

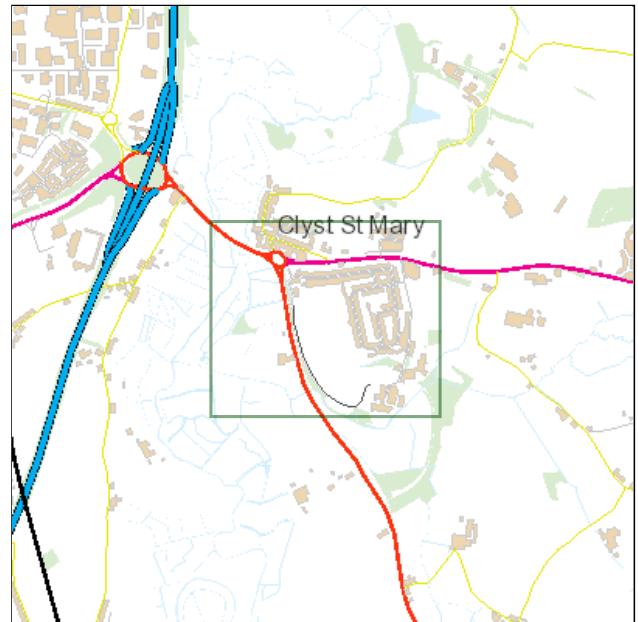
Ward Clyst Valley

Reference 21/2235/MRES

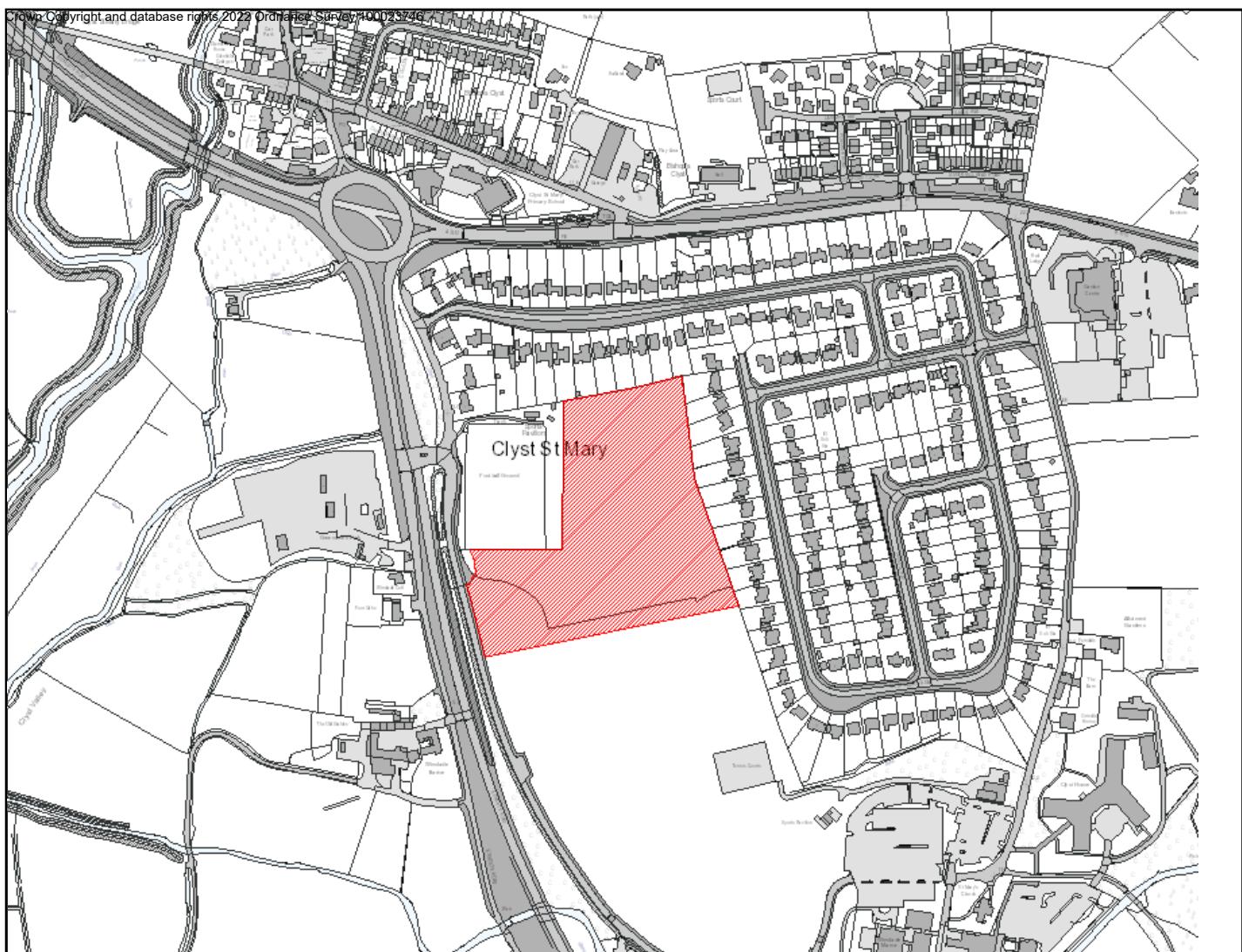
Applicant Mr Steve Billings

Location Winslade Park Clyst St Mary

Proposal Reserved matters application pursuant to outline application 20/1001/MOUT seeking details of layout, appearance, scale and landscaping for a residential development of 38 dwellings (Zone A)



RECOMMENDATION: Approval with conditions



		Committee Date: 14 th June 2022
Clyst Valley (Bishop Clyst Clyst St Mary)	21/2235/MRES	Target Date: 10.12.2021
Applicant:	Mr Steve Billings	
Location:	Winslade Park Clyst St Mary	
Proposal:	Reserved matters application pursuant to outline application 20/1001/MOUT seeking details of layout, appearance, scale and landscaping for a residential development of 38 dwellings (Zone A)	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before Members as the application is a major application and the Officer recommendation is contrary to the views of the Parish Council.

The site is located to the south of the village of Clyst St Mary with its northern and eastern boundaries abutting the existing built form of the village, to the west of the site lies the Clyst St Mary Football Ground and to the south lies the continued parkland setting extending up to Winslade Manor and Winslade House, both of which are designated heritage assets. There are existing residential properties to the north of the site, served by Winslade Park Avenue and to the east served by Clyst Valley Road. The site is access from the west via an existing field gate that is accessed from the public highway before it enters the Winslade Park Estate.

This application seeks reserved matters approval for the construction of 38 units of residential accommodation following outline application 20/1001/MOUT. Matters of appearance, landscape, layout and scale are under consideration as the means of access was approved at the outline stage. Permission is also sought for the drainage features and internal highway layout.

The proposed development is considered to accord with the outline planning permission granted 20/1001/MOUT in terms of its scale, layout, landscaping and appearance providing a mix of houses and fulfilling its requirement to provide 10% affordable housing.

Through negotiation with the applicant's agent, Officers have sought amendments to overcome technical concerns raised so that the development can assimilate acceptably into its surroundings by retaining important trees and

landscape features, enabling the continued functioning of Clyst St Mary Football Club and respecting the living conditions of the existing properties in Winslade Park Avenue and Clyst Valley Road. The report considers in detail the relationship between the existing properties in Winslade Park Avenue and Clyst Valley Road and concludes that the relative distances between properties, topography and proposed landscaping is sufficient to safeguard the amenities of existing residents and those features.

Overall the development is considered to be appropriate in its setting not impacting unreasonably on the wider Winslade Park estate and providing a spacious development, similar in density to the surrounding settlement pattern, that incorporates attenuation features and landscaping for the benefits of the residents and wildlife and as such the application is recommended for approval.

CONSULTATIONS

Local Consultations

Parish/Town Council

Bishops Clyst Parish Council objects to this application. The design is overbearing and out of character with the surrounding area and does not follow advice in the Neighbourhood Plan Design Statement, particularly with reference to the steep roof pitch and the tall chimneys. The Parish Council is also concerned that the privacy and amenity of residents in Clyst Valley Road will be adversely affected with first floor windows directly overlooking the rear of their premises and garden.

Further comments:

Dear Team,

Further to my email below, I would like to submit a revised version of the Parish Council's objection to planning application ref 21/2235/MRES.

As part of the Parish Council's objection to Outline application 20/1001/MOUT we stated that we were unable to support housing in Zone A unless the developers entered into a unilateral undertaking to ensure that only single-story properties are built on the perimeter with Clyst Valley Road and Winslade Park Avenue.

When the developers submitted reserved matters application 21/2235/MRES the Parish Council was very disappointed to see that the proposed housing along the eastern and northern boundaries, described by developers as 1.5 storey houses, were clearly shown on the plans as 2 storey properties with two rear facing windows at first floor level. These windows were clearly overlooking the properties in Clyst Valley Road and Winslade Park Avenue resulting in serious overlooking and a loss of privacy. On this basis the Parish Council made its objection to the Reserved Matters application. The Parish Council also considered the design of the properties, with very prominent chimneys, to be out of keeping with existing properties in the vicinity and therefore not in accordance with the Neighbourhood Plan Design Statement.

The Parish Council recognises that the developers have now attempted to mitigate the problems of overlooking and loss of privacy by lowering the ground level of plots 7 -

15 (on the eastern boundary) by an average of 500mm. However, we are not convinced that these, or other amendments, will mitigate our original objection and occupants of properties in Clyst Valley Road and Winslade Park Avenue will still be overlooked and suffer a loss of privacy. We also see that there has been no amendment to the design of the dwellings. For these reasons the Parish Council continues to object to 21/2235/MRES.

Technical Consultations

Conservation

In line with Historic England's response and on the basis of the information available to date, I do not wish to offer any comments. I would support that the applicants seek the views of their specialist archaeological and ecological advisers.

Historic England

Thank you for your letter of 13 September 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

DCC Flood Risk Management Team

Recommendation:

At this stage, we object to this planning application because we do not believe that it satisfactorily conforms to Policy EN22 (Surface Run-Off Implications of New Development) of the East Devon Local Plan (2013-2031). The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

The hydraulic model outputs indicate flooding at upstream node 24. The applicant should ensure there is no flooding for the design event.

The applicant should provide details on the side slopes of the basin and the swales. We want to see these features integrated and designed to provide amenity benefits.

The Exceedance Plan indicates that exceedance flows will infiltrate into the ground. The site investigation indicated that the ground conditions were not suitable for infiltration so during exceedance events the runoff will not be able to drain away. The applicant should revise the exceedance flow plans indicating how the runoff will be safely managed and not pose a flood risk elsewhere.

We would be happy to provide a further response if additional information is submitted to the local planning authority.

Further comments:

Our objection is withdrawn and we have no in-principle objections to the above planning application at this stage.

Observations:

Following my previous consultation response FRM/ED/2235/2021, dated 20.04.2022, the applicant has provided additional information in relation to the surface water drainage aspects of the above planning application, in an e-mail dated 25.04.2022, for which I am grateful.

- Email dated 25th April 2022 from Avalon Planning to DCC LLFA
- Drainage Strategy Statement, Winslade Park Zone A, Revision F
The applicant has explained the areas of exceedance flow routing in the above mentioned email. These areas will pond with surface water during extreme events above the design standard of 1 in 100 year plus 40% for climate change.

The applicant has confirmed that the hydraulic model outputs indicate no flooding for the design event

Housing Enabling Officer

In accordance with the S106 agreement dated 12 July 2021, 10% of dwellings within Zone A are to be affordable housing. 39 dwellings are proposed in Zone A therefore 3.9 should be affordable. The S106 does state that if the number results in less than a whole number the provision can be rounded down and a commuted sum is payable. The applicants are proposing to provide 4 units for affordable housing which is preferable to 3 units and a commuted sum.

The affordable plots are 21, 22, 23 & 24 and comprise 2 x 2 bedroom flats and 2 x 3 bedroom semi-detached houses. The units offer spacious accommodation with good parking provision. The 2 bedroom flats each have their own entrance and a small outside space. The outside space is on the small side but is private.

In accordance with the S106 the affordable units should meet part M4(2) of building regulations category 2 for accessible and adaptable dwellings and this should be confirmed with the applicant. This will not be possible with the first floor flat.

The S106 states that 75% of the units should be for rent and the remainder for shared ownership, which would result in 3 for rent and 1 for shared ownership. The tenures of the units have not been identified on the plan, however this can be decided at a later date when an affordable housing provider is selected. However given the small

number of affordable units it is likely that either plot 23 or 24 will be for shared ownership with the remainder for rent.

The units are located in once cluster on the site. Whilst policy states that affordable units should be dispersed throughout the site with such a small number of affordable units this is not always practical for providers and on this occasion keeping the units together is probably preferable.

EDDC Landscape Architect

This report forms the EDDC's landscape response to the Discharge of Conditions application for the above site seeking discharge of the landscape and green infrastructure related conditions attached to the decision notice.

The application relates to the northern end of the overall site identified by the applicant as Area A.

The report provides a review of landscape related information submitted with the application in relation to adopted policy, conditions of the outline approval, relevant guidance, current best practice and existing site context and should be read in conjunction with the submitted information.

2 CONDITIONS

2.1 Relevant landscape conditions

2. Approval of the details of the layout, scale and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

8. As part of any reserved matters application a detailed Landscape and Ecology Management Plan (LEMP) for a minimum period of 25 years shall be submitted and should include the following details:

- Extent, ownership and responsibilities for management and maintenance.
- Details of how the management and maintenance of open space will be funded for the life of the development.
- Inspection arrangements for existing and proposed trees and hedgerows and monitoring of bio-diversity net-gain.
- Management and maintenance of trees and hedgerow.
- Management and maintenance of shrub, herbaceous and grass areas.
- Management of ecological habitat, maintenance of any ecological mitigation measures and further measures for enhancement of biodiversity value.
- Management and maintenance of any boundary structures, drainage swales and other infrastructure/ facilities within public areas.

Maintenance shall be carried out in accordance with the approved plan.

3 REVIEW OF SUBMITTED INFORMATION

3.1 Layout and appearance

- a) There are no details of the proposed swale. Please provide cross section showing slope gradient and soil make up together with details of proposed headwalls and inlet/outlets.

- b) Layout should clearly show extent of existing vegetation to eastern boundary to be retained and removed.
- c) There does not appear to be any provision for visitor parking, particularly to the northern end of the development. There seems to be potential to provide some on-street parallel visitor parking bays where required with some minor layout tweaks.
- d) There does not appear to be any provision for cycle storage for plots 21/ 22. Provision should be made for secure covered cycle storage for two cycles per plot.
- e) In responses to previous outline applications I have raised concerns about the location of the proposed play area due to its seclusion and lack of natural surveillance from nearby properties. This is now excluded from the redline application area. Nevertheless, clarification should be provided from the applicant of when this will be delivered and which areas of the site it is expected to serve. Further advice regarding the NEAP requirements should also be sought from EDDC section 106 officer.
- e) The proposed use of pale stock brick throughout the scheme does not reflect local vernacular and a soft red brick would seem more appropriate and would help the scheme to blend better into the surrounding parkland landscape.

3.2 Proposed site levels – dwg. no. C21020 C010 Rev D

The proposed levels indicate a make-up of ground levels along and retaining wall construction on the western boundary and within RPA of existing boundary trees. Further plan and section details should be provided to show how proposed levels relate to existing boundary trees and the current boundary with the football club.

3.3 Boundaries – dwg. no. L02 02 Rev D

- a) The treatment of rear boundaries to plots 1-6 which back on to the playing fields proposes removal of much of the existing tree belt which currently provides a strong visual enclosure to the northern edge of the playing fields. This will open up views into the application site. The proposed physical boundary to the playing fields comprises 1.8m high willow hurdles. The drawings also indicate the construction of a ha-ha to the south (playing field side), although no construction details are provided for this. The treatment of the southern boundary is unacceptable in terms of landscape and visual impact, replacing a strong treed boundary with fencing. The proposed willow hurdle fencing tends to have a short life span, typically five years, and is likely to be replaced incrementally by residents in differing styles leading to an ad hoc mix of fence types along this prominent boundary. The proposed ha-ha would seem to serve little purpose and will impact the RPA of a number of retained trees.
- b) The proposal extends rear gardens to plots 1-6 to incorporate the retained trees on the edge of the playing field making them vulnerable to removal by residents wanting more light to their gardens.
- c) To address the above concerns a revised arrangement should be provided as indicated on the over-marked hard works drawing extract below. There should also be fewer tree removals and increased compensatory tree and understory planting in order to maintain an effective soft screen to the northern edge of the playing fields.
- d) Hedgehog gaps should be provided at base of fences to provide access for hedgehogs and small mammals from the perimeter of the site into and between private gardens. These should be in accordance with 'Hedgehogs and development'

produced by the British Hedgehog Preservation Society and locations should be indicated on the boundaries plan.

e) It is not clear from the boundaries plan or the DAS what the proposed western site boundary will be. Please clarify.

3.4 Hard landscape – dwg. no. L0501 Rev C

a) For consistency parking bays to plots 21-24 should be block paved to match the rest of the scheme.

b) The extent of decorative macadam at road junctions within the scheme lacks consistency and logic. It would seem better to extend it across each of the three junctions as indicated on plan extract below which would reinforce a sense of shared access:

c) Extend hard paving over area shaded yellow on below plan extract as narrow slivers of grass in such locations rarely establish due to lack of top soil and extent of concrete haunches to adjacent hard paving.

d) A specification/ construction detail should be provided for the make-up and laying of proposed self-binding gravel and sub-base.

e) Where the proposed gravel path is shown to the east of the attenuation path it passes through a number of tree RPAs. A suitable no-dig construction detail should be provided for these instances and the extent of no dig construction should be indicated on the hard works plan.

f) A specification should be provided for the supply and lay of proposed coated chippings to paths/ roadways.

3.5 Drainage – Dwg nos. C21020CO23 Rev B

a) Details of proposed swale banks and inlet and outlet details should be provided.

b) Proposed 200mm depth topsoil cover over detention basin is not appropriate given proposed wet meadow wild flower mix specification. A suitable subsoil should be provided instead incorporating PAS 100: 2011 compost, grade 10mm screened, in top 100mm at rate of 10%, equating to approx. 10mm thick layer.

3.6 Soft landscape

3.6.1 Generally

The extent of existing vegetation to the eastern site boundary as marked on the levels drawings should be indicated on the soft landscape drawings.

3.6.2 Soft works plan 1/3 Dwg. no. L 0401 rev C

a) There is no indication of proposed seed mix to banks of attenuation basin. This should be clarified.

b) The area around the proposed attenuation basin including under canopies of existing trees is proposed to be seeded with tussock grass mix. Required cultivation has potential to disturb tree roots and the likely high soil fertility will limit the effectiveness of wildflower seed establishment. Proposed seeding should be limited to areas where ground is likely to be disturbed during construction works. Bio-diversity of existing grass swards should be enhanced instead by plug planting appropriate native species of local provenance.

c) Similar considerations apply to the area to the north of the proposed site access road.

d) The proposed line of *Betula pendula* (birch) to either side of the footpath to the north side of the site access road should be reconsidered as the birch is relatively short lived

and its proximity to the kerb line and shallow rooting habit could disturb the road construction. It would be better to offset the footway a further 2m from the kerb line and to plant a single line of large growing trees such as *Tilia cordata* between the footway and carriageway.

e) A tree should be planted in the street boundary hedge to plot 1 and in the hedge between its parking area and garden.

3.6.3 Soft works plan 2/3 Dwg. no. L 0402 rev C

- a) The proposed line of weeping pear to the front of plots 33-39 seems an odd choice. Consider alternative species or interspersing with more upright growing species.
- b) A tree should be planted in the street boundary hedge to plots 3, 4, 5 and 6 in the hedge between their parking areas and gardens. A tree should also be added to the front of plots 7 and 9.
- c) The drawing misses out a corner of the site on the southwest boundary and should be adjusted to show the proposed soft landscape treatment within the missing area.

3.6.4 Softworks plan 3/3 Dwg. no. L 0403 rev C

- a) There is a lack of street tree planting within this part of the site. Additional street trees should be provided to the front of plots 11, 13, 17-19, 21/22 and to the side of plots 27 and 30.
- b) Soil volume calculations should be provided in respect of proposed *Liquidamber styracifolia*. Some soil crating under paving is likely to be required to connect to soft ground beyond.

3.6.5 Proposed soft works schedule

- a) References to British Standards at top first page should also include BS 8601: 2013 (subsoil)
- b) Soil and mulch
 - Include specification for subsoil quality (BS 8601 multi-purpose) and preparation
 - Top soil grade should be specified as BS 3882: 2015 multi-purpose.
 - Topsoil depths to tree pits are excessive and contrary to good practice advice. In accordance with BS 8545 tree pits should be excavated to depth of root-ball. Back fill should comprise excavated soil replaced to match surrounding soil horizons.
 - Further consideration is required in respect of soil make up for proposed wildflower areas. A suitable subsoil with little compost worked in would be more appropriate than 150mm topsoil.
- c) Proposed tree staking does not reflect submitted tree pit detail, dwg. no. 210110 D 04 01 which shows guying system to dead man anchors. Please correct drawing detail to reflect staking specification and amend excavation depth and backfill as noted above.
- d) Specification notes rabbit guards are to be provided where specified. Please confirm where this will be.

