Gateway Assessment Form for Schedule 2 Planning Applications

Identification
Application Details Application reference: DM/0912/23/FUL Site address: Land to the West of Cheapside, Waltham Description of development: Erect 154 dwellings with associated access, car parking, infrastructure, drainage, landscaping, public open space and amended driving range access. (amended site layout and access arrangements, house types, drainage scheme, landscaping, affordable housing scheme and Ecology Surveys January 2026)

Classification Under the National Scheme
Identify the relevant Schedule 2 category: X Planning permission not falling within householder, minor commercial or minor residential development ☐ Planning permission connected to Schedule 2 listed building consent or variation/discharge of listed building consent condition ☐ Section 73 application relating to previous Schedule 2 planning permission ☐ Section 73A application for development already carried out ☐ Reserved matters application relating to large outline planning permission ☐ Section 106A request or application connected to a Schedule 2 application ☐ Listed building consent ☐ Variation or discharge of listed building consent condition ☐ Advertisement consent ☐ Consent under tree preservation order ☐ Other Schedule 2 category: [Specify]

Own-Interest Assessment

Is the application made by the Council? Yes / No

Is the application made by an officer or member of the Council? Yes / No

Does the Council, or any officer or member of the Council, have an interest in the application? Yes / No

If yes, describe the interest:

Officer assessment of whether referral is appropriate in the interests of transparency and public accountability: [Insert assessment]

Initial Officer Gateway Screening

Has the application been identified for formal gateway assessment? Yes / No

If yes identify why:

x Potential economic issue of significance

x Potential social issue of significance

x Potential environmental issue of significance

☐ Potential significant planning matter

☐ Own-interest application

☐ Other reason: [Specify]

If no formal gateway assessment is required, provide reasons: [Insert reasons]

Decision following initial screening

☐ Proceed to officer determination

X Proceed to formal gateway assessment

Name of officer completing screening: Richard Limmer

Name of Nominated Officer: Martin Dixon

Date: 11th November 2026

Gateway Assessment

Economic, Social or Environmental Significance

Economic Significance

Does the application raise an economic issue of significance to the local area? Yes / No

Relevant considerations:

X Substantial employment creation or loss

☐ Significant impact on town centre, district centre or local centre

☐ Significant regeneration implications

☐ Significant impact on commercial, cultural or visitor economy

☐ Significant implications for Council-owned land or assets

x Significant impact on delivery of an adopted site allocation

☐ Significant infrastructure, investment or viability implications

☐ Other: [Specify]

Officer assessment:

The proposed development will provide employment in the construction industry and support industries for a number of years.

The site is allocated for housing in the NELLP and is an important part of the Councils overall housing delivery strategy.

Social Significance

Does the application raise a social issue of significance to the local area? Yes / No

Relevant considerations:

x Substantial housing delivery

xSignificant affordable housing implications

☐ Significant community infrastructure implications

X Significant impact on schools, health facilities or community facilities

☐ Significant impact on public open space

☐ Significant equalities, accessibility or inclusive design implications

☐ Significant public realm or community safety implications

☐ Significant public interest relating to material planning matters

☐ Other: [Specify]

Officer assessment:

The proposed development is for 154 dwellings of which 31 would be affordable housing, this housing provision is considered a significant number in the context of Waltham.

Due to the scale of the development it is required to make financial contributions towards primary and secondary education. This equates to circa £1.1m.

Environmental Significance

Does the application raise an environmental issue of significance to the local area? Yes / No

Relevant considerations:

x Significant heritage impact

☐ Significant conservation area impact

☐ Significant townscape, skyline or design impact

☐ Significant transport, traffic, parking, pedestrian or cycling impact

☐ Significant flood risk or drainage issue

☐ Significant biodiversity, ecology, tree or urban greening impact

☐ Significant air quality, noise, contamination or environmental health issue

☐ Significant climate change, carbon reduction or energy issue

☐ Significant impact on open space, Metropolitan Open Land or protected land

☐ Other: [Specify]

Officer assessment:

The site is located in the setting of the Waltham Windmill which is a Grade 2* listed building.

