

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE

2 September 2020

REFERENCE: HW/REM/20/00085

OFFICER: Patricia Coyle

APPLICANT: Countryside Plc

LOCATION: Tranche CP3A
Phase 2 Newhall
Redwing Way
Newhall
Harlow
Essex

PROPOSAL: Approval of some reserved matters (appearance, landscaping, layout and scale) relating to the development of the 3A site to provide 109 residential units (use class C3) and associated car parking and infrastructure works associated with approved outline application HW/PL/04/00302 Phase 2, Newhall).

LOCATION PLAN



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REASONS BROUGHT TO COMMITTEE

There are more than two objections relating to this proposal.

PROPOSED DEVELOPMENT

Approval of some reserved matters (appearance, landscaping, layout and scale) relating to the development of the site to provide 109 residential units (use class C3) and associated car parking and infrastructure works associated with approved application HW/PL/04/00302 Phase 2, Newhall).

Application Site and Surroundings

The site is roughly "L"-shaped with strips following the roads to both southern corners. The site is located so that it would be to the western side of and extensions to High Chase to the west of the site and Rosefield Lane (south/central), north of Thistle Head Lane; east of Hanley Lane/Perry Lane; and to the northern side of Round House Way at its south-easternmost extent.

It is comprised of an open area which has been cleared ready for development. There is a slight fall north/south across the site.

The site forms part of the new Newhall Neighbourhood with housing areas already constructed to the south/west.

Details of the Proposal

The proposal follows from the outline approval ref. HW/PL/04/00302 for Phase 2 of development at Newhall which considered access and is for the approval of some reserved matters (appearance, landscaping, layout and scale) relating to the development of the site, CP3A, to provide 109 residential units (use class C3) and associated car parking and infrastructure works.

RELEVANT PLