



Prior Approval of a Proposed Development falling within the Stratton Business Park Local Development Order

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

Publication of notifications on the planning authority website

Please note that the information provided on this notification 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.

Before completing this form, please read Appendix 1 of the Stratton Business Park Local Development Order to establish whether you consider the proposed development would be permitted by the Order and that the proposed development would adhere to all relevant conditions. If you are unsure, please contact Central Bedfordshire Council's Planning Department on 0300 300 8000. A decision should be made within 28 days of receipt.

Please complete using block capitals and black ink if completing by hand.

1. Developer / Company Details

Title	<input type="text"/>	First name	<input type="text"/>
Last name	<input type="text"/>		
Company (optional)	<input type="text"/>		
Unit	<input type="text"/>		
Address 1	<input type="text"/>		
Address 2	<input type="text"/>		
Address 3	<input type="text"/>		
Town	<input type="text"/>		
County	<input type="text"/>		
Country	<input type="text"/>		
Postcode	<input type="text"/>		
Telephone number	<input type="text"/>		
Extension number	<input type="text"/>		
Mobile number:	<input type="text"/>		
Fax number:	<input type="text"/>		
Email address:	<input type="text"/>		

2. Agent Details (if any)

Title	<input type="text"/>	First name	<input type="text"/>
Last name	<input type="text"/>		
Company (optional)	<input type="text"/>		
Unit	<input type="text"/>		
Address 1	<input type="text"/>		
Address 2	<input type="text"/>		
Address 3	<input type="text"/>		
Town	<input type="text"/>		
County	<input type="text"/>		
Country	<input type="text"/>		
Postcode	<input type="text"/>		
Telephone number	<input type="text"/>		
Extension number	<input type="text"/>		
Mobile number	<input type="text"/>		
Fax number	<input type="text"/>		
Email address	<input type="text"/>		

3. Site Address Details (if different from those in Part 1)

Company (optional)	<input type="text"/>
Unit	<input type="text"/>
Address 1	<input type="text"/>
Address 2	<input type="text"/>
Address 3	<input type="text"/>
Postcode	<input type="text"/>

4. Pre submission / LDO Advice

Have you sought advice?

Yes

No

If yes, please provide

Officer Name

Date of Advice

5. Description of the Proposed Development

Please describe the proposed development, with reference to the relevant category or categories of development numbered 1 to 14 within Appendix 1, Part B of the Stratton Business Park Local Development Order

6. Extensions

Does your proposal involve the extension of an existing building for business, general industrial or storage and distribution purposes? If so, please complete the following section in full. If not, please go to Section 7.

1. Please tick to confirm that development would not exceed a maximum size of 1,200sqm gross external area (GEA) or 1,500sqm GEA for businesses in the Agri-Food Sector (see definition at Appendix 1 Part A (8) of the LDO).

2. Please state the height of the proposed development

N.B. The development should not exceed the height of the building being extended and should not exceed 5 metres in height if it is within 10 metres of any residential property.

3. Would the development involve the insertion of any upper-floor window within a wall or roof slope fronting any residential dwelling at a distance of 21 metres or less?

Yes

No

4. If yes, please tick to confirm that the upper-floor window(s) would be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

5. Would the development make provision for vehicular parking and manoeuvring arrangements in accordance with the Council's current standards?

Yes

No

N.B. Please refer to the CBC Parking Strategy, Appendix F, Central Bedfordshire Local Transport Plan as endorsed for Development Management purposes by CBC Executive October 2012 [<http://www.centralbedfordshire.gov.uk/modgov/documents/s38008/13%20Publication%20of%20Parking%20Strategy%20-%20Appendix%20A.pdf>] and the Central Bedfordshire Design Guide, Adopted March 2014 [<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/urban-design.aspx>] (or any adopted documents revoking or re-enacting those documents).

6. If no, please tick to confirm the following is submitted in support of the Prior Approval application.

Details of the existing and proposed parking and manoeuvring arrangements to demonstrate that the development would not have a detrimental affect on highway safety.

7. Please tick to confirm that written confirmation has been secured from the Council's Public Protection Team as to whether a Site Investigation and Remediation Report will be required and, where required, a scheme of investigation and/or remediation has been submitted to and approved in writing by the Environment Agency.

N.B. Please contact the Public Protection Team via pollution@centralbedfordshire.gov.uk

8. Please tick to confirm that written confirmation has been secured from the Council's Archaeology Team as to whether the proposals are compliant with the requirements of Paragraphs 132 to 134 of the National Planning Policy Framework in respect of the setting of the Stratton Park medieval moated enclosure and manorial earthworks Scheduled Monument.

N.B. Please contact the Archaeology Team via archaeology@centralbedfordshire.gov.uk

9. Please tick to confirm that a scheme to dispose of foul and surface water drainage has been submitted to and approved in writing by the Council's Sustainable Drainage Team.

N.B. Please contact the Sustainable Drainage Team via floodrisk@centralbedfordshire.gov.uk

7. Change of use, subdivision and mezzanine flooring

Please complete this section in full if the proposed development would involve one of the following:

- a) The change of use of a premises from any purpose falling within Class B2 (general industrial) or B8 (storage or distribution), to a use for any purpose falling within Class B1 (business).
- b) The change of use of a premises from any purpose falling within Class B2 (general industrial) to a use for any purpose falling within Class B8 (storage or distribution).
- c) The subdivision of a Class B1 (business); Class B2 (general industrial) or B8 (storage and distribution) premises to create a new planning unit falling within Class B1 (business); Class B2 (general industrial) or B8 (storage and distribution).
- d) The installation, alteration or replacement of mezzanine flooring

If the proposed development does not involve a change of use, subdivision or installation, alteration or replacement of a mezzanine floor, please go to Section 8.

1. Would the development make provision for vehicular parking and manoeuvring arrangements in accordance with the Council's current standards?

Yes

No

N.B. Please refer to the CBC Parking Strategy, Appendix F, Central Bedfordshire Local Transport Plan as endorsed for Development Management purposes by CBC Executive October 2012 [<http://www.centralbedfordshire.gov.uk/modgov/documents/s38008/13%20Publication%20of%20Parking%20Strategy%20-%20Appendix%20A.pdf>] and the Central Bedfordshire Design Guide, Adopted March 2014 [<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/urban-design.aspx>] (or any adopted documents revoking or re-enacting those documents).

2. If no, please tick to confirm the following is submitted in support of the Prior Approval application:

Details of the existing and proposed parking and manoeuvring arrangements to demonstrate that the development would not have a detrimental affect on highway safety

8. Gates, fencing, walls and other enclosures

Please complete this section in full if the proposed development would involve the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure. If the proposed development does not involve one of these, please go to Section 9.

1. Please state the height of the proposed fence, gate or wall

N.B. The development should not exceed 1 metre in height if it is within 2 metres from any highway; 2 metres in height if it is adjacent to and less than 2 metres from any residential property; or 3 metres in height in all other areas.

9. External Lighting

Please complete this section in full if the proposed development would involve the installation of any external lighting. If it does not, please go to Section 10.

1. Please state the height of any/all proposed lighting column(s)

N.B. No external lighting column should exceed 5 metres in height. Please note that this restriction only relates to freestanding lighting columns and does not relate to other external lighting such as those placed on the outside of a building.

2. Please tick to confirm that all external lighting on the site would be installed to meet the guidance provided by the Institution of Lighting Professionals in their document 'Guidance Notes for the Reduction of Light Pollution'

10. Odour Extraction and Ventilation

Please complete this section in full if the proposed development would involve the installation of any external ventilation flues or odour extraction fixed plant and equipment. If it does not please go on to Section 11.

1. Please state the height of any external ventilation flue or odour extraction fixed plant and equipment (the height should be measured from the eaves of the building on to which it is attached)

N.B. The height of any flue or plant and equipment should not exceed 1 metre above the eaves of the building. The proposed means of odour and fume extraction need to have been agreed and approved in writing by Central Bedfordshire Council's Environmental Health Department before development commences.

11. 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 could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- a) All provisions and conditions within Appendix 1 Part B and Part C of the Stratton Business Park Local Development Order have been read and complied with. All sections of this notification (where applicable) completed in full, dated and signed (typed signature if sent electronically)
- b) A plan indicating the site and showing the proposed development. Plans can be bought from one of the national Planning Portal's accredited suppliers using the Planning Portal's Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)
- c) For any proposed development involving an extension, change of use, subdivision or installation of mezzanine floor not providing vehicular parking and manoeuvring arrangements in accordance with the Council's current standard, details of the existing and proposed parking and manoeuvring arrangements to demonstrate that the development would not have a detrimental affect on highway safety

12. Declaration

I/we hereby apply for prior approval as described in this notification 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.

Signed – Developer

Or signed – Agent

Date (DD/MM/YYYY) (date cannot be pre-application)