

Reference: 15/00826/REM

Applicant: David Wilson Homes East Midlands

Location: Land Surrounding Sketchley House Watling Street Burbage

Proposal: Application for the approval of reserved matters (appearance, landscape, layout and scale) of outline planning permission 13/00529/OUT for residential development of 123 dwellings, public and private open space, landscaping and associated infrastructure

RECOMMENDATION:- Grant subject to conditions.

Introduction:-

The application is to be considered by Planning Committee, in accordance with the Scheme of Delegation, as the application has attracted interest from occupiers of five or more addresses, the views of which are contrary to the officer recommendation.

Application Proposal

This is a reserved matters application for details in regard to appearance, landscaping, layout and scale, following the grant of outline planning permission by the Secretary of State following the appeal and call-in of ref:13/00529/OUT on 18 November 2014. The outline planning permission was for the erection of up to 135 dwellings and provided details of the access. The access to the development will be from Welbeck Avenue, following the demolition of No's 11 and 13 Welbeck Avenue. Therefore the principle of residential development and the location of the access point is not an issue for consideration as part of this reserved matters application.

This application is for a total of 123 dwellings, which consists of 74 market dwellings and 49 affordable dwellings. The 74 market dwellings consist of 6 x two bedroomed dwellings, 10 x three bedroomed dwellings, 38 x 4 bedroomed dwellings and 20 x 5 bedroomed dwellings. The 49 affordable dwellings consist of 8 x one bedroomed dwellings, 30 x two bedroomed dwellings and 11 x three bedroomed dwellings.

The number of dwellings proposed has reduced from 135 dwellings to 123 dwellings, due to an alteration in layout following concerns raised through the consultation of the application. The layout has been amended to retain many of the existing trees worthy of retention on site, which has enabled the parkland character of the site to be retained as part of the development. Additionally the properties and access roads along the eastern boundary have been pulled away from the root protection areas of the avenue of Lime trees that bound the bridleway to the north east.

The Site and Surrounding Area

The site area is approximately 7.3 hectares in size and consists of land surrounding Sketchley House and includes plots at no's 11 and 13 Welbeck Avenue. The A5 trunk road abuts the site along its south-western boundary with open fields to the north and west. An avenue of mature lime trees runs along the eastern edge of the site with an established residential estate beyond. A vehicular access track to Sketchley House and a public bridleway runs between the avenues of lime trees up to the entrance to Sketchley House; with the bridleway continuing beyond this in a northerly direction.

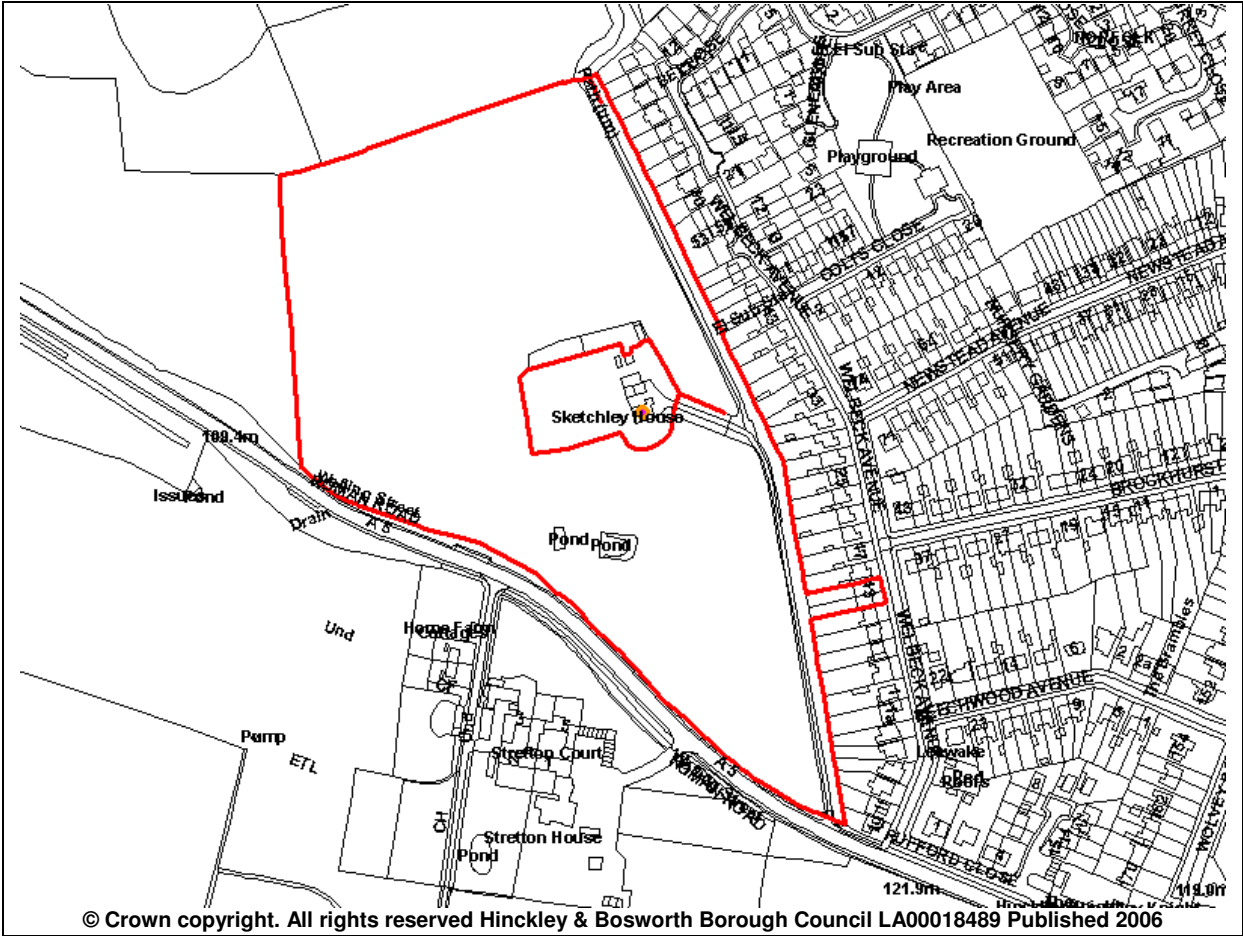
A number of trees exist within or abut the boundary of the application site and hedgerows are present to the north, west and southern boundaries. Apart from the residential plots associated with no.11 and 13 Welbeck Avenue, the whole of the site is subject to a group Tree Preservation Order (TPO) (ref: 75/00002/TPORD dated 12 March 1975). A small pond also exists in a relatively central position in the site.

Technical Documents submitted with application

Noise Assessment
Arboricultural Report

Relevant Planning History:-

13/00529/OUT	Erection of up to 135 dwellings (Outline - access only)	Refused	16.10.13
		Allowed at Appeal	18.11.14
16/00017/CONDIT	Variation of condition 8 and 29 of planning permission 13/00529/OUT to alter the allocation of car parking spaces and alter the hours of construction	Pending consideration	



Consultations:-

Two rounds of consultation were undertaken upon the initial layout submitted and the revised layout submitted following consultee and officer comments.

No objections, some subject to conditions, have been received by:-

Highways England
Environment Agency
Severn Trent Water
Leicestershire County Council (Highways)
Leicestershire County Council (Ecology)
Environmental Health (Pollution)
Environmental Health (Drainage)

The Tree Officer raised concern with the impact of the development upon the root protection area and the loss of important trees as part of the initial layout proposed. The revised layout has satisfactorily resolved those concerns.

Burbage Parish Council initially objected to this application raising concerns with the layout, impact upon the lime tree avenue wildlife corridor due to the close proximity of development, impact upon/loss of mature trees on the site, crime prevention measures had not been incorporated and impact of lighting to wildlife. Following the amendments to the layout the Parish Council have revised their comments and now have no objections in principle to the scheme. The Parish Council have requested that a management company is put in place to manage the open space on site and measures are put in place to ensure that this is not passed onto the Parish Council in the future.

A site notice was displayed and neighbours notified. 13 letters of objection have been received; the issues raised are summarised below:-

- a) Lack of time provided for comments.
- b) Lack of information in regard to the anticipated timescales of the development.
- c) Three storey houses adjacent to the bridle path would have an unnecessary intrusion on the privacy of the existing residents along Welbeck Avenue.
- d) Concerns not all affected residents have been informed of the application.
- e) Impact upon existing wildlife.
- f) Highway impact upon existing residential roads.
- g) No large play area is proposed.
- h) Footpath should be installed along Watling Street.
- i) Laybys should be installed around the Three Pots shops.
- j) Increase demand on schools.
- k) Increase in noise pollution.
- l) Impact upon the future sales of existing houses.
- m) Impact upon existing drains.
- n) Impact upon health facilities, dentists and schools to accommodate more residents.
- o) Overlooking to Sketchley House, specifically the lounge windows and outdoor decking area.

Policy:-

National Policy Guidance

National Planning Policy Framework (NPPF) 2012
National Planning Policy Guidance (NPPG) 2014

Hinckley & Bosworth Core Strategy 2009

Policy 4: Development in Burbage
Policy 15: Affordable Housing
Policy 16: Housing Density, Mix and Design
Policy 19: Green Space and Play Provision
Policy 24: Sustainable Design and Technology

Hinckley & Bosworth Local Plan 2001

Policy IMP1: Contributions towards the Provision of Infrastructure and Facilities
Policy BE1: Design and Siting of Development
Policy REC2: New Residential Development - Outdoor Open Space Provision for Formal Recreation
Policy REC3: New Residential Development - Outdoor Play Space for Children
Policy NE12: Landscaping Schemes
Policy T5: Highway Design and Vehicle Parking Standards
Policy T9: Facilities for Cyclists and Pedestrians

Emerging Site Allocations and Development Management Policies (SADMP)

Policy DM1: Presumption in favour of Sustainable Development
Policy DM10: Development and Design
Policy DM17: Highway Design
Policy DM18: Vehicle Parking Standards

Supplementary Planning Guidance/Documents

Play and Open Space (SPD)
Affordable Housing (SPD)
New Residential Development (SPG)

Appraisal:-

The main considerations in the determination of this application are:-

- Principle of development
- Impact upon the character of the area
- Impact upon residential amenity
- Impact upon the highway
- Other matters

Principle of development

Paragraph 14 of the National Planning Policy Framework (NPPF) and emerging Policy DM1 of the SADMP sets out a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved.

This is a reserved matters application, following the approval of outline planning permission (reference: 13/00529/OUT) for up to 135 dwellings. The principle of residential development on this site is therefore established and is not for discussion through this application.

Impact upon the Character of the Area

Policy BE1 (criterion a) of the adopted Local Plan and Policy DM10 of the emerging SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features with the intention of preventing development that is out of keeping with the character of the surrounding area. The Council's adopted Supplementary Planning Guidance on New Residential Development aims to ensure that new development has regard to the character of the area and is well integrated into its surroundings. Furthermore, one of the core planning principles of the NPPF is to secure a high quality design in development.

Layout

A proving layout was submitted with the outline application. Condition 4 of the outline planning permission states that the development shall be carried out along the lines as indicated in the Proving Layout. This layout was described by the Inspector, when considering the appeal, as low density with swathes of open space providing a semi-rural character at this edge of Burbage with a layout honed to accommodate most of the more significant landscape features, such as the lime tree avenue, most of the best parkland trees and the augmented surrounding foliage. The proving layout indicated a provision for 127 dwellings, with green space surrounding the perimeter of the site and open spaces scattered throughout the development.

The initial layout submitted for this reserved matters application was for 135 dwellings, the maximum amount allowed by the outline planning permission. Several issues were raised by officers and through the initial consultation process, these were:-

- significantly less open space was provided resulting in a more urban character, which was not in keeping with the semi-rural character described by the Inspector and shown on the proving layout.
- private drives and some dwellings were situated within the root protection areas of Tree Preservation Order Trees and driveways and the edges of dwellings were within the root protection areas for the Lime Tree avenue.
- loss of some of the best parkland trees which are covered by a group Tree Preservation Order.
- number of parking courtyards and parking to the front of properties, resulting in a more urban character.

A revised site layout was provided following negotiations to address the concerns raised. The following amendments were made to the revised layout:-

- removal of all access roads and dwellings from root protection areas and set back of dwellings from the Lime Tree avenue.
- retention of several important trees on site, the layout now reflects the parkland character and fits the layout around this resulting in a reduction in number of dwellings, an alteration of the main access road to incorporate a Horse Chestnut to become an entrance feature to the site, and provision of more open space within the development surrounding mature trees.
- more open space surrounding the perimeter of the site and amongst the proposed dwellings.
- less parking to the front of dwellings on main streets.

The amended site layout has therefore addressed the concerns raised by officers and other consultees and now provides a development which is more akin to the semi-rural nature described by the appeal Inspector for the outline planning application.

The layout and the orientation of buildings provides appropriate overlooking to all areas of the development including the open spaces due to the orientation of buildings and therefore provides natural surveillance to most areas of the development.

The layout therefore respects the parkland character of the site by incorporating the best parkland trees, providing a large amount of open space and respecting the Lime Tree avenue which runs along the east of the site and is acceptable.

Appearance and Scale

The proposal includes a mixture of dwellings. The differing heights of the proposed dwellings provides interest to the development. The density is lower than the requested 40 dwellings per hectare identified in Policy 16 of the Core Strategy. However due to the semi-rural nature of the site and the retention of many of the important trees on site the density is considered to be appropriate.

The proposed scheme contains a higher number of medium and larger family dwellings than recommended by Policy 16 of the Core Strategy. The scheme is providing 40% affordable homes, rather than the 20% as required by Policy 15 of the Core Strategy. Therefore, whilst the provision of medium and larger family homes is higher on this site this is offset by the higher provision of affordable housing and would not cause a detrimental impact towards the mix and provision of dwellings for the borough and is acceptable.

The proposal includes 21 different house types across the site, which provides a mixture of detached, semi detached, terraced dwellings, with a number of bungalows, flats, two storey and two and a half storey dwellings. This would result in a varied character across the site and would provide interest to all street scenes. Whilst the design of the properties are from the house builders portfolio these are not plain in design and include key features such as chimneys, bay windows, duel frontages, projecting gables and porches. Additionally different materials including render, weather boarding, and brick are proposed across the site, this would also add to the varied character and interest across the site. Corner plots are designed to provide key dwellings within the development and are all dual fronted, often with bay windows and chimney features. Some design features of the proposed dwellings match that which can be seen in both new and historic developments within Burbage and therefore would tie in with the character of the wider settlement of Burbage.

The scale and appearance of the development is therefore acceptable and in keeping with the character of the area and the surrounding settlement of Burbage.

Landscaping

As discussed above the revised proposal retains many of the important trees on site, where possible. The redesign has removed driveways, access roads and buildings from the root protection areas and in some cases, due to the age of the tree, provided larger 'buffer zones' between properties. This has ensured that the existing landscaping and parkland character of the site has been retained where possible to provide a semi-rural character, in keeping with the Inspector's description of the proposed development at outline stage. The Tree Officer has no objections to the revised design with regards to the impact upon the existing trees. Whilst it is regrettable that some of the Lime Trees along the avenue are to be lost for the access, this cannot be avoided and the revised layout ensures the retention of several trees and the planting of new trees which mitigates the loss of the Lime Trees.