3.6.6 LEMP

The submitted LEMP is generally acceptable but the following clarifications/amendments are required:

- a) p6 Table 3 first row. I do not agree that there should be an aim for inter-visibility between properties on the southern site boundary and the adjacent open space. On the contrary the aim should be to maintain an effective screen between the two.

b) p7 Table 3 Edible hedges – the maintenance prescription to cut both sides annually will severely limit the production of fruit and berries which is the primary aim. Cutting should be alternated on a 2/3 year cycle to promote flowering and fruiting.

c) p13 Monitoring - This should include:

- annual inspection of trees and hedgerow by arboriculturalist and ecologist and report on any works required.
- annual inspection by landscape architect/ ecologist to verify that maintenance operations are in accordance with requirements of LEMP and meeting biodiversity net gain targets.

3 CONCLUSION AND RECOMMENDATIONS

Clarifications and amendments are required as noted above before the landscape elements relating to condition 2 and condition 8 (LEMP) can be discharged.

National Highways

Referring to the notification of a Reserved matters application referenced above (pursuant to outline application 20/1001/MOUT), seeking approval of details of layout, appearance, scale and landscaping for a residential development of 39 dwellings (Zone A), at Winslade Park, Clyst St Mary, east of Exeter, notice is hereby given that Highways England's formal recommendation is that we:

a) offer no objection;

Highways Act Section 175B is not relevant to this application.¹

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk

Highways England Planning Response (HEPR 16-01) January 2016

Annex A

Highways England recommended No Objections

HIGHWAYS ENGLAND ("we") has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We have undertaken a review of the relevant documents supporting the planning application to ensure compliance with the current policies of the Secretary of State as set out in DfT Circular 02/2013 "The Strategic Road Network and the Delivery of Sustainable Development" and the MHCLG National Planning Policy Framework (NPPF), being advised on this matter by our consultants, Jacobs.

This response represents our formal recommendations with regards to the planning application (ref: 21/2235/MRES) and has been prepared by the Planning Manager for Devon.

Statement of Reasons

The application seeks approval of reserved matters application referenced above (pursuant to outline application 20/1001/MOUT), relating to details of layout, appearance, scale and landscaping for a residential development of 39 dwellings (Zone A), at Winslade Park, Clyst St Mary. The Winslade Park site is located approximately 1.5km south-east of M5 Junction 30.

In our response to application, 20/1001/MOUT, which was consented in July 2021, we recommended that the development not be brought into use prior to the approval of site wide

Residential and Employment Travel Plans, to seek to reduce the reliance on the private car.

Impact on Strategic Road Network

Subject to our above recommended planning condition, we are satisfied the impact of the development on the safe and efficient operation of the strategic road network was addressed at outline stage. As such we offer no objections to the reserved matters application.

Recommendation

Highways England has no objections to application 21/2235/MRES.

Further comments:

Thank you for consulting National Highways on proposed amendments to the above application.

We were originally consulted on application 21/2235/MRES in September 2021 and offered no objections to the application subject to the submission of site wide Residential and Employment Travel Plans in accordance with our recommendation to outline application 20/1001/MOUT.

The amendments now proposed relate to site layout and design, and the removal of one dwelling. We are satisfied that these amendments are unlikely to result in an adverse impact on the safe and efficient operation of the strategic road network, and therefore consider that our previous response recommending no objections remain appropriate, subject to the submission and approval of site wide Residential and Employment Travel Plans.

I trust the above is clear, but please do not hesitate to contact me should you wish to discuss further.

Police Architectural Liaison Officer - Kris Calderhead

Thank you on behalf of Devon and Cornwall Police for the opportunity to comment on this application. I have no objection in relation to the scheme however, would like to make the following observations and recommendations for your consideration:

- o I note that some boundaries to rear gardens and divisional boundaries are hedges. These must be of sufficient height (min 1.8m) and depth to provide both a consistent and effective defensive boundary in order to prevent unauthorised access, particularly if not supplemented with any fencing. Any hedge must be of a type which does not undergo radical seasonal change which would affect its security function and it must be effective as soon as occupants move in. If not, supplementary fencing should be utilised.
- o Gates that provide access to the rear gardens of dwellings should be capable of being locked (operable by key from both sides of the gate).
- o Presumably the site will be adopted and lit as per normal guidelines (BS 5489). Appropriate lighting for pathways, gates and parking areas must be considered. This will promote the safe use of such areas, reduce the fear of crime and increase surveillance opportunities.

Further comments:

Thank you for further consultation in relation to the revised plans of this scheme. I have no further comments in addition to my initial response

Devon County Highway Authority

This zone of the overall Winslade park development has a primary service road with acceptable visibility, the self-binding Breedon gravel is great at providing a contrast along this primary road, for speed calming measures and pedestrian crossing especially in the shared space areas. The only concern I have is that this material is not recommended for areas of great turning, therefore I think the standard Macadam material would be better upon the access of this zone.

The initial footway adjoining the primary road is combined with a shared space road for the tertiary estate roads, this is compatible with our design guidance, Manual for Streets.

The court-yard parking has a row of spaces at direct 90 degree to another row of spaces, if this could be staggered slightly, you would substantially reduce the likeliness of conflict during simultaneous access and egress of these adjoining spaces. Over and above this, the site allows for acceptable off-carriageway turning and parking to reduce on-street parking.

The bin collection points allow for efficient collection and disruption time. Additionally the Construction and Environment Management plan, submitted in this planning application ,meets our criteria to mitigate disruption and maintain highway safety during the construction process.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, HAS NO OBJECTION TO THE PROPOSED DEVELOPMENT

Sports England

Thank you for consulting Sport England on the reserved matters application.

We note that mainly footballs might leave the main football site and from the adjoining Winslade Park site which will remain as playing field land. See the image below:

See photo on web site

The Football Foundation (FF) on behalf of The FA, do not wish to object to this application but would request the applicant installs additional ball stop netting to the East and South of the existing Clyst Valley FC football pitch in order to protect the new housing and pedestrian path from balls that will leave the football pitch on a fairly regular basis. A 4.5m fence should be sufficient to stop this from being an issue. A fixed fence would be the best option and provide a permanent solution. However, the FF understands that netting may provide a more acoustically agreeable solution. The recommended colour for any ball stop fence/netting would be black as this is less intrusive than other colours.

Sport England would in addition to the Football Foundation comments recommend ball stop fencing to the south of Zone A housing as the site adjoins the Winslade Park playing fields.

I trust these comments are useful to you in seeking suitable mitigation to protect the playing fields and in determining this application.

Other Representations

40 representations have been received as a result of this application which raise the following material planning concerns:

- The site is dangerous for pedestrians trying to access local services from the site;
- High pitched roof and towering chimneys are contrary to the Neighbourhood Plan;
- Creation of an isolated community;
- Surface water runoff will impact the football ground;
- Public consultation events were held by the developer who stated that one storey bungalows would be located on the boundaries of the site;
- Houses so close to the football ground will inhibit its proper functioning;
- The whole development is out of character with the area;
- Overlooking of properties on eastern boundary of the site, should be single storey;
- Siting of attenuation pond, where will any overflow waters drain?
- Houses are far too high;
- Size of houses and their massing is too high;

- Very regimented form of development that is out of character with surroundings;
- Overlooking of existing properties to the north of the site whose gardens are set lower than the site;
- Too much development in this area leading to adverse traffic impact;
- Increased noise and light pollution on existing residents;
- Not enough or good enough infrastructure locally to support new housing;
- Impact on wildlife, including bats, woodpeckers and slow worms;
- Impact on old protected trees;
- Gardens of new properties should not extend to include existing trees;
- Loss of an important local green field;

These issues will be addressed in the main considerations section of this report.

PLANNING HISTORY

Reference	Description	Decision	Date
20/1001/MOUT	Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland.	Approval with conditions	13.07.2021

15/0072/MOUT	Outline application for the construction of up to 40 dwellings with all matters reserved	Withdrawn	30.10.2015
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POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 7 (Development in the Countryside)

Strategy 5 (Environment)

Strategy 4 (Balanced Communities)

Strategy 34 (District Wide Affordable Housing Provision Targets)

Strategy 36 (Accessible and Adaptable Homes and Care/Extra Care Homes)

Strategy 26B (Re-development of Redundant Offices Complex at Winslade Park and Land adjoining Clyst St Mary)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

Strategy 48 (Local Distinctiveness in the Built Environment)

Strategy 49 (The Historic Environment)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D3 (Trees and Development Sites)

EN9 (Development Affecting a Designated Heritage Asset)

EN14 (Control of Pollution)

EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment System)

EN22 (Surface Run-Off Implications of New Development)

H2 (Range and Mix of New Housing Development)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

Government Planning Documents

NPPF (National Planning Policy Framework 2021)

Government Planning Documents
National Planning Practice Guidance

Neighbourhood Plan

- Bishops Clyst Neighbourhood Plan (Made)
- BiC05 (Maintaining Local Character)
- BiC06 (Improving Footpaths and Links)
- BiC18 (Pedestrian Links to and from New Housing Developments)
- BiC19 (Local Green Space)
- BiC20 (Protecting Existing Sport Facilities)

Site Location and Description

The site is located to the south of the village of Clyst St Mary with its northern and eastern boundaries abutting the existing built form of the village, to the west of the site lies the Clyst St Mary Football Ground and to the south lies the continued parkland setting extending up to Winslade Manor and Winslade House, both of which are designated heritage assets. There are existing residential properties to the north of the site, served by Winslade Park Avenue and to the east served by Clyst Valley Road. The site is access from the west via an existing field gate that is accessed from the public highway before it enters the Winslade Park Estate.

Proposed Development

This application seeks reserved matters approval for the erection of 38 units of residential accommodation following outline application 20/1001/MOUT, matters of appearance, landscape, layout and scale are under consideration as the means of access was approved at the outline stage. Permission is also sought for the drainage features and internal highway layout.

The application has been amended since first submission by removing one dwelling to ensure that existing trees and drainage could be accommodated in the proposal. Furthermore, the 'gatehouse' building has been removed from the application as it did not accord with the outline planning permission, a separate planning application (22/0835/FUL) has been submitted for that building which is currently under consideration.

Main considerations

The principle of development for residential purposes on this site has already been established through the granting of planning permission 20/1001/MOUT which also dealt with matters of viability and overage, affordable housing, open space, formal play space, ecology and the means of access to the site, therefore the main considerations

in the determination of this reserved matters application are considered to be the following:

- Scale;
- Layout;
- Appearance;
- Landscaping;
- Impact on heritage assets;
- Impact on residential amenity;
- Impact on the functioning of the adjacent football ground;
- Impact on trees;
- Drainage; and
- Other matters

Scale

The outline permission that was granted for this site was known as 'Zone A' but also included 'Zone D' which was located adjacent to Winslade Manor/House. The outline permission granted consent for up to 94 residential units split across the two sites, it was initially envisaged that Site A (this site) would accommodate 54 of those dwellings, however this has been reduced down to 38 on this application after taking into account the site's constraints. In accordance with the S106 agreement dated 12 July 2021, 10% of dwellings within 'Zone A' are to be affordable housing. 38 dwellings are proposed in 'Zone A' therefore 3.8 should be affordable. The S106 does state that if the number results in less than a whole number the provision can be rounded down and a commuted sum is payable. The applicants are proposing to provide 4 units for affordable housing which is preferable to 3 units and a commuted sum.

All of the dwellings would be two stores in height ranging from 2 bedroom affordable accommodation, 3 bed, 4 bed and 5 bed open market accommodation, some of the plots also include a detached annexe/garage building.

Layout

The site bounds the existing settlement of Clyst St Mary on its northern and eastern boundaries but has its own dedicated access from the public highway and would not be accessed through the existing housing estate to the north or east. The layout has been conceived taking into account the various constraints that are evident on site, including the topography, exiting landscape features, the football ground, drainage and the existing residential properties.

The 38 residential units proposed are set out in a relatively spacious manner with drainage swales and landscape tree features integrated to the side of main estate road to add a sense of place and interest whilst acknowledging its urban/rural fringe location. All of the properties would be served by at least two parking spaces, the majority of the plots also include a garage and some have annexes over the garages.

There would be access to the neighbourhood equipped area for play (NEAP) to the south of the site which was secured through the legal agreement on the outline

application, details of the layout of the NEAP will be subject to a future reserved matters submission.

The majority of the dwellings (29) would be provided with their own dedicated vehicle charging point. Cycle parking would be provided for the apartment buildings.

Appearance

The proposed dwellings have been designed using a consistent design approach across the site to create its own sense of place. The houses that bound the site to the north and east have their own, moment in time, design characteristics and the approach to appearance on this application has not been to create a pastiche of the existing properties neither has the approach been to take a standard house type such as those from volume house builders and replicate them. The design is bespoke to the site and in turn creates its own character with use of modern materials and technology to provide energy efficient homes for the future.

The houses and garages with annexes would all feature metal roofs and brick walls with some of the plots having large feature chimneys. These are defining characteristics that are not standard features on housing in the locality and some concern has been expressed locally regarding the design and that it fails to accord with the Neighbourhood Plan (Policy BiC05) with high pitched roof and towering chimneys. However, given the site is not in a conservation area and is somewhat distanced from the heritage assets, it is considered that a design based refusal would be hard to defend, especially as there is little of architectural merit close to the site to take design queues from and given that the design of the dwellings and site layout are of a high quality in themselves.

Some concerns were expressed by officers regarding how the development would appear from the football ground as the boundary treatment facing that direction (and the main public view from the A376 direction) would have been a 2 m high close boarded fence with a 2 m chain link fence in front of it to stop stray footballs entering the residential area. These materials were not considered to be acceptable on such a long exposed public view and the height of the fence to stop balls was considered insufficient. Amended plans have been received detailing a mixture of brick walls and fencing along this boundary to create a more visually pleasing broken up expanse of fencing. The chain link fence would remain in front of the fencing to prevent the noise of footballs hitting the wooden fence/boundary treatments creating undue noise disturbance. Furthermore, clarification has been provided by the applicant that the football pitch ranges from 1.2m - 2.7m below the ground levels at the proposed fence position - therefore the fence is effectively 3.2m - 4.7m tall, relative to the level of the pitch, it should also be noted that the pitch is 18.5-19m away from the boundary fence. This satisfies Sport England's requirement for a 4.5m high boundary.

Landscaping

The site has been designed to have a very open and spacious feel with wide streets and a central avenue of new trees beside an open attenuation swale to create a sense of place. Furthermore retained trees would act as the basis to build on in providing a network of new trees and hedgerows. A conscious effort has been made by the

applicant and their agent to enhance the boundary treatments especially on the northern and eastern boundaries where the development would adjoin existing residential properties.

Generally the submitted landscaping scheme is supported by the Council's Landscape Architect, however some important amendments have been made, following his initial comments, to ensure the existing parkland trees are retained especially to the south of plots 1-5 (inclusive) where the proposed houses would adjoin the community football pitches and ensure that the parkland as a whole retains its historic character whilst supporting the planting of new trees and hedgerows.

Details regarding soil make up, hedgehog access, the volume of soil around retained trees and future landscape management as detailed in the LEMP have also been updated following helpful detailed comments from the Landscape Architect.

It is considered, following amendments, that the proposal would be acceptable in relation to Policy D2 of the EDDC Local Plan.

Impact on heritage assets

Winslade Park is a country estate based around a restrained Palladian villa set within a designed landscape. Redeveloped in the later 20th century to form the headquarters of an insurance company, the substantial office buildings were skilfully woven into the landscape by the notable architects Powell and Moya. The application site sits on the periphery of the designated landscape on an agricultural field that is no longer in use.

Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The outline application (20/1001/MOUT) considered the principle of development on this site and was comfortable, subject to design considerations, that the public benefits of the proposal would outweigh the harm to the setting of the heritage assets and their associated parkland. That being said, at the time, it was considered that there would be the potential for more significant harm to the setting of the heritage assets to occur from developments in 'Zone D'.

The application site sits in excess of 375 metres from the designated heritage assets with the associated parkland comprising informal open space and sports pitches in between the proposal site and the assets, furthermore there is good boundary treatment along the southern boundary of the site that is proposed to be retained and enhanced as part of this application. Given that the scale of dwellings across the site would be two stories and adopt a lower density layout that was previously envisaged, it is considered that the proposal would not cause any additional harm than that weighed in the balance during consideration of the outline application and as such the same conclusion on the acceptability of the impact and public benefits can be reached.

Impact on residential amenity

The foremost residential properties to be impacted upon as a result of this application are those in Winslade Park Avenue to the north of the site and those in Clyst Valley Road to the east of the site, the impact upon each of these areas will be addressed in turn.

Winslade Park Avenue

To the north of the site are properties fronting onto Winslade Park Avenue, the proposal has the potential to impact on the living conditions of the occupiers of Nos 12-22 Winslade Park Avenue (inclusive even numbers only). The proposed dwellings would be set at a higher level than those on Winslade Park Avenue, even taking into account that the exiting ground level would be reduced by 0.9 metres and their being feature windows on the first floor serving bedrooms 2 and 3. However, it is proposed to plant a native hedge on the boundary of the proposed properties, and this combined with the separation distance between the application site and existing properties of 45 metres at its closest means that there would not be a detrimental impact on the living conditions of the aforementioned properties that could justify refusal of planning permission.

Clyst Valley Road

To the east of the site are properties fronting onto Clyst Valley Road, and the proposal has the potential to impact on the living conditions of the occupiers of Nos 14-32 Clyst Valley Road (inclusive even numbers only). The proposed dwellings would be set at a lower level than those on Clyst Valley Road and it is proposed to reduce the existing ground level by 0.5 metres. Whilst there would be windows on the first floors serving bedrooms 2 and 3, a new native hedge would be planted and there is a separation distance in excess of 31 metres between the properties at the closest point. Accordingly, it is considered that there would not be a detrimental impact on the living conditions of the aforementioned properties that could justify a refusal of planning permission.

It is noted from a number of the comments received from local residents that they thought that there were going to be bungalows proposed on the plots close to the boundaries of the site where there are existing properties. Whilst it is appreciated that the applicants did indicate this on the illustrative plans submitted with the outline application, as layout and scale were not matters to be considered at that stage, no weight was given to those plan during the determination of that application. The Local Planning Authority can only consider the plans submitted as part of this reserved matters application and assess these against the policies of the local and neighbourhood plan. As discussed above the proposed positions of the dwellings and their height and form are considered to be acceptable not impacting unreasonably on the living conditions of exiting residents in accordance with Policy D1 of the EDDC Local Plan.

Impact on the functioning of the adjacent football ground

Immediately to the west of the proposed development lies the Clyst Valley Football Ground, it is set lower than the site having been dug into the steadily sloping land. During the determination of the outline application, Sport England raised no objections

but required the imposition of a condition so that the design of any ball stop fencing could be considered at the reserved matters stage so that the residential use could take place without detrimentally impacting upon the functioning of the pitch and to ensure that balls did not leave the area. Plans of ball stop netting to the south of the goal have been provided at 6 metres high and a 2 metres chain link fence has been provided along the eastern boundary of the football ground. Sport England has been consulted on these measures and in consultation with the Devon Football Association have no objections to the proposed development, but they do recommend that the fence on the eastern boundary of the site is increased to 4.5 metres in height. However, taking account of the fact that the existing pitch is set on average 2.5 metres below the existing bank level and the fact that there would be a 2 metres chain link fence on top of that, it is considered that the proposed layout and ball stop netting would be sufficient to meet their requirements.

In their consultation response they have requested that additional ball stop netting is provided to the south of the application site to prevent balls from the community playing pitches from entering the houses, however, as that land does not fall to be considered under this application and would require a separate reserved matters submission, that issue can be addressed during the determination of that subsequent application.

Impact on trees

There are mature trees and hedgerows on site which have the potential to be impacted upon as a result of this application, most notably there is a line of mature trees on the southern boundary with the existing parkland/playing fields, a mature tree adjacent to the south of proposed plot 7, a tree to the north of proposed plot 16 and a tree to the north of proposed plot 23, these will be addressed in turn.

Trees along the southern boundary

As originally submitted there were six dwellings proposed in large plots extending west to east along the access road, the rear gardens of which would be located in the root protection zone of a number of mature trees. The proposed attenuation basin was also proposed in the root protection zone of these trees. The proposal has been amended to re-shape the attenuation basin and remove one of the plots in this section of the site to afford more space for the existing trees to that they could be retained and avoid any development in the root protection areas. The Council's Tree Officer is content that the amendments have overcome his concerns on this area of the site.

Plot 7

There is an 'A' category tree to the south of plot 7 like a number of the trees on site this tree is only reaching the early stage of maturity and still have significant growth potential. Plot 7 is still encroaching into the RPA of T21, category A Oak (According to BS5837 trees in Relation to Development and the East Devon Local Plan, the protected zone should only be encroached upon 'exceptional circumstances' - this is not an exceptional circumstance). Furthermore, the planting of a hedge right at the edge of the crown adjacent to Plot 7 is not considered appropriate. The tree is described as a 'good example of species' with a 'open grown form'. The crown is low between 2 to 3m in height from ground level. The planting of native hedge, right at the

edge of the low crown is questionable and considering the proximity of the plot to the tree and the proposed hedge, it is considered that this will result in a loss of amenity of the tree which should be a major feature of the site. The tree should be incorporated into the design of the development as a major feature and given sufficient space to grow, rather than having the neighbouring plot abutting straight up to it. As a result of this amended plans have been received which indicate a different plot type that takes the proposed dwelling outside of the RPA of the tree so that it can continue to grow into the future.

Plot 16

There is a 'B' category tree with a low canopy to the north of plot 16 in the hedge line running between the site and the properties in Winslade Park Road. This tree would take up most of the north facing garden of the proposed dwelling and instead of moving the plot further away from the tree, pruning has been suggested to create clearance and to 'create more useable garden space for plot 16'. Concerns regarding this approach were expressed by the Council's Tree Officer, and as such amendments have been received which indicate a different plot type that would be rotated through 90 degrees to provide additional space between the dwelling and tree which would be useable garden and significantly reduce the potential for future works to the tree. Amendments to the layout have also been made to re-site the garage relating to Plot 16.

Plot 23

There is a 'B' category tree to the north of plot 23 which has a low canopy overhanging the garden area serving the plot. Instead of moving the plot, pruning has been suggested to create clearance and to 'allow for implementation of landscape scheme and use of proposed garden for plot'. Whilst these concerns expressed by the Tree Officer are noted, it is considered that, on balance, there would be sufficient garden area remaining for this plot without the need to undertake any works to the tree.

Accordingly, it is considered that, following submission of amendments, the proposed development would respect the retained trees on the site together with adding in important new stock to aid in assimilating the development into its surroundings in accordance with Policy D3 of the EDDC Local Plan.

Drainage

The site slopes steadily down from east to west with the lowest part of the site being in the southwest corner of the site adjacent to the access road with its junction to the main estate road to Winslade Park, it is proposed to provide a bespoke surface water drainage solution on site using the SUDS methodology. There would be a series of open swales on site, predominantly along the north south main estate road with the site which will in turn feed into the attenuation pond which would be sited adjacent to the access road in the south west corner of the site.

Devon County Flood Risk Engineers have reviewed the proposals and after initially raising some concerns regarding exceedance run off rates, following receipt of

amended details and plans they have now removed their objection to the proposal. Accordingly, the proposal is considered to be acceptable in accordance with Policy EN22 of the EDDC Local Plan.

Other matters

Accessible and adaptable housing

Strategy 36 of the EDDC Local Plan requires the following:

'On residential development schemes for 10 dwellings or more developers should demonstrate that all of the affordable housing and around 20% of market units will meet part M4(2) of the Building Regulations, Category 2: accessible and adaptable dwellings (or any comparable updated nationally set standards) unless viability evidence indicates it is not possible'.

The proposal provides 4 no. affordable houses in the form of 2 no. houses and 2 no. flats. The accessibility requirements would not be possible for the first floor flat but the other three units are confirmed to meet the accessible and adaptable standards. Of the open market dwellings it is confirmed that house type E which relates to 8 plots (22%) as follows 6, 30, 33, 34, 35, 36, 37 and 38 would be designed to meet the accessible and adaptable homes standard.

The S106 states that 75% of the affordable units should be for rent and the remainder for shared ownership, which would result in 3 for rent and 1 for shared ownership. The tenures of the units have not been identified on the plan, however this can be decided at a later date when an affordable housing provider is selected. However given the small number of affordable units it is likely that either plot 23 or 24 will be for shared ownership with the remainder for rent.

CONCLUSION

The proposed development is considered to accord with the outline planning permission granted 20/1001/MOUT in terms of its scale, layout, landscaping and appearance providing a mix of houses and fulfilling its requirement to provide 10% affordable housing.

Through negotiation with the applicant's agent, Officers have sought amendments to overcome technical concerns raised so that the development can assimilate acceptably into its surroundings by retaining important trees and landscape features, enabling the continued functioning of Clyst Valley Football Ground and respecting the living conditions of the existing properties in Winslade Park Avenue and Clyst Valley Road.

Overall the development is considered to be appropriate in its setting not impacting unreasonably on the wider Winslade Park estate and providing a spacious development, similar in density to the surrounding settlement pattern, that incorporates attenuation features and landscaping for the benefits of the residents and wildlife and as such the application is recommended for approval.

RECOMMENDATION

APPROVE subject to the following conditions:

1. East Devon District Council as Local Planning Authority HEREBY APPROVE THE FOLLOWING RESERVED MATTERS of the above described development proposed in the application numbered as shown above and in the plans and drawings attached thereto, copies of which are attached to this notice relating to:-
 - (a) Appearance
 - (b) Landscaping
 - (c) Layout
 - (d) Scale

This Reserved Matters application numbered as shown above is made pursuant to the Outline Planning Permission (ref. No. 20/1001/MOUT) granted on 13 July 2021.

The following reserved matters have yet to be approved:

None

The following Conditions attached to the Outline Planning Permission (ref 20/1001/MOUT) referred to above are discharged:

2,5,7,8,10,11,12,13,18,19,20

The following conditions attached to the Outline Planning Permission (ref 20/1001/MOUT) referred to above remain to be complied with during the implementation of the development:

3, 6, 9

The following condition remain to be discharged or are not relevant as they relate to different parts of the area covered by the outline permission:

4, 14, 15, 16, 17

The following additional conditions, in addition to those imposed at the outline stage, are attached to this reserved matters approval:

2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. The detached residential outbuildings to the front of plots 1, 2, 3, 4, 5 and those to the rear of plots 6, 34, 36, 38 shall be used ancillary to the use of the

dwellings which they serve are not as an independent unit of accommodation and retained as such in perpetuity.

Reason: To ensure that the plots remain as one planning unit, the parking and amenity space available is only considered to be policy compliant on the basis that they remain ancillary to the use of the main dwelling house on each respective plot in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan).

4. Prior to occupation of any of the dwellings hereby approved, the ball stop netting and entire boundary treatment on the western boundary of the development shall be installed and completed in accordance with drawing number 210110 L 02 02 rev H received on 17th May 2022 and thereafter retained and maintained as such in perpetuity.
Reason: To ensure that the adjacent football ground can continue to function without disturbance to the residents of the development subject of this application in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.
5. Prior to occupation of the dwellings with an electric vehicle charging point, the charging point shall have been installed and capable of use and thereafter retained and maintained for such purposes in perpetuity
Reason: To ensure the proposal retains and delivers on its green energy credentials in accordance with Policy TC9 of the East Devon Local Plan.

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

200110 HT F 01 Proposed Floor Plans 19.08.21

01 REV A :
ground HT F T1

200110 HT F 01 Proposed Floor Plans 19.08.21
02 REV A : first
HT F T1

200110 HT F Proposed roof plans 19.08.21
200110 HT F 01
03 REV A

200110 HT F 01 Proposed Floor Plans 19.08.21
04 REV A :
ground HT F T2

200110 HT F 01 05 : first HT F T2	Proposed Floor Plans	19.08.21
200110 HT F 01 05 REV A : HT F T2	Proposed roof plans	19.08.21
200110 HT F 02 01 REV A : HT F T1	Proposed Elevation	19.08.21
200110 HT F 02 02 REV A : HT F T1	Proposed Elevation	19.08.21
200110 HT H 01 01 REV A : ground HT H	Proposed Floor Plans	19.08.21
200110 HT F 02 03 REV A : HT F T2	Proposed Elevation	19.08.21
200110 HT F 02 04 REV A : HT F T2	Proposed Elevation	19.08.21
200110 HT H 01 02 REV A : first HT H	Proposed Floor Plans	19.08.21
200110 HT H 01 03 REV C : HT H	Proposed roof plans	19.08.21
200110 HT H 02 01 REV C : HT H	Proposed Elevation	19.08.21
200110 HT H 02 02 REV C : HT H	Proposed Elevation	19.08.21
C21020_C020(H): drainage sheet 1	Other Plans	16.03.22
C21020-ADV- RP-DSS-2000 - drainage strategy	Other Plans	16.03.22

C21020_C021(F) : drainage sheet 2	Other Plans	16.03.22
C21020_C022(F) : exceedance run off	Other Plans	16.03.22
C21020_C023 (E) : drainage maintenance plan	Other Plans	16.03.22
C21020_C024 (E) - Suds construction details sheet 1	Other Plans	16.03.22
210110 HT A 02.01	Proposed Elevation	16.03.22
210110 HT A 01.01	Proposed Floor Plans	16.03.22
210110 HT B 01.01	Proposed Floor Plans	16.03.22
210110 HT B 02.01 : plots 22- 23	Proposed Elevation	16.03.22
210110 HT B 02.02 : plot 23	Proposed Elevation	16.03.22
210110 HT C 03.01 : plots 25- 26	Proposed Floor Plans	16.03.22
210110 HT C 03.02 : plots 25- 26	Proposed Elevation	16.03.22
210110 HT C 03.03 : plots 27- 29	Proposed Floor Plans	16.03.22
210110 HT C 03.04 : plots 27- 29	Proposed Elevation	16.03.22

210110 HT C 03.05 : plots 31- 32	Proposed Floor Plans	16.03.22
210110 HT C 03.06 : plots 31- 32	Proposed Elevation	16.03.22
210110 HT D 01.01 plots 10/12/14	Proposed Floor Plans	16.03.22
210110 HT D 01.02 : plots 15/17/18/19/20	Proposed Floor Plans	16.03.22
210110 HT D 02.01 : plots 10/12/14	Proposed Elevation	16.03.22
210110 HT D 02.02 : plots 15/17/18/19/20	Proposed Elevation	16.03.22
210110 HT E 01.01	Proposed Floor Plans	16.03.22
210110 HT E 01.02	Proposed Floor Plans	16.03.22
210110 HT E 01.03 : plots 34/36/38	Proposed Floor Plans	16.03.22
210110 HT E 01.04 : plots 34/36/38	Proposed Floor Plans	16.03.22
210110 HT E 02.01	Proposed Elevation	16.03.22
210110 HT E 02.02	Proposed Elevation	16.03.22
210110 HT E 02.03	Proposed Elevation	16.03.22
210110 HT F 06.01 : option 1	Proposed Elevation	16.03.22

210110 HT F 06.02 : option 1	Proposed Elevation	16.03.22
210110 HT F 06.03 : ground floor option 1	Proposed Floor Plans	16.03.22
210110 HT F 06.04 : first floor option 1	Proposed Floor Plans	16.03.22
210110 HT F 06.05 : option 1	Proposed roof plans	16.03.22
210110 HT F 06.06 : option 2	Proposed Elevation	16.03.22
210110 HT H 08.01 : ground	Proposed Floor Plans	16.03.22
210110 HT H 08.02 : first	Proposed Floor Plans	16.03.22
210110 HT H 08.03	Proposed roof plans	16.03.22
210110 HT H 08.04	Proposed Elevation	16.03.22
210110 HT H 08.05	Proposed Elevation	16.03.22
210110 HT H 08.06 : ground	Proposed Floor Plans	16.03.22
210110 HT H 08.07 : first	Proposed Floor Plans	16.03.22
210110 HT H 08.08	Proposed roof plans	16.03.22
210110 HT H 08.09	Proposed Elevation	16.03.22
210110 HT H 08.10	Proposed Elevation	16.03.22
210110 D 04.07 : tree pit in soft	Landscaping	16.03.22

210110 L 04 01 F : softworks 1 of 3	Landscaping	16.03.22
210110 R 04.01 E : proposed softwork shedule zone A	Landscaping	16.03.22
210110 SE 02.05 : AA-BB	Sections	16.03.22
210110 HT G 01 01 C	Proposed Combined Plans	17.05.22
210110 D 04 09 : typical chain link fence	Other Plans	17.05.22
210110 04 10 : typical dual aspect close fence	Other Plans	17.05.22
210110 HT G 01 02 C	Proposed Floor Plans	17.05.22
210110 HT G 02 01 C	Proposed Elevation	17.05.22
200110 HT G 02 02 C	Proposed Elevation	17.05.22
200110 HT I 01 01 C	Proposed Combined Plans	17.05.22
200110 HT I 02 01 C	Proposed Elevation	17.05.22
210110 L 04 01 G : softworks 1 of 3	Landscaping	17.05.22
210110 L 04 02 G : softworks 2 of 3	Landscaping	17.05.22
210110 L 04 03 G : softworks 3 of 3	Landscaping	17.05.22

210110 L 05 01 G : hardworks	Landscaping	17.05.22
210110 R 04 01 F : softwork schedule	Landscaping	17.05.22
210110 L 01 01 E	Location Plan	17.05.22
210110 L 02 01 Y	Proposed Site Plan	17.05.22
210110 L02 02 H : boundary treatments	Other Plans	17.05.22
210110 L 02 03 G : house types	Other Plans	17.05.22
210110 L 02 04 G : parking layout	Layout	17.05.22
210110 L 02 05 G : bin collection strategy	Other Plans	17.05.22
210110 L 02 06 G : elecrtric vehicle charging	Other Plans	17.05.22
210110 se 02 01 D	Sections	17.05.22
210110 se 02 02 D	Sections	17.05.22
210110 se 02 03 C	Sections	17.05.22
210110 se 04 01 : southern boundary	Sections	17.05.22
AIA : rev 3	Arboriculturist Report	17.05.22

210110 SK
220512 02 :
cycle storage

Other Plans

17.05.22

List of Background Papers

Application file, consultations and policy documents referred to in the report.