Significant Planning Matter

Does the application raise a significant planning matter having regard to the development plan and other material considerations? Yes / No

Relevant considerations:

☐ Substantial departure from the development plan

☐ Significant tension between development plan policies

☐ Significant conflict between development plan policy and other material considerations

☐ Significant weight to be given to emerging policy

☐ Novel or complex policy interpretation

☐ Major judgement concerning the planning balance

☐ Significant unresolved objection from statutory consultee

☐ Significant design judgement

☐ Significant heritage judgement

☐ Significant transport or highways judgement

☐ Significant environmental judgement

☐ Significant amenity judgement

☐ Significant viability, affordable housing or planning obligation issue

☐ Significant precedent issue

☐ Finely balanced judgement of substantial local importance

☐ Other: [Specify]

Officer assessment: [Insert assessment]

Matters Considered but Not Treated as Determinative

The following matters have been considered but have not been treated as automatic reasons for committee referral:

☐ Number of representations

☐ Ward councillor request

☐ Other: [Specify]

Summary of key material considered:

There have been a significant number, over 200, of representations received from the local community including the parish council. The matters raised include the following:

Impact on local services

Need for housing

Impact on highway infrastructure and traffic generation

Impact on ecology

Impact on neighbours amenities

Drainage and flood risk

Nominated Officer Decision
Nominated officer: [Insert name and role]

Gateway criterion relied upon, if any:

☐ Economic, social or environmental issue of significance to the local area

☐ Significant planning matter having regard to the development plan and other material considerations

☐ Own-interest application where referral is appropriate in the interests of transparency and public accountability

Nominated Officer Recommendation:

X Refer to Planning Committee

☐ Determine under officer delegation

Reasons: [Insert clear and concise reasons]

Signature: Martin Dixon

Date: 11th November 2026

Nominated Member Decision

Nominated member: Councillor Matthew Patrick, Planning Chair.

Has the nominated member reviewed the material identified in this form? Yes

Nominated Member Decision:

X Agree with nominated officer recommendation

☐ Do not agree with nominated officer recommendation

☐ Further clarification requested

Reasons: Economic issue of significance, Social issue of significance, Environmental issue of significance

If clarification requested, identify clarification required: No Required

Signature: M. Patrick

Date: 11/11/26

Final Gateway Outcome

Do the nominated officer and nominated member agree that the application should be referred to committee? Yes

Final route of determination:

☐ Officer determination

X Planning Committee

If referred to committee, identify the basis of referral:

X Economic issue of significance

x Social issue of significance

x Environmental issue of significance

☐ Significant planning matter

☐ Own-interest application

If not referred to committee, confirm reason:

☐ Schedule 2 matter where gateway criteria are not satisfied

☐ Schedule 2 matter where nominated officer and nominated member do not agree referral

☐ Own-interest application where referral is not considered necessary

☐ Other: [Specify]

Publication and Record Keeping

Form retained on planning file: Yes

Form published on planning register or website: Yes

Included in periodic report to Planning Committee: Yes

Gateway Assessment Form for Schedule 2 Planning Applications

Identification
Application Details Application reference: DM/0624/26/MDO Site address: Land off Torbay Drive, Grimsby Description of development: Application to modify a planning obligation attached to planning permission DM/0285/22/FUL to allow eight affordable homes to be delivered and managed as alms houses by the Grimsby Sailors and Fishing Charity, alongside four first homes.

Classification Under the National Scheme
Identify the relevant Schedule 2 category: ☐ Planning permission not falling within householder, minor commercial or minor residential development ☐ Planning permission connected to Schedule 2 listed building consent or variation/discharge of listed building consent condition ☐ Section 73 application relating to previous Schedule 2 planning permission ☐ Section 73A application for development already carried out ☐ Reserved matters application relating to large outline planning permission X Section 106A request or application connected to a Schedule 2 application ☐ Listed building consent ☐ Variation or discharge of listed building consent condition ☐ Advertisement consent ☐ Consent under tree preservation order ☐ Other Schedule 2 category: [Specify]

Own-Interest Assessment
Is the application made by the Council? No Is the application made by an officer or member of the Council? No Does the Council, or any officer or member of the Council, have an interest in the

application? No

If yes, describe the interest:

Officer assessment of whether referral is appropriate in the interests of transparency and public accountability: [Insert assessment]

Initial Officer Gateway Screening

Has the application been identified for formal gateway assessment? Yes

If yes identify why:

☐ Potential economic issue of significance

X Potential social issue of significance

☐ Potential environmental issue of significance

☐ Potential significant planning matter

☐ Own-interest application

☐ Other reason: [Specify]

If no formal gateway assessment is required, provide reasons: [Insert reasons]

Decision following initial screening

☐ Proceed to officer determination

X Proceed to formal gateway assessment

Name of officer completing screening: Lauren Stinson

Name of nominated officer: Martin Dixon

Date: 02/11/2026

Gateway Assessment

Economic, Social or Environmental Significance

Economic Significance

Does the application raise an economic issue of significance to the local area? No

Relevant considerations:

☐ Substantial employment creation or loss

☐ Significant impact on town centre, district centre or local centre

☐ Significant regeneration implications

☐ Significant impact on commercial, cultural or visitor economy

☐ Significant implications for Council-owned land or assets

☐ Significant impact on delivery of an adopted site allocation

☐ Significant infrastructure, investment or viability implications

☐ Other: [Specify]

Officer assessment: [Insert assessment]

Social Significance

Does the application raise a social issue of significance to the local area? Yes

Relevant considerations:

☐ Substantial housing delivery

X Significant affordable housing implications

☐ Significant community infrastructure implications

☐ Significant impact on schools, health facilities or community facilities

☐ Significant impact on public open space

☐ Significant equalities, accessibility or inclusive design implications

☐ Significant public realm or community safety implications

☐ Significant public interest relating to material planning matters

☐ Other: [Specify]

Officer assessment:

The modification to allow eight affordable homes to be delivered and managed as alms houses by the Grimsby Sailors and Fishing Charity, alongside four first homes, does not comply with Policy 18 (Affordable Housing). This is agreed with the Council's Housing Officer and Legal Officer. However, it does raise issues of social provision as the Alm Houses is a charity and that has some benefit. This balance of consideration and the precedent it may set is considered to be significant.

Environmental Significance

Does the application raise an environmental issue of significance to the local area? No

Relevant considerations:

☐ Significant heritage impact

☐ Significant conservation area impact

☐ Significant townscape, skyline or design impact

☐ Significant transport, traffic, parking, pedestrian or cycling impact

☐ Significant flood risk or drainage issue

☐ Significant biodiversity, ecology, tree or urban greening impact

☐ Significant air quality, noise, contamination or environmental health issue

☐ Significant climate change, carbon reduction or energy issue

☐ Significant impact on open space, Metropolitan Open Land or protected land

☐ Other: [Specify]

Officer assessment: [Insert assessment]

Significant Planning Matter

Does the application raise a significant planning matter having regard to the development plan and other material considerations? No

Relevant considerations:

X Substantial departure from the development plan

☐ Significant tension between development plan policies

☐ Significant conflict between development plan policy and other material considerations

☐ Significant weight to be given to emerging policy

☐ Novel or complex policy interpretation

☐ Major judgement concerning the planning balance

☐ Significant unresolved objection from statutory consultee

☐ Significant design judgement

☐ Significant heritage judgement

☐ Significant transport or highways judgement

☐ Significant environmental judgement

☐ Significant amenity judgement

☐ Significant viability, affordable housing or planning obligation issue

☐ Significant precedent issue

☐ Finely balanced judgement of substantial local importance

☐ Other: [Specify]

Officer assessment: See above

Matters Considered but Not Treated as Determinative

The following matters have been considered but have not been treated as automatic reasons for committee referral:

☐ Number of representations

☐ Ward councillor request

☐ Other:

Summary of key material considered:

Was presented to planning committee previously as a request for a modification to the 106 Agreement. Planning Committee agreed with the matter being progressed to a formal modification.

Nominated Officer Decision

Nominated officer: Martin Dixon

Gateway criterion relied upon, if any:

X Economic, social or environmental issue of significance to the local area

X Significant planning matter having regard to the development plan and other material considerations

☐ Own-interest application where referral is appropriate in the interests of transparency and public accountability

Nominated Officer Recommendation:

X Refer to Planning Committee

☐ Determine under officer delegation

Reasons: Social issues and policy conflicts. And planning history including planning application and planning committee consideration.

Signature: Martin Dixon

Date: 03/11/2026

Nominated Member Decision

Nominated member: Councillor Matthew Patrick, Planning Chair.

Has the nominated member reviewed the material identified in this form? Yes

Nominated Member Decision:

x Agree with nominated officer recommendation

☐ Do not agree with nominated officer recommendation

☐ Further clarification requested

Reasons: Social issues and policy conflicts. And planning history including planning application and planning committee consideration.

If clarification requested, identify clarification required: Not Required

Signature: M. Patrick

Date: 11/11/26

Final Gateway Outcome

Do the nominated officer and nominated member agree that the application should be

referred to committee? Yes

Final route of determination:

☐ Officer determination

X Planning Committee

If referred to committee, identify the basis of referral:

☐ Economic issue of significance

x Social issue of significance

☐ Environmental issue of significance

X Significant planning matter

☐ Own-interest application

If not referred to committee, confirm reason:

☐ Schedule 2 matter where gateway criteria are not satisfied

☐ Schedule 2 matter where nominated officer and nominated member do not agree referral

☐ Own-interest application where referral is not considered necessary

☐ Other: [Specify]

Publication and Record Keeping

Form retained on planning file: Yes

Form published on planning register or website: Yes

Included in periodic report to Planning Committee: Yes

Gateway Assessment Form for Schedule 2 Planning Applications

Identification

Application Details

Application reference: DM/1052/24/FUL

Site address:

Humberston Park School, St Thomas Close, Humberston

Description of development:

Demolition of existing modular units, erection of a single and two storey teaching and support building with roof lights and solar panels. Refurbishment of existing block to life skills, installation of air source heat pumps with acoustic screening, creation of horticulture area with polytunnel, landscaping and associated works

Classification Under the National Scheme

Identify the relevant Schedule 2 category:

X Planning permission not falling within householder, minor commercial or minor residential development

☐ Planning permission connected to Schedule 2 listed building consent or variation/discharge of listed building consent condition

☐ Section 73 application relating to previous Schedule 2 planning permission

☐ Section 73A application for development already carried out

☐ Reserved matters application relating to large outline planning permission

☐ Section 106A request or application connected to a Schedule 2 application

☐ Listed building consent

☐ Variation or discharge of listed building consent condition

☐ Advertisement consent

☐ Consent under tree preservation order

☐ Other Schedule 2 category: [Specify]

Own-Interest Assessment

Is the application made by the Council? No

Is the application made by an officer or member of the Council? No

Does the Council, or any officer or member of the Council, have an interest in the application? Yes

If yes, describe the interest:

Officer assessment of whether referral is appropriate in the interests of transparency and public accountability: The Council leases the site to the applicant.

Initial Officer Gateway Screening

Has the application been identified for formal gateway assessment? Yes

If yes identify why:

☐ Potential economic issue of significance

X Potential social issue of significance

☐ Potential environmental issue of significance

X Potential significant planning matter

☐ Own-interest application

☐ Other reason: [Specify]

If no formal gateway assessment is required, provide reasons: [Insert reasons]

Decision following initial screening

Proceed to officer determination

Proceed to formal gateway assessment

Name of officer completing screening: Lauren Stinson

Name of nominated officer: Martin Dixon

Date: 11/11/2026

Gateway Assessment

Economic, Social or Environmental Significance

Economic Significance

Does the application raise an economic issue of significance to the local area? No

Relevant considerations:

☐ Substantial employment creation or loss

☐ Significant impact on town centre, district centre or local centre

☐ Significant regeneration implications

☐ Significant impact on commercial, cultural or visitor economy

☐ Significant implications for Council-owned land or assets

☐ Significant impact on delivery of an adopted site allocation

☐ Significant infrastructure, investment or viability implications

☐ Other: [Specify]

Officer assessment: [Insert assessment]

Social Significance

Does the application raise a social issue of significance to the local area? Yes

Relevant considerations:

☐ Substantial housing delivery

☐ Significant affordable housing implications

☐ Significant community infrastructure implications

x Significant impact on schools, health facilities or community facilities

☐ Significant impact on public open space

☐ Significant equalities, accessibility or inclusive design implications

☐ Significant public realm or community safety implications

X Significant public interest relating to material planning matters

☐ Other: [Specify]

Officer assessment:

Received four objections from neighbours regarding the scale of the development.

Environmental Significance

Does the application raise an environmental issue of significance to the local area? No

Relevant considerations:

☐ Significant heritage impact

☐ Significant conservation area impact

☐ Significant townscape, skyline or design impact

☐ Significant transport, traffic, parking, pedestrian or cycling impact

☐ Significant flood risk or drainage issue

☐ Significant biodiversity, ecology, tree or urban greening impact

☐ Significant air quality, noise, contamination or environmental health issue

☐ Significant climate change, carbon reduction or energy issue

☐ Significant impact on open space, Metropolitan Open Land or protected land

☐ Other: [Specify]

Officer assessment:

Significant Planning Matter

Does the application raise a significant planning matter having regard to the development plan and other material considerations? Yes

Relevant considerations:

☐ Substantial departure from the development plan

☐ Significant tension between development plan policies

☐ Significant conflict between development plan policy and other material considerations

☐ Significant weight to be given to emerging policy

☐ Novel or complex policy interpretation

☐ Major judgement concerning the planning balance

☐ Significant unresolved objection from statutory consultee

☐ Significant design judgement

☐ Significant heritage judgement

Significant transport or highways judgement

☐ Significant environmental judgement

☐ Significant amenity judgement

☐ Significant viability, affordable housing or planning obligation issue

☐ Significant precedent issue

☐ Finely balanced judgement of substantial local importance

☐ Other: [Specify]

Officer assessment:

Objection from the Humberston Village Council, stating that they are unable to support any further development until the issues and problems caused by car parking are resolved. Four objections received from neighbours. Neighbour concerns as to the scale of the development. Important development at existing school with community benefits.

Matters Considered but Not Treated as Determinative

The following matters have been considered but have not been treated as automatic reasons

for committee referral:

☐ Number of representations

☐ Ward councillor request

Other:

Summary of key material considered:

Nominated Officer Decision

Nominated officer: Martin Dixon

Gateway criterion relied upon, if any:

☐ Economic, social or environmental issue of significance to the local area

X Significant planning matter having regard to the development plan and other material considerations

☐ Own-interest application where referral is appropriate in the interests of transparency and

Nominated Officer Recommendation:

☐ Refer to Planning Committee

☐ Determine under officer delegation

Reasons: As above.

Signature: Martin Dixon

Date: 11th November 2026

Nominated Member Decision

Nominated member: Councillor Matthew Patrick, Planning Chair.

Has the nominated member reviewed the material identified in this form? Yes

Nominated Member Decision:

X Agree with nominated officer recommendation

☐ Do not agree with nominated officer recommendation

☐ Further clarification requested

Reasons: Objection from the Humberston Village Council, stating that they are unable to support any further development until the issues and problems caused by car parking are resolved. Four objections received from neighbours. Neighbour concerns as to the scale of the development. Important development at existing school with community benefits.

If clarification requested, identify clarification required: Not Required.

Signature: M. Patrick

Date: 11/11/26

Final Gateway Outcome

Do the nominated officer and nominated member agree that the application should be referred to committee? Yes

Final route of determination:

☐ Officer determination

X Planning Committee

If referred to committee, identify the basis of referral:

☐ Economic issue of significance

☐ Social issue of significance

☐ Environmental issue of significance

☐ Significant planning matter

☐ Own-interest application

If not referred to committee, confirm reason:

☐ Schedule 2 matter where gateway criteria are not satisfied

☐ Schedule 2 matter where nominated officer and nominated member do not agree referral

☐ Own-interest application where referral is not considered necessary

☐ Other: [Specify]

Publication and Record Keeping

Form retained on planning file: Yes

Form published on planning register or website: Yes

Included in periodic report to Planning Committee: Yes