The revised proposal includes a large amount of landscaping and open space. Excluding the balancing lagoons and the bridle path area (Lime Tree avenue) the development provides 170m² of open space per dwelling. The Section 106 agreement for the outline application requires the development to provide a total of 55m² of open space per dwelling and therefore the proposed scheme is providing more open space provision than required.

A footpath has been designed which loops around the site and follows the open space surrounding the development. This is designed to be a trail with play equipment dotted along the path to encourage walking across the site.

Additional shrub planting, tree planting, grass planting are proposed throughout the development and a meadow area is proposed to the northern area of the site. This additional soft landscaping would enhance the 'green character' of this development and compliment the existing mature planting on site. The proposed soft landscaping is considered acceptable, subject to minor amendments to tree types which the applicant will provide an amended soft landscaping plan prior to the committee meeting.

The proposal includes raised block paving to the junction areas of the main access road. This would provide a mechanism to slow traffic and will also break up the tarmac of the road to add to the semi-rural character of the development. Additionally the footpath surrounding the site will be finished in gravel to ensure the rural character is retained. Accesses to properties from the footpaths and between gardens will be block paved which would also break up the tarmac across the site.

The boundary treatments have been provided for consideration, however are secured by condition for the outline planning application. To the property boundaries adjoining the open space a mixture of metal railing and post and rail fencing is proposed which will enhance the semi rural character. To adjoining property boundaries 1.8 metre close boarded fencing is proposed and on boundaries which are highly visible in the street scene 1.8 metre brick walls are proposed. Properties adjacent to the A5 (Watling Street) include acoustic fencing to ensure rear gardens have protection from the noise generated by the A5.

The soft landscaping will provide a strong 'green character' to the site and respects the existing planting on site and enhance where necessary. The hard landscaping ensures that the use of tarmac on site is broken up with other materials which also helps the semi-rural character of the development. The proposal will therefore have a positive contribution to the character of the area and is therefore in accordance with Policies BE1 (criterion a) and NE12 of the Local Plan (2001) and the emerging Policy DM10 of the SADMP.

Impact upon Residential Amenity

Policy BE1 (criterion i) of the adopted Local Plan and SPG and emerging Policy DM10 of the SADMP require that development does not adversely affect the amenities or privacy of the occupiers of neighbouring properties. The nearest residential property is Sketchley House, which is surrounded by the proposed development, and the properties along Welbeck Avenue and Belfry Close which back into the east of the site.

The bridleway and Lime Tree avenue along the eastern boundary of the site provides a buffer between the existing properties along Welbeck Avenue and Belfry Close. The proposal includes a separation distance of between 40 and 55 metres between the proposed dwellings and existing dwellings, this is over an above the standards of 25 metres identified in the New Residential Development SPG. Additionally the Lime Tree avenue provides a screen between the rear gardens of the properties which reduces visibility significantly. The

proposal would therefore not have any overlooking or loss of privacy to existing properties along Welbeck Avenue or Belfry Close.

Concerns have been raised in regards to the impact of noise on existing properties, specifically the adjacent properties to the access, numbers 9 and 15 Welbeck Avenue. The provision of the access was approved through the outline application and it was determined that the impact of noise from vehicles using this access was acceptable. This issue cannot be further considered through this application.

An objection has been received in regards to the impact of plots 106-109 to Sketchley House. Concerns are raised in regard to overlooking into the main lounge window and loss of privacy to the outdoor area. Due to the development surrounding the site it is considered that there would be an element of overlooking with any scheme that has been submitted. It is therefore important that the layout is developed to reduce this impact and no direct overlooking is created. The proposed layout ensures that dwellings which are proposed adjacent to Sketchley House do not back onto the rear garden which would result in direct overlooking. The dwellings adjacent to the boundary with Sketchley House have side elevations facing the rear garden with limited fenestration (obscure glazed window serving a bathroom) and therefore do not have any principal windows directly overlooking the private garden of Sketchley House. It is therefore considered that the proposal would not result in any direct overlooking or significant loss of privacy to Sketchley House.

The development has been designed to ensure there will not be a detrimental impact upon existing neighbouring amenity and is therefore in accordance with Policy BE1 (criterion i) and emerging Policy DM10 of the SADMP.

Impact upon Highway Safety

The outline planning permission approved the location of the access and therefore this is not for consideration through this application.

The proposal includes parking for all proposed dwellings, for one bedroomed dwellings one parking space is provided per plot and for two and three bedroom dwellings two parking spaces or more are provided per plot and for four and five bedroom dwellings three or more parking spaces are proposed for each plot. Condition 8 of the outline planning permission identifies that for dwellings with up to three bedrooms two parking spaces shall be provided and for a dwelling with four or more bedrooms three car parking spaces shall be provided. The parking provision is not fully in accordance with this as the one bedroomed properties have only one parking space, however the overall parking provision for the site is over and above what is required. The applicant has submitted a Section 73 application, reference 16/00017/CONDIT, to vary Condition 8 to remove the requirement of two parking spaces for 1 bedroomed dwellings. Members will be updated on the progress of this application either through a late item or verbally at the planning committee meeting.

Other Matters

Affordable Housing

The affordable housing provision on site is 40%, which was set by the Section 106 agreement for the development; this provision is over and above the required 20% set by Policy 15 of the Core Strategy. The proposed mix of housing will help meet the identified need on the Council's housing register. The affordable housing properties well integrated into the development and are spread throughout the site in clusters. The affordable housing provision and mix is therefore acceptable and in accordance with Policy 15 of the Core Strategy.

Noise

Condition 14 requires the developer to submit a scheme for protecting the proposed dwellings from traffic noise emanating from the A5 prior for approval. However this information has been provided with the application to indicate that the proposal can overcome the noise issues with the A5. This report recommends that several plots include higher fencing, mechanical ventilation, a higher standard of glazing and enhanced build techniques to ensure the noise from the A5 does not affect future residential amenity. This is considered to be acceptable and Environmental Health have raised no objections.

Impact upon Ecology

It is not considered that the application would have a detrimental impact upon ecology. Reports were submitted at the outline stage and conditions included within the permission to ensure any mitigation requirements are met. Leicestershire County Council (Ecology) have no objections to the reserved matters application, subject to conditions. The conditions recommended are included within the outline application and it is not necessary to include these conditions again at the reserved matters stage.

Drainage

Drainage is a matter which was dealt with at the outline planning stage and a condition 12 and 13 of the permission requires the development to submit a surface water drainage scheme and disposal of foul water to be submitted to and approved in writing prior to the commencement of development. This matter is therefore not for consideration through this application.

Impact upon Existing Infrastructure

A Section 106 was signed for the outline planning application which agreed contributions towards; bridleway improvement works; civic amenities; health care contribution to the primary care trust; police; education including primary and upper education; and travel packs and bus passes for dwellings.

Conclusion

Following the revision of the layout it is considered that the design, scale and layout of the development provides a semi-rural character in keeping with the principles of the outline planning application. The proposal respects the existing mature parkland trees and where possible has retained several veteran trees. The design of the dwellings ensures interest and variety in the street scene. The hard and soft landscaping will help enhance the existing 'green character' of the site and block paving to junctions will reduce the urban character of the tarmac access road. The development also provides an appropriate mix of dwellings and the provision of 40% affordable dwellings will help towards the affordable housing provision for the borough. The application is therefore considered acceptable and in line with local planning policies and the overarching intentions of the National Planning Policy Framework.

RECOMMENDATION:- Grant subject to conditions.

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Conditions:-

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:-

Dwg No S7086_100_01 Rev R, Planning Layout (Received 8 January 2016)

Dwg No SD/600/13, 1800mm Close Boarded Fence Details (Received 6 January 2016)

Dwg No SD/600/29, 2100mm Close Boarded Fence Details (Received 6 January 2016)

Dwg No SD/600/31, 1800mm Personnel Gate Detail (Received 6 January 2016).

Dwg No SD/600/38, 1000mm Bar Railing Detail (Received 6 January 2016)

Dwg No SD/600/SPB, Feature Entrance Wall Detail (Received 6 January 2016)

Dwg No SD/600/02, 1800mm High Screen Wall Detail (Received 6 January 2016)

Dwg No SD/600/12, 1200mm Post and Rail Fence (Received 11 January 2016)

Dwg No LDG1H, Plans and Elevations Double Garage (Received 18 December 2015)

Dwg No LDG1S, Plans and Elevations Double Garage (Received 18 December 2015)

Dwg No LDG2H, Plans and Elevations Double Garage (Received 18 December 2015)

Dwg No LDG2S, Plans and Elevations Single Shared Garage (Received 18 December 2015)

Dwg No LDG1F, Plans and Elevations Single Garage (Received 31 July 2015)

Dwg No LTG2S, Plans and Elevations Double/Single Shared Garage (Received 18 December 2015)

Dwg No S7086_500_04 Rev A, Chimney and Eaves Allocation Plan, (Received 18 December 2015)

Dwg No S7086_100_03 Rev A, External Materials (Received 18 December 2015)

Dwg No S7086_100_03 Rev A, External Materials Boundaries (Received 18 December 2015)

Dwg No S7086_500_05 Rev A, Surface Treatment Layout (Received 18 December 2015)

Dwg No S7086/700/01 Rev A, Proposed Street Scenes (Received 18 December 2015)

Dwg No P332.R.02, Plot 1 Elevations (Received 18 December 2015)

Dwg No P332.R.01, Plot 1 Floor Plans (Received 18 December 2015)

Dwg No H469.06, Plot 2 Elevations (Received 18 December 2015)

Dwg No H469.05, Plot 2 Floor Plans (Received 18 December 2015)

Dwg No H469.06, Plot 3 Elevations (Received 18 December 2015)

Dwg No H469.05, Plot 3 Floor Plans (Received 18 December 2015)

Dwg No H536.EMO4, Plot 4 Elevations (Received 18 December 2015)

Dwg No H536.EMO3, Plot 4 Floor Plans (Received 18 December 2015)

Dwg No H469.06, Plot 5 Elevations (Received 18 December 2015)

Dwg No H469.05, Plot 5 Floor Plans (Received 18 December 2015)

Dwg No H433.06, Plot 6 Elevations- Open Toe Rafter (Received 18 December 2015)

