



Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

Hole Farm

Address Line 1

Hole Farm Lane

Address Line 2

Great Warley

Address Line 3

Town/city

Brentwood

Postcode

CM13 3JD

Description of site location must be completed if postcode is not known:

Easting (x)

558367

Northing (y)

189642

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

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 details of proposals to alter, extend or demolish the listed building(s)

The creation of a community woodland facility comprising: vehicular access into a 94-space car and coach park, with EV charging points and overflow area; substation; an open sided visitor shelter; a modular café with covered outdoor seating area, bin store, cycle parking and WC facilities; demolition of a grain store and development of a community building including staff welfare and office facilities and outdoor terrace; staff and disabled car parking; demolition of an agricultural machinery store and construction of a Forestry England Barn; service yard and vehicle turning circle; surfaced and unsurfaced woodland paths; creation of six new ponds; countryside heritage and interpretation boards and informal natural play areas at Hole Farm Lane, Great Warley, Brentwood, Essex CM13 3JD .

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

Materials

Does the proposed development require any materials to be used?

- Yes
 No

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Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Building 01 - steel frame with corrugated asbestos cladding. Building 02 - timber frame Building with timber cladding weathered to grey. some blockwork infill. Asbestos clad roofing material.

Proposed materials and finishes:

Building 01 / Community building - timber construction with vertical boarded timber cladding, weathered to grey natural finish. Building 02 / Forestry England barn - timber construction with vertical and heringbone boarded timber cladding, weathered to grey natural finish. Modular cafe - external timber cladding weathered to grey natural finish - OUTLINE. Open-sided visitor shelter - timber construction - OUTLINE. Substation - TBC (OUTLINE).

Type:

Roof covering

Existing materials and finishes:

Building 01 - corrugated asbestos sheeting. Building 02 - corrugated asbestos sheeting.

Proposed materials and finishes:

Building 01 / Community building - standing seam zinc roof with provision for integrated solar panels to south face. Building 02 / Forestry England barn - standing seam zinc roof plus integrated Solar PV to south face. Modular cafe - flat bituminous roof / green roof. TBC - OUTLINE. Open-sided visitor shelter - timber - OUTLINE.

Type:

Windows

Existing materials and finishes:

No existing windows.

Proposed materials and finishes:

Building 1 / Community building - timber framed external windows, to grey finish. Building 2 / Forestry England barn - none. Modular cafe - shuttered kiosk serving hatch.

Type:

External doors

Existing materials and finishes:

Building 01 - metal security shutters. Building 02 - metal security shutters.

Proposed materials and finishes:

Building 01 / Community building - external timber to grey finish. Building 02 / Forestry England barn - timber weathered to grey natural finish. Modular cafe - external timber to grey finish - OUTLINE.

Type:

Ceilings

Existing materials and finishes:

N/A.

Proposed materials and finishes:

Building 1 / Community building - timber finish. Building 2 / Forestry England barn - none. Modular cafe - TBC - OUTLINE.

Type:

Internal walls

Existing materials and finishes:

N/A.

Proposed materials and finishes:

Building 1 / Community building - timber finish. Building 2 / Forestry England barn - blockwork. Modular cafe - TBC - OUTLINE.

Type:

Floors

Existing materials and finishes:

Building 01 - concrete slab. Building 02 - unsurfaced.

Proposed materials and finishes:

Building 01 / Community building - TBC. Building 02 / Forestry England barn - TBC. Modular cafe - TBC - OUTLINE.

Type:

Internal doors

Existing materials and finishes:

N/A.

Proposed materials and finishes:

Building 1 / Community building - timber finish. Building 2 / Forestry England barn - TBC. Modular cafe - TBC - OUTLINE.

Type:

Rainwater goods

Existing materials and finishes:

N/A

Proposed materials and finishes:

Building 1 / Community building - zinc square profile. Building 2 / Forestry England barn - zinc square profile. Modular cafe - TBC - OUTLINE.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Various - fences, hedge lines, ditches.

Proposed materials and finishes:

Various - fences, hedge lines, ditches, wooden kissing gates, wooden horse stepovers, metal and wooden vehicle access gates.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Hole Farm Lane - unsurfaced.

Proposed materials and finishes:

Hole Farm Lane - tarmac with Tar and chip finish of natural coloured, angled stone chip. Multi-user track to the west of Hole Farm - unsealed prime aggregate, with compacted 6mm to dust, grey granite finish. Back-up occasional haulage route - tarmac Tar and chip, grey granite finish. All abilities access path - prime aggregate with a wearing course of tar and chip, grey granite finish. Path from bus stop - unsealed prime aggregate, with compacted 6mm to dust, grey granite finish. Informal car parking to buildings cluster - tarmac with Tar and chip finish of natural coloured, angled stone chip. T-Bays - unsealed prime aggregate. Yard to the west of the Forestry England barn - tarmac with coloured surface, dressing of natural angled stone chip.

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

Design and Access Statement.

Site Area

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

99.14

Unit

Hectares

Existing Use

Please describe the current use of the site

The land within the site boundary has historically been managed as arable farmland until September 2022, with access tracks leading to the village of Great Warley and Codham Hall Lane, remnant boundary features and a few small woodland copses. The Agricultural Land Classification is Grade 3 – good to moderate quality.

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

The site was in arable use for over ten continuous years until September 2022.

When did this use end (if known)?

30/09/2022

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

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Proposed Highways Masterplan (Hole-Farm_Highways.004 Rev. R01).
Proposed Car park bell mouth (Hole-Farm_Highways.003.2 Rev R02).
Proposed Forest Management Access Route (Hole-Farm_Highways.005.1 Rev. R01).
Proposed Site Plan (375-FP-00-ZZ-DRG-A-000053 Rev. P07).

Vehicle Parking

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

- Yes
 No

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Vehicle Type:

Light goods vehicles / Public carrier vehicles

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

5

Difference in spaces:

5

Vehicle Type:

Other

Other (please specify):

Electric Vehicle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

12

Difference in spaces:

12

Vehicle Type:

Other

Other (please specify):

Accessible (blue badge) Electric Vehicle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

75

Difference in spaces:

75

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

It is proposed to connect to the existing ditches on the site. The footprint of the existing ditches are shown on the Proposed Drainage Plan (ref HE540039-CJV-HDG-ZZZ_DN000000_Z-DR-CD-000 Rev. R01).

The foul drainage from the development is proposed to be collected by new private foul drains which includes domestic flows from the community building and the café kiosk. Domestic flows include flows from staff, visitors, volunteers, customers etc.

The existing public sewer records indicate that there are no public sewers within or in proximity to the proposed development site. Therefore, the new foul drainage system will be discharged to two new package treatment plants before entering the surface water drainage system. It is proposed to design two separate systems for the community building and the modular cafe.

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

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'.

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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes

No

If Yes, please provide details:

A waste and refuse store is located in the north east corner of the Forestry England Barn. It is designed to open out onto Hole Farm Lane, providing easy access for refuse collection. Within the car park, a loading area in grasscrete serves deliveries and waste collection for the modular cafe.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

Waste and recycling has a dedicated area accessible from the yard area on the east of the Forestry England barn.

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

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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:

B8 - Storage or distribution

Existing gross internal floorspace (square metres):

514

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

514

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

406

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

-108

Use Class:

A3 - Restaurants and cafes

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):

96

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

96

Use Class:

Other (Please specify)

Other (Please specify):

Electrical substation

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):

50

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

50

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):

50

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

50

Use Class:

D1 - Non-residential institutions

Existing gross internal floorspace (square metres):

348

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

348

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

318

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

-30

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)
	862	862	920	58

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

Part-time

Total full-time equivalent

Proposed Employees

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

Full-time

Part-time

3.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

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.](#)

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Use Class:

Other (Please specify)

Other (Please specify):

Car park and modular cafe (summer months)

Unknown:

No

Monday to Friday:

Start Time:

06:00

End Time:

21:00

Saturday:

Start Time:

06:00

End Time:

21:00

Sunday / Bank Holiday:

Start Time:

06:00

End Time:

21:00

Use Class:

Other (Please specify)

Other (Please specify):

Car park and modular cafe (winter months)

Unknown:

No

Monday to Friday:

Start Time:

06:00

End Time:

16:00

Saturday:

Start Time:

06:00

End Time:

16:00

Sunday / Bank Holiday:

Start Time:

06:00

End Time:

16:00

Use Class:

Other (Please specify)

Other (Please specify):

Community building

Unknown:

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No

Monday to Friday:

Start Time:

08:00

End Time:

17:00

Saturday:

Start Time:

End Time:

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

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:

A Mechanical Ventilation Heat Recovery system is proposed where further ventilation is required for toilets, kitchens and the office.

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

Trade Effluent

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

Yes

No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

The modular cafe element of the proposals would generate a degree of trade waste but is submitted in outline only, with such details to be reserved.

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

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

Mr

First Name

Mike

Surname

Ovenden

Reference

22/06071/PMAJ

Date (must be pre-application submission)

19/05/2022

Details of the pre-application advice received

Pre-application advice was received the following matters, among others:

- The ponds and water features.
- Prior notifications for permitted development.
- The requirement to consider policies relating to energy, water efficiency and low carbon generation.
- The typologies of any new buildings.
- Hot food provision.
- The potential for noise and amenity impacts in relation to the proposed use of the existing access onto the B186 and use of land for car parking.
- The nature of the car park.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes
- No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

* '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

The steps taken were:

Land Registry search revealed that the southern access track from Codham Hall Lane is unregistered land. It has not been possible to determine the owner of this strip of land.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Brentwood Gazette

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

dd/mm/yyyy

Person Role

- The Applicant
 The Agent

Title

Ms

First Name

Claire

Surname

Southam

Declaration Date

dd/mm/yyyy

Declaration made

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Planning Portal Reference: