

# Request for Major Pre-Application Advice

## 1. Your details:

|                           |  |
|---------------------------|--|
| Applicant name:           |  |
| Applicant address:        |  |
| Agent name:               |  |
| Agent address:            |  |
| Contact name:             |  |
| Contact telephone number: |  |
| Contact email address:    |  |

## 2. Interest in the property/land

Please state your interest in the property/land e.g. owner/occupier, developer, prospective purchaser:

|  |
|--|
|  |
|--|

## 3. Location of proposed development

Please provide the site address of the development site or building/property:

|  |
|--|
|  |
|--|

## 4. Description of proposal

Please provide an accurate, detailed description of the proposed development:

|  |
|--|
|  |
|--|

## 5. Pre-application advice for schedule

Please tick the box to indicate the application type

|                   |   |                          |
|-------------------|---|--------------------------|
| Major category 1A | Price upon application, minimum £10,176 | <input type="checkbox"/> |
| Major category 1B | Price upon application, minimum £7,632  | <input type="checkbox"/> |
| Major category 1C | £763                                    | <input type="checkbox"/> |
| Major category 2A | Price upon application, minimum £8,268  | <input type="checkbox"/> |
| Major category 2B | Price upon application, minimum £5,088  | <input type="checkbox"/> |
| Major category 2C | £636                                    | <input type="checkbox"/> |

|                   |  |                          |
|-------------------|--|--------------------------|
| Major category 3A | Price upon application, minimum £3,943 | <input type="checkbox"/> |
| Major category 3B | £3,180                                 | <input type="checkbox"/> |
| Major category 3C | £509                                   | <input type="checkbox"/> |
| Major category 4A | £3,180                                 | <input type="checkbox"/> |
| Major category 4B | £2,417                                 | <input type="checkbox"/> |
| Major category 4C | £382                                   | <input type="checkbox"/> |
| Major category 5A | £2,417                                 | <input type="checkbox"/> |
| Major category 5B | £1,908                                 | <input type="checkbox"/> |

#### 6. Plans and supporting information attached

If you are unsure about the level of detail to be submitted, please refer to the guidance notes for further advice. Please specify plans/details that have been submitted. As a minimum, the following must be provided:

|   |                          |
|---|--------------------------|
| Site Location Plan (1:1250 scale) with the site outlined in red | <input type="checkbox"/> |
| Site Plan (1:500 Scale)   | <input type="checkbox"/> |

**The more information that is provided, the more detailed the response will be.**

#### 7. Pedestrian and vehicle access, roads and rights of way

Please tick the box if the answer to the question is yes:

|   |                          |
|---|--------------------------|
| Is a new or altered vehicle access proposed to or from the public highway?                | <input type="checkbox"/> |
| Is a new or altered pedestrian access proposed to or from the public highway?             | <input type="checkbox"/> |
| Are there any new public roads to be provided within the site?                            | <input type="checkbox"/> |
| Are there any new public rights of way to be provided within or adjacent to the site?     | <input type="checkbox"/> |
| Do the proposals require any diversions/extinguishments and/or creation of rights of way? | <input type="checkbox"/> |

#### 8. Indicative materials

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

|                                   |  |
|-----------------------------------|--|
| Walls:                            |  |
| Roof:                             |  |
| Windows:                          |  |
| Doors:                            |  |
| Boundary treatments:              |  |
| Vehicle access and hard standing: |  |
| Lighting:                         |  |
| Others:                           |  |

| <b>9. Indicative vehicle parking</b><br>Please provide indicative 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  |   |  |                             |
| Light goods vehicles/public carrier vehicles  |   |  |                             |
| Motorcycles   |   |  |                             |
| Disability spaces   |   |  |                             |
| Cycle spaces  |   |  |                             |
| Other   |   |  |                             |
| <b>10. Assessment of flood risk</b><br>Is the site within an area at risk of flooding? (Refer to Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice).                                  |   |  |                             |
| <input type="checkbox"/> Yes <input type="checkbox"/> No  |   |  |                             |
| <b>11. Biodiversity and Geological Conservation</b><br>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? |   |  |                             |
| <b>Protected and priority species:</b>  | <input type="checkbox"/> Yes, on the development site | <input type="checkbox"/> Yes, on land adjacent to or near the proposed development | <input type="checkbox"/> No |
| <b>Designated sites, important habitats or other biodiversity features:</b>   | <input type="checkbox"/> Yes, on the development site | <input type="checkbox"/> Yes, on land adjacent to or near the proposed development | <input type="checkbox"/> No |
| <b>Features of geological conservation importance:</b>  | <input type="checkbox"/> Yes, on the development site | <input type="checkbox"/> Yes, on land adjacent to or near the proposed development | <input type="checkbox"/> No |
| <b>12. Existing use</b><br>Please describe the current use of the site:   |   |  |                             |
|   |   |  |                             |
| <b>13. Is the current site vacant?</b>  |   |  |                             |
| <input type="checkbox"/> Yes <input type="checkbox"/> No  |   |  |                             |
| <b>14. Trees and Hedges</b><br>Are there trees or hedges on the proposed development site that would be impacted by the proposal?   |   |  |                             |
| <input type="checkbox"/> Yes <input type="checkbox"/> No  |   |  |                             |
| <b>15. Indicative proposed residential units (including conversion)</b><br>Does your proposal include the gain, loss or change of use of residential units?   |   |  |                             |
| <input type="checkbox"/> Yes <input type="checkbox"/> No  |   |  |                             |

| 16. Proposed housing                        |                          |                               |                          |                          |                          |       |  |
|---|--------------------------|-------------------------------|--------------------------|--------------------------|--------------------------|-------|--|
| Market Housing                              | Not Known                | Indicative number of bedrooms |                          |                          |                          | Total |  |
|   |                          | 1                             | 2                        | 3                        | 4+                       |       |  |
| Houses                                      | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a:    |  |
| Flats                                       | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b:    |  |
| Sheltered housing                           | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c:    |  |
| Studios                                     | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d:    |  |
| Self-build and custom housing               | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | e:    |  |
| Other                                       | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | f:    |  |
| Totals: (a+b+c+d+e+f)=                      |                          |                               |                          |                          |                          | =     |  |
| 17. Existing housing                        |                          |                               |                          |                          |                          |       |  |
| Market Housing                              | Not Known                | Indicative number of bedrooms |                          |                          |                          | Total |  |
|   |                          | 1                             | 2                        | 3                        | 4+                       |       |  |
| Houses                                      | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a:    |  |
| Flats                                       | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b:    |  |
| Sheltered housing                           | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c:    |  |
| Studios                                     | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d:    |  |
| Other                                       | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | e:    |  |
| Totals: (a+b+c+d+e)=                        |                          |                               |                          |                          |                          | =     |  |
| 18. Social, affordable or intermediate rent |                          |                               |                          |                          |                          |       |  |
| Market Housing                              | Not Known                | Indicative number of bedrooms |                          |                          |                          | Total |  |
|   |                          | 1                             | 2                        | 3                        | 4+                       |       |  |
| Houses                                      | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a:    |  |
| Flats                                       | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b:    |  |
| Sheltered housing                           | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c:    |  |
| Studios                                     | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d:    |  |
| Other                                       | <input type="checkbox"/> | <input type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | e:    |  |
| Totals: (a+b+c+d+e)=                        |                          |                               |                          |                          |                          | =     |  |
| 19. Affordable home ownership               |                          |                               |                          |                          |                          |       |  |
| Market housing                              | Not known                | Indicative number of bedrooms |                          |                          |                          | Total |  |

|                             |                          | 1                        | 2                        | 3                        | 4+                       |    |  |
|-----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|----|--|
| Houses                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a: |  |
| Flats                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b: |  |
| Sheltered housing           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c: |  |
| Studios                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d: |  |
| Other                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | e: |  |
| <b>Totals: (a+b+c+d+e)=</b> |                          |                          |                          |                          |                          | =  |  |

## 20. 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 |                                    | N/A                      | Existing gross internal floorspace (sq.m) | Gross internal floorspace to be lost by change of use or demolition (sq.m) | Total gross internal floorspace proposed (inc. change of use) (sq.m) | Net additional gross internal floorspace following development (sq.m) |
|-----------------------|------------------------------------|--------------------------|---|--|--|---|
| Class B               | B2 General industrial              | <input type="checkbox"/> |   |  |  |   |
|                       | B8 Storage or distribution         | <input type="checkbox"/> |   |  |  |   |
| Class C               | C1 hotels                          | <input type="checkbox"/> |   |  |  |   |
|                       | C2 Residential institutions        | <input type="checkbox"/> |   |  |  |   |
|                       | C2A Secure residential institution | <input type="checkbox"/> |   |  |  |   |
|                       | C3 Dwelling houses                 | <input type="checkbox"/> |   |  |  |   |
|                       | C4 Houses in multiple occupation   | <input type="checkbox"/> |   |  |  |   |
| Class E               | E(a) Retail                        | <input type="checkbox"/> |   |  |  |   |
|                       | E(b) Food and drink                | <input type="checkbox"/> |   |  |  |   |
| Class E(c)            | E(c)(i) Financial services         | <input type="checkbox"/> |   |  |  |   |

|                   |  |                          |  |  |  |  |
|-------------------|--|--------------------------|--|--|--|--|
|                   | E(c)(ii) Professional services               | <input type="checkbox"/> |  |  |  |  |
|                   | E(c)(iii) Other                              | <input type="checkbox"/> |  |  |  |  |
|                   | E(d) Indoor sport and recreation             | <input type="checkbox"/> |  |  |  |  |
|                   | E(e) Medical / health services               | <input type="checkbox"/> |  |  |  |  |
|                   | E(f) Day nursery / centre                    | <input type="checkbox"/> |  |  |  |  |
| <b>Class E(g)</b> | E(g)(i) Offices to carry out admin functions | <input type="checkbox"/> |  |  |  |  |
|                   | E(g)(ii) Research and development            | <input type="checkbox"/> |  |  |  |  |
|                   | E(g)(iii) Industrial processes               | <input type="checkbox"/> |  |  |  |  |
| <b>Class F1</b>   | F1(a) Education                              | <input type="checkbox"/> |  |  |  |  |
|                   | F1(b) Display of Art                         | <input type="checkbox"/> |  |  |  |  |
|                   | F1(c) Museums                                | <input type="checkbox"/> |  |  |  |  |
|                   | F1(d) Public libraries                       | <input type="checkbox"/> |  |  |  |  |
|                   | F1(e) Public / exhibition halls              | <input type="checkbox"/> |  |  |  |  |
|                   | F1(f) Public worship                         | <input type="checkbox"/> |  |  |  |  |
|                   | F1(g) Law courts                             | <input type="checkbox"/> |  |  |  |  |
| <b>Class F2</b>   | F2(a) Shops selling essential                | <input type="checkbox"/> |  |  |  |  |

|                    |  |                          |  |  |  |  |
|--------------------|--|--------------------------|--|--|--|--|
|                    | goods<br><280m <sup>2</sup>  |                          |  |  |  |  |
|                    | F2(b)<br>Community<br>Halls  | <input type="checkbox"/> |  |  |  |  |
|                    | F2(c) Outdoor<br>sport or<br>recreation                            | <input type="checkbox"/> |  |  |  |  |
|                    | F2(d) Indoor<br>or outdoor<br>swimming<br>pools /<br>skating rinks | <input type="checkbox"/> |  |  |  |  |
| <b>Sui Generis</b> |  | <input type="checkbox"/> |  |  |  |  |

## 21. Indicative Employment

|                           | Full time | Part-time | Total full-time<br>equivalent |
|---------------------------|-----------|-----------|-------------------------------|
| <b>Existing employees</b> |           |           |                               |
| <b>Proposed employees</b> |           |           |                               |

## 22. Indicative hours of opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

| Use | Mon – Fri | Saturday | Sunday and Bank Holidays | Not known                |
|-----|-----------|----------|--------------------------|--------------------------|
|     |           |          |                          | <input type="checkbox"/> |
|     |           |          |                          | <input type="checkbox"/> |
|     |           |          |                          | <input type="checkbox"/> |

## 23. Site area

Please state the site area in hectares (ha):



## 24. 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:



## 25. Is the proposal a waste management development?

☐ Yes ☐ No

Please provide further details:

|  |
|--|
|  |
| <b>26. Site visit</b><br>Can the site be seen from a public road, public footpath, bridleway or other public land?     |
| <input type="checkbox"/> Yes <input type="checkbox"/> No   |
| <b>27. If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?</b> |
| <input type="checkbox"/> Agent <input type="checkbox"/> Applicant  |

APRIL 2023