Dwg No H433.05, Plot 6 Floor Plans- Open Toe Rafter (Received 18 December 2015)

Dwg No H455.06, Plot 7 Elevations (Received 18 December 2015)

Dwg No H455.05, Plot 7 Floor Plans (Received 18 December 2015)

Dwg No SH27.E.02, Plot 8 Elevations (Received 18 December 2015)

Dwg No SH27.E.01, Plot 8 Floor Plans (Received 18 December 2015)

Dwg No SH27.I.02, Plot 9 Elevations (Received 18 December 2015)

Dwg No SH27.I.01, Plot 9 Floor Plans (Received 18 December 2015)

Dwg No SH27.E.04, Plot 10 Elevations (Received 18 December 2015)

Dwg No SH27.E.03, Plot 10 Floor Plans (Received 18 December 2015)

Dwg No SH27.E.02, Plot 11 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 11 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 12 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 12 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 13 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 13 Floor Plans (Received 18 December 2015)
Dwg No SF11.E.04, Plots 14 & 15 Elevations (Received 18 December 2015)
Dwg No SF11.E.03, Plots 14 & 15 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO2, Plot 16 Elevations (Received 18 December 2015)
Dwg No H536.EMO1, Plot 16 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO2, Plot 17 Elevations (Received 18 December 2015)
Dwg No H536.EMO1, Plot 17 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 18 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 18 Floor Plans (Received 18 December 2015)
Dwg No H469.08, Plot 19 Elevations (Received 18 December 2015)
Dwg No H469.07, Plot 19 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 20 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 20 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 21 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 21 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 22 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 22 Floor Plans (Received 18 December 2015)
Dwg No P341.04, Plot 23 Elevations OPP (Received 18 December 2015)
Dwg No P341.03, Plot 23 Floor Plans (Received 18 December 2015)
Dwg No H433.06, Plot 24 Elevations- Open Toe Rafter (Received 18 December 2015)
Dwg No H433.05, Plot 24 Floor Plans- Open Toe Rafter (Received 18 December 2015)
Dwg No H536.EMO2, Plot 25 Elevations (Received 18 December 2015)
Dwg No H536.EMO1, Plot 25 Floor Plans (Received 18 December 2015)
Dwg No H455.06, Plot 26 Elevations (Received 18 December 2015)
Dwg No H455.05, Plot 26 Floor Plans (Received 18 December 2015)
Dwg No H533.04, Plot 27 Elevations (Received 18 December 2015)
Dwg No H533.03, Plot 27 Floor Plans (Received 18 December 2015)
Dwg No H433.08, Plot 28 Elevations- Open Toe Rafter (Received 18 December 2015)
Dwg No H433.07, Plot 28 Floor Plans- Open Toe Rafter (Received 18 December 2015)
Dwg No H433.08, Plot 29 Elevations- Open Toe Rafter (Received 18 December 2015)
Dwg No H433.07, Plot 29 Floor Plans- Open Toe Rafter (Received 18 December 2015)
Dwg No H436.04, Plot 30 Elevations (Received 18 December 2015)
Dwg No H436.03, Plot 30 Floor Plans (Received 18 December 2015)
Dwg No H533.02, Plot 31 Elevations (Received 18 December 2015)
Dwg No H533.01, Plot 31 Floor Plans (Received 18 December 2015)
Dwg No H533.02, Plot 32 Elevations (Received 18 December 2015)
Dwg No H533.01, Plot 32 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 33 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 33 Floor Plans (Received 18 December 2015)
Dwg No P206.02_A, Plot 34 Elevations (Received 18 December 2015)
Dwg No P206.01_A, Plot 34 Floor Plans (Received 18 December 2015)
Dwg No P206.08_A, Plot 35 Elevations (Received 18 December 2015)
Dwg No P206.07_A, Plot 35 Floor Plans (Received 18 December 2015)
Dwg No P206.04_A, Plot 36 Elevations (Received 18 December 2015)

Dwg No P206.03_A, Plot 36 Floor Plans (Received 18 December 2015)
Dwg No SH39.E.02, Plot 37 Elevations (Received 18 December 2015)
Dwg No SH39.E.01, Plot 37 Floor Plans (Received 18 December 2015)
Dwg No SH39.E.04, Plot 38 Elevations (Received 18 December 2015)
Dwg No SH39.E.03, Plot 38 Floor Plans (Received 18 December 2015)
Dwg No SF11.E.02, Plot 39 & 40 Elevations (Received 18 December 2015)
Dwg No SF11.E.01, Plot 39 & 40 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 41 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 41 Floor Plans (Received 18 December 2015)
Dwg No H469.06, Plot 42 Elevations (Received 18 December 2015)
Dwg No H469.05, Plot 42 Floor Plans (Received 18 December 2015)
Dwg No H436.04, Plot 43 Elevations (Received 18 December 2015)
Dwg No H436.03, Plot 43 Floor Plans (Received 18 December 2015)
Dwg No H433.06, Plot 44 Elevations (Received 18 December 2015)
Dwg No H433.05, Plot 44 Floor Plans (Received 18 December 2015)
Dwg No P341.02, Plot 45 Elevations (Received 18 December 2015)
Dwg No P341.01, Plot 45 Floor Plans (Received 18 December 2015)
Dwg No H436.04, Plot 46 Elevations (Received 18 December 2015)
Dwg No H436.03, Plot 46 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 47 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 47 Floor Plans (Received 18 December 2015)
Dwg No H433.06, Plot 48 Elevations- Open Toe Rafter (Received 18 December 2015)
Dwg No H433.05, Plot 48 Floor Plans- Open Toe Rafter (Received 18 December 2015)
Dwg No SH27.E.02, Plot 49 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 49 Floor Plans (Received 18 December 2015)
Dwg No SH27.I.02, Plot 50 Elevations (Received 18 December 2015)
Dwg No SH27.I.01, Plot 50 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 51 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 51 Floor Plans, (Received 18 December 2015)
Dwg No P231.16, Plot 52 Elevations (Received 18 December 2015)
Dwg No P231.15, Plot 52 Floor Plans (Received 18 December 2015)
Dwg No SF11.E.02, Plots 53 & 54 Elevations (Received 18 December 2015)
Dwg No SF11.E.01, Plots 53 & 54 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 55 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 55 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 56 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 56 Floor Plans (Received 18 December 2015)
Dwg No H469.08, Plot 57 Elevations (Received 18 December 2015)
Dwg No H469.07, Plot 57 Floor Plans (Received 18 December 2015)
Dwg No H436.04, Plot 58 Elevations (Received 18 December 2015)
Dwg No H436.03, Plot 58 Floor Plans (Received 18 December 2015)
Dwg No P341.02, Plot 59 Elevations (Received 18 December 2015)
Dwg No P341.01, Plot 59 Floor Plans (Received 18 December 2015)
Dwg No H588.04, Plot 60 Elevations (Received 18 December 2015)
Dwg No H588.03, Plot 60 Floor Plans (Received 18 December 2015)
Dwg No H533.04, Plot 61 Elevations (Received 18 December 2015)
Dwg No H533.03, Plot 61 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 62 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 62 Floor Plans (Received 18 December 2015)
Dwg No H533.04, Plot 63 Elevations (Received 18 December 2015)
Dwg No H533.03, Plot 63 Floor Plans (Received 18 December 2015)
Dwg No H469.08, Plot 64 Elevations (Received 18 December 2015)
Dwg No H469.07, Plot 64 Floor Plans (Received 18 December 2015)

Dwg No H436.02, Plot 65 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 65 Floor Plans (Received 18 December 2015)
Dwg No SH39.E.02, Plot 66 Elevations (Received 18 December 2015)
Dwg No SH39.E.01, Plot 66 Floor Plans (Received 18 December 2015)
Dwg No SH39.I.02, Plot 67 Elevations (Received 18 December 2015)
Dwg No SH39.I.01, Plot 67 Floor Plans (Received 18 December 2015)
Dwg No SH39.I.02, Plot 68 Elevations (Received 18 December 2015)
Dwg No SH39.I.01, Plot 68 Floor Plans (Received 18 December 2015)
Dwg No SH39.E.04, Plot 69 Elevations (Received 18 December 2015)
Dwg No SH39.E.03, Plot 69 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 70 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 70 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 71 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 71 Floor Plans (Received 18 December 2015)
Dwg No H469.06, Plot 72 Elevations (Received 18 December 2015)
Dwg No H469.05, Plot 72 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO2, Plot 73 Elevations (Received 18 December 2015)
Dwg No H536.EMO1, Plot 73 Floor Plans (Received 18 December 2015)
Dwg No H436.04, Plot 74 Elevations (Received 18 December 2015)
Dwg No H436.03, Plot 74 Floor Plans (Received 18 December 2015)
Dwg No DWB21.04, Plot 75 Elevations (Received 18 December 2015)
Dwg No DWB21.03, Plot 75 Floor Plans (Received 18 December 2015)
Dwg No DWB21.02, Plot 76 Elevations (Received 18 December 2015)
Dwg No DWB21.01, Plot 76 Floor Plans (Received 18 December 2015)
Dwg No DWB21.04, Plot 77 Elevations (Received 18 December 2015)
Dwg No DWB21.03, Plot 77 Floor Plans (Received 18 December 2015)
Dwg No DWB21.06, Plot 78 Elevations (Received 18 December 2015)
Dwg No DWB21.05, Plot 78 Floor Plans (Received 18 December 2015)
Dwg No DWB21.02, Plot 79 Elevations (Received 18 December 2015)
Dwg No DWB21.01, Plot 79 Floor Plans (Received 18 December 2015)
Dwg No P332.R.02, Plot 80 Elevations (Received 18 December 2015)
Dwg No P332.R.01, Plot 80 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 81 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 81 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 82 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 82 Floor Plans (Received 18 December 2015)
Dwg No SF11.E.02, Plots 83 & 84 Elevations (Received 18 December 2015)
Dwg No SF11.E.01, Plots 83 & 84 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 85 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 85 Floor Plans (Received 18 December 2015)
Dwg No P332.R.04, Plot 86 Elevations (Received 18 December 2015)
Dwg No P332.R.03, Plot 86 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 87 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 87 Floor Plans (Received 18 December 2015)
Dwg No T310.02, Plot 88 Elevations (Received 18 December 2015)
Dwg No T310.01, Plot 88 Floor Plans (Received 18 December 2015)
Dwg No T310.04, Plot 89 Elevations (Received 18 December 2015)
Dwg No T310.03, Plot 89 Floor Plans (Received 18 December 2015)
Dwg No T310.02, Plot 90 Elevations (Received 18 December 2015)
Dwg No T310.01, Plot 90 Floor Plans (Received 18 December 2015)
Dwg No T310.04, Plot 91 Elevations (Received 18 December 2015)
Dwg No T310.03, Plot 91 Floor Plans (Received 18 December 2015)
Dwg No SH39.E.02, Plot 92 Elevations (Received 18 December 2015)
Dwg No SH39.E.01, Plot 92 Floor Plans (Received 18 December 2015)
Dwg No SH39.I.02, Plot 93 Elevations (Received 18 December 2015)

Dwg No SH39.I.01, Plot 93 Floor Plans (Received 18 December 2015)
Dwg No SH39.E.04, Plot 94 Elevations (Received 18 December 2015)
Dwg No SH39.E.03, Plot 94 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 95 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 95 Floor Plans (Received 18 December 2015)
Dwg No P206.02_A, Plot 96 Elevations (Received 18 December 2015)
Dwg No P206.01_A, Plot 96 Floor Plans (Received 18 December 2015)
Dwg No P206.06_A, Plot 97 Elevations (Received 18 December 2015)
Dwg No P206.05_A, Plot 97 Floor Plans (Received 18 December 2015)
Dwg No P206.04_A, Plot 98 Elevations (Received 18 December 2015)
Dwg No P206.03_A, Plot 98 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO2, Plot 99 Elevations (Received 18 December 2015)
Dwg No H536.EMO1, Plot 99 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 100 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 100 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 101 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 101 Floor Plans (Received 18 December 2015)
Dwg No H469.08, Plot 102 Elevations (Received 18 December 2015)
Dwg No H469.07, Plot 102 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 103 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 103 Floor Plans (Received 18 December 2015)
Dwg No SH27.I.02, Plot 104 Elevations (Received 18 December 2015)
Dwg No SH27.I.01, Plot 104 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 105 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 105 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 106 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 106 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 107 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 107 Floor Plans (Received 18 December 2015)
Dwg No SH39.E.02, Plot 108 Elevations (Received 18 December 2015)
Dwg No SH39.E.01, Plot 108 Floor Plans (Received 18 December 2015)
Dwg No SH39.E.04, Plot 109 Elevations (Received 18 December 2015)
Dwg No SH39.E.03, Plot 109 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.02, Plot 110 Elevations (Received 18 December 2015)
Dwg No SH27.E.01, Plot 110 Floor Plans (Received 18 December 2015)
Dwg No SH27.E.04, Plot 111 Elevations (Received 18 December 2015)
Dwg No SH27.E.03, Plot 111 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 112 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 112 Floor Plans (Received 18 December 2015)
Dwg No H469.06, Plot 113 Elevations (Received 18 December 2015)
Dwg No H469.05, Plot 113 Floor Plans (Received 18 December 2015)
Dwg No H436.02, Plot 114 Elevations (Received 18 December 2015)
Dwg No H436.01, Plot 114 Floor Plans (Received 18 December 2015)
Dwg No H421.08, Plot 115 Elevations (Received 18 December 2015)
Dwg No H421.07, Plot 115 Floor Plans (Received 18 December 2015)
Dwg No H455.08, Plot 116 Elevations (Received 18 December 2015)
Dwg No H455.07, Plot 116 Floor Plans (Received 18 December 2015)
Dwg No H533.02, Plot 117 Elevations (Received 18 December 2015)
Dwg No H533.01, Plot 117 Floor Plans (Received 18 December 2015)
Dwg No H536.EMO4, Plot 118 Elevations (Received 18 December 2015)
Dwg No H536.EMO3, Plot 118 Floor Plans (Received 18 December 2015)
Dwg No H588.02, Plot 119 Elevations (Received 18 December 2015)
Dwg No H588.01, Plot 119 Floor Plans (Received 18 December 2015)
Dwg No H469.08, Plot 120 Elevations (Received 18 December 2015)
Dwg No H469.07, Plot 120 Floor Plans (Received 18 December 2015)

Dwg No H421.06, Plot 121 Elevations (Received 18 December 2015)
Dwg No H421.05, Plot 121 Floor Plans (Received 18 December 2015)
Dwg No H469.08, Plot 122 Elevations (Received 18 December 2015)
Dwg No H469.07, Plot 122 Floor Plans (Received 18 December 2015)
Dwg No H436.04, Plot 123 Elevations (Received 18 December 2015)
Dwg No H436.03, Plot 123 Floor Plans (Received 18 December 2015)
Dwg No GL0455 01B, Soft Landscape Proposals (Received 8 January 2016)
Dwg No GL0455 02B, Soft Landscape Proposals (Received 8 January 2016)
Dwg No GL0455 03B, Soft Landscape Proposals (Received 8 January 2016)
Dwg No GL0455 04B, Soft Landscape Proposals (Received 8 January 2016)

Reasons:-

- 1 For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant:-

- 1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.
- 2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.
- 3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.
- 4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Helen Wilson Ext 5691