

Application for Planning Permission.
Town and Country Planning Act 1990

Please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	Mr.	First name:	Christopher
Last name:	Fawcett		
Company (optional):			
Unit:		House number:	17
		House suffix:	
House name:			
Address 1:	High St.		
Address 2:			
Address 3:			
Town:	Barkway		
County:	Herts		
Country:	UK		
Postcode:	SG8 8EA		

2. Agent Name and Address

Title:	Mr.	First name:	Ray
Last name:	Rowe		
Company (optional):			
Unit:		House number:	148
		House suffix:	
House name:			
Address 1:	High St.		
Address 2:			
Address 3:			
Town:	Barkway		
County:	Herts		
Country:	UK		
Postcode:	SG8 8EG		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

shed

Has the building work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building work, or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building work, or change of use been completed?

☐ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

(date must be pre-application submission)

Reference no. of permission in principle being relied on (technical details consent applications only)

For applications made on or after 1 August 2021, is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

☐ Yes

☐ No

4. Site Address Details

Please provide the full postal address of the application site.

Units		House Number:	17	House Suffix:	
House name:					
Address 1: High Street					
Address 2:					
Address 3:					
Town: Barkway					
County: Herts					
Postcode: SG8 8EA					
(optional)					

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

Easting:		Northing:	
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Description:

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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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Alex Howard

Reference:

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Date (DD/MM/YYYY):

(must be pre-application submission)

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Details of pre-application advice received?

need full application

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 plan(s)/drawing(s) and state the reference of the plan(s)/ drawing(s)

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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:

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

If Yes, please provide details:

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8. Authority Employee / 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.

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 and/or agent?

☐ Yes

☒ No

If Yes, please provide details of the name, role, and how you are related to them:

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9. Biodiversity Net Gain

Do you believe that, if the development is granted planning permission, the Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990](#)) would apply?

☐ Yes

☒ No

If No, please provide reasons, with reference to which exemptions or transitional arrangements you believe apply:

> 25m² (15m²)

If Yes, please provide information requested in 1-6 below:

1. Please provide the date the pre-development biodiversity value of onsite habitat(s) have been calculated: (this should be one of the following dates: i) the date of this application; or ii) an earlier proposed date).

2. Please provide the pre-development biodiversity value of onsite habitats on this date:

If a date earlier than the date of the submission of the planning application has been specified in 1, please provide reasons why this date has been used:

3. Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date specified in 1. either:

☐ Yes

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ No

If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity value on this date; and any supporting evidence (or reference to relevant document containing these details).

4. Please state the publication date of the biodiversity metric tool(s) used to calculate the onsite biodiversity value(s) in 2. (and if applicable 3.).

5. Does the application site have irreplaceable habitat(s) (corresponding to the descriptions in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) which exist on land to which this application relates on the date specified in 1.

☐ Yes

☐ No

If yes, please provide a description of these and any further details (for example reference to relevant document):

6. Please confirm your application is accompanied by the following:

☐ Yes

- The completed biodiversity metric tool(s) showing the calculation of the pre-development biodiversity value shown in 2. (and if applicable 3.) on the date specified in 1. (and if applicable 3.)
- Plan(s), showing onsite habitat(s) existing on the date specified in 1.; and
- If applicable, plan(s) showing onsite irreplaceable habitat(s) existing on the date specified in 1.

Please provide details (for example reference to relevant document):

Note: Plans must be drawn to an identified scale, and showing the direction of North.

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		featheredge	☐	☐
Roof		slates	☐	☐
Windows			☒	☐
Doors		timber	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

drwg. 24/25

11. Vehicle Parking

Please provide 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	3	3	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Cess pit
- ☐ Septic tank
- ☐ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

None

14. 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?

- 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

Please see Section 9 for Biodiversity Net Gain

16. 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 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'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No
If Yes, please describe the nature, volume and means of disposal

13. 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

If Yes, you will need to submit a 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
- ☐ Existing watercourse
- ☒ Soakaway
- ☐ Pond/lake
- ☐ Main sewer

15. Existing Use

Please describe the current use of the site:

Paddock/meadow

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY
(date where known may be approximate)

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

8. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☐ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total Homes	Market Housing	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studio	☐							Bedsit/studio	☐						
Cluster flats	☐							Cluster flats	☐						
Other	☐							Other	☐						
Totals (a + b + c + d + e + f) =							Totals (a + b + c + d + e + f) =								
Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total Homes	Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studio	☐							Bedsit/studio	☐						
Cluster flats	☐							Cluster flats	☐						
Other	☐							Other	☐						
Totals (a + b + c + d + e + f) =							Totals (a + b + c + d + e + f) =								
Affordable Home Ownership	Not known	Number of Bedrooms					Total Homes	Affordable Home Ownership	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studio	☐							Bedsit/studio	☐						
Cluster flats	☐							Cluster flats	☐						
Other	☐							Other	☐						
Totals (a + b + c + d + e + f) =							Totals (a + b + c + d + e + f) =								
Starter Homes	Not known	Number of Bedrooms					Total Homes	Starter Homes	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Bedsit/studio	☐							Bedsit/studio	☐						
Other	☐							Other	☐						
Totals (a + b + c + d) =							Totals (a + b + c + d) =								
Self-build and Custom Build	Not known	Number of Bedrooms					Total Homes	Self-build and Custom Build	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Bedsit/studio	☐							Bedsit/studio	☐						
Other	☐							Other	☐						
Totals (a + b + c + d) =							Totals (a + b + c + d) =								
Total proposed residential units (A + B + C + D + E) =							Total existing residential units (F + G + H + I + J) =								

19. 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	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B2 – General Industrial (other than falling within Class E)	☐				
B8 – Storage and Distribution	☐				
C1 – Hotels	☐				
C2 – Residential Institutions	☐				
C2A – Secure Residential Institutions	☐				
E – Commercial, Business and Service:	(a) retail (other than hot food)	Shops	☐		
		Net tradeable area:	☐		
	(b) sale of food and drink (mostly consumed on the premises)		☐		
	(c) (i) Financial services		☐		
	(c) (ii) Professional services (other than health or medical)		☐		
	(c) (iii) any other service		☐		
	(d) Indoor sports, recreation or fitness		☐		
	(e) medical or health services		☐		
	(f) creche, day nursery		☐		
	(g) (i) office (to carry out operational or administrative functions)		☐		
	(g) (ii) research and development of products or processes		☐		
	(g) (iii) any industrial process (can be carried out within a residential area)		☐		
F.1 – Learning and non-residential institutions:	(a) Education		☐		
	(b) display works of art		☐		
	(c) museum		☐		
	(d) public library		☐		
	(e) public hall or exhibition hall		☐		
	(f) public worship or religious instruction		☐		
	(g) law court		☐		
F.2 – Local Community	(a) Shop selling essential goods (premises not over 280 metres squared and no other such facility in 1000m radius)		☐		
	(b) hall or meeting place for local community (principal use)		☐		
	(c) outdoor sport or recreation		☐		
	(d) indoor or outdoor swimming pool or skating rink		☐		
Other – Please Specify		Shed	☐		14
Total					14

5. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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 part of, an agricultural holding**

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.

"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.*

Signed - Applicant:

Date (DD/MM/YYYY):

25/2/26

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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.

"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*

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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