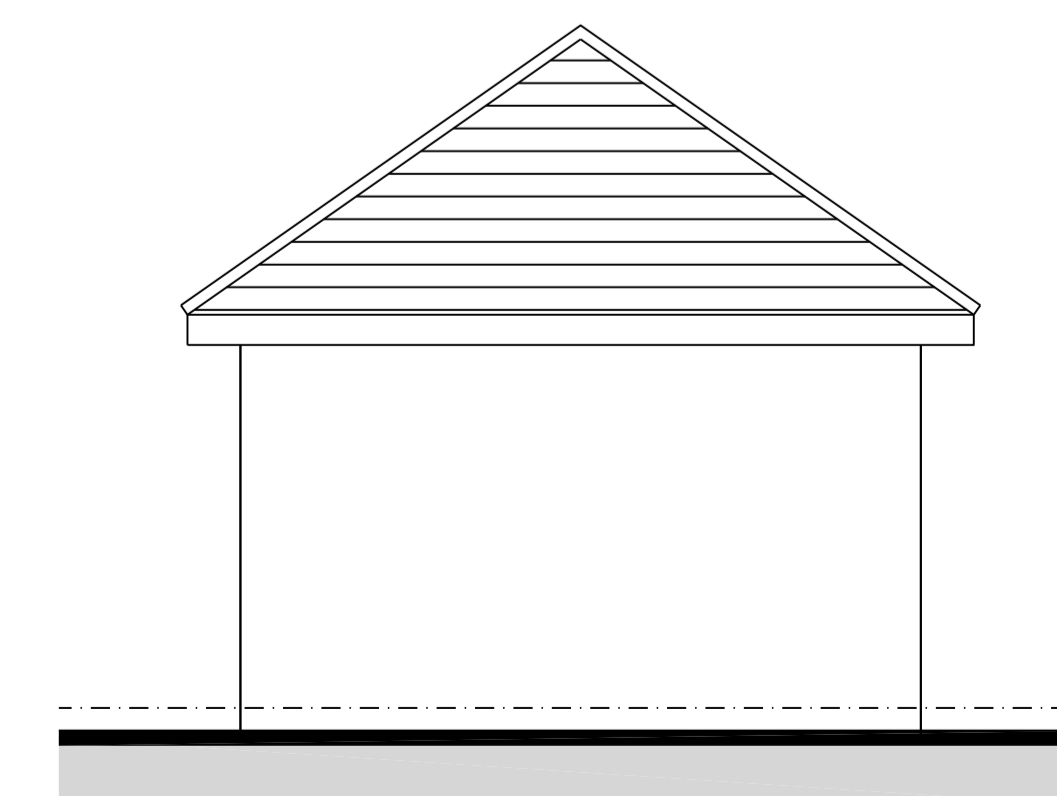
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Field View , Coney Hill ,  
Gloucestershire, GL4 4XU  
Client : Holmleigh Care Ltd

Proposed Office and Sensory Room Date: Feb 2022

Scale: 1/50 @ A1

Drawing No: 646 /32 Rev -

Subject to correct pricing. See top left.