

Application No

Fee received  £

Application for Outline Planning Permission With Some Matters Reserved.  
Town and Country Planning Act 1990

**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.

**1. Applicant Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Telephone number:

Mobile number:

Town/City:  Fax number:

Country:  Email address:

Postcode:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Telephone number:

Mobile number:

Town/City:  Fax number:

Country:  Email address:

Postcode:

**3. Description of the Proposal**

Please indicate all those reserved matters for which approval is being sought:

- Access  Appearance  Landscaping  Layout  Scale

Please describe the proposal:

Re-submission of a planning application for the proposed development of the Vale of York Motorway Service Area (MSA) between Junctions 48 and 49 of the A1(M), including associated infrastructure and the partial diversion of the A168.

Has the building or works already been carried out?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

Description:

Land adjacent to the A1(M) between Junction 48 and 49, immediately north of the B6265

#### 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):

Officer name:

Title:  First name:  Surname:

Reference:

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

Details of the pre-application advice received:

Advice received on a wide range of relevant planning matters.

#### 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)

Please refer to: 60534927-SKE-C-0201 Rev D Proposed MSA Motorway Access Works and 60534927-SKE-C-0300 Rev A MSA Rear Access Junction

#### 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:

Please see Chapter 4.0 of the Environmental Statement and the Waste Management Strategy.

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

## 7. Waste Storage and Collection

If Yes, please provide details:

Please see Chapter 4.0 of the Environmental Statement and the Waste Management Strategy.

## 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Vehicle Access - description:

Description of *existing* materials and finishes:

Field gates with tarmac kerbed junctions.

Description of *proposed* materials and finishes:

Tarmac Roads, Kerbing and associated Pavements.

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 submitted Design and Access Statement and drawings (Illustrative Masterplan, Highway Drawings (Plan and Sections), Parameters Plan and Illustrative Cross-Sections) and External Lighting Assessment.

## 10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	364	364
Disability spaces	0	20	20
Motorcycles	0	11	11
Other (e.g. bus)	0	121	121
Short description of Other	HGVs (90), Coaches (18), Caravans (11) and Abnormal Load Bays (2)		

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit  Other

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 references for the plan(s)/drawing(s):

Please refer to the Drainage Strategy contained within the Flood Risk Assessment.

## 12. 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

## 12. Assessment of Flood Risk

If Yes, you will need to submit an appropriate 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

Main sewer

Pond/lake

Soakaway

Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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

## 14. Existing Use

Please describe the current use of the site:

Agricultural fields and highway land.

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

## 15. 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 your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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 design, demolition and construction - Recommendations'.

## 16. Trade Effluent

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

Yes  No

## 17. Residential Units

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

Yes  No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

## 17. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

Use Class/type of use	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)
Other	0	0	4,907	4,907
Total	0	0	4,907	4,907

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

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

## 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Proposed employees	300		

## 20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other	00:00:00	23:59:00	00:00:00	23:59:00	00:00:00	23:59:00	<input type="checkbox"/>

## 21. Site Area

What is the site area?

19.10

hectares

## 22. 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:

Plant, ventilation and air conditioning to be set out at the Reserved Matters Stage.

Is the proposal for a waste management development?

Yes  No

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.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 23. Hazardous Substances

### A. Toxic substances

Amount held on site

<input type="text"/>	<input type="text"/>	Tonne(s)
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### B. Highly reactive/explosive substances

Amount held on site

<input type="text"/>	<input type="text"/>	Tonne(s)
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### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

<input type="text"/>	<input type="text"/>	Tonne(s)
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## 24. 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)

 The agent  The applicant  Other person

## 25. Certificates (Certificate B)

### Certificate of Ownership - Certificate B

#### Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Mr. Ben Dale and Mrs. Kate Dale"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Rookerhill Farm"/> Locality: <input type="text" value="Helperby"/> Town: <input type="text" value="York"/> Postcode: <input type="text" value="YO61 2RU"/>	<input type="text" value="10/01/2018"/>
Name: <input type="text" value="Highways England - Mr. Jamey Fearnside"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text"/> Locality: <input type="text" value="8 City Walk"/> Town: <input type="text" value="Leeds"/> Postcode: <input type="text" value="LS11 9AT"/>	<input type="text" value="10/01/2018"/>
Name: <input type="text" value="Mr. John Robert Swiers"/> Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/> Street: <input type="text" value="Low Ground Farm"/> Locality: <input type="text" value="RAF Dishforth"/> Town: <input type="text" value="Thirsk"/> Postcode: <input type="text" value="YO7 3DW"/>	<input type="text" value="10/01/2018"/>
Name: <input type="text" value="North Yorkshire Highways Department"/>	<input type="text" value="10/01/2018"/>

**25. Certificates (Certificate B)**

Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="North Yorkshire County Council"/>					
Locality:	<input type="text" value="County Hall"/>					
Town:	<input type="text" value="Northallerton"/>					
Postcode:	<input type="text" value="DL7 8AD"/>					
Name:	<input type="text" value="Honourable Sarah Elizabeth Ann Raynor"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Trustees of The Rooker Hill Trust and Manor Farm Trust"/>					
Locality:	<input type="text" value="19 Cookridge Street"/>					<input type="text" value="10/01/2018"/>
Town:	<input type="text" value="Leeds"/>					
Postcode:	<input type="text" value="LS2 3AG"/>					
Name:	<input type="text" value="Mr. James Augustine Raynor"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Trustees of The Rooker Hill Trust and Manor Farm Trust"/>					
Locality:	<input type="text" value="19 Cookridge Street"/>					<input type="text" value="10/01/2018"/>
Town:	<input type="text" value="Leeds"/>					
Postcode:	<input type="text" value="LS2 3AG"/>					
Name:	<input type="text" value="Mr. Reginald Benjamin Rimington Wilson"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Trustees of The Rooker Hill Trust and Manor Farm Trust"/>					
Locality:	<input type="text" value="19 Cookridge Street"/>					<input type="text" value="10/01/2018"/>
Town:	<input type="text" value="Leeds"/>					
Postcode:	<input type="text" value="LS2 3AG"/>					
Name:	<input type="text" value="Mr. Stephen James Swiers"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Old Manor House, Manor Farm"/>					
Locality:	<input type="text" value="Norton-le-Clay"/>					<input type="text" value="10/01/2018"/>
Town:	<input type="text" value="Boroughbridge"/>					
Postcode:	<input type="text" value="YO61 2RS"/>					
Name:	<input type="text" value="Mr. Richard Wilkinson"/>					
Number:	<input type="text"/>	Suffix:	<input type="text"/>	House name:	<input type="text"/>	
Street:	<input type="text" value="Manor Farm"/>					
Locality:	<input type="text" value="Kirby Hill"/>					<input type="text" value="10/01/2018"/>
Town:	<input type="text" value="Boroughbridge"/>					
Postcode:	<input type="text" value="YO51 9DS"/>					
Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Nick"/>		Surname:	<input type="text" value="Roberts"/>
Person role:	<input type="text" value="AGENT"/>		Declaration date:	<input type="text" value="10/01/2018"/>		<input checked="" type="checkbox"/> Declaration made



**26. Declaration**

I/we hereby apply for planning permission/consent as described in this form 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.



Date

10/01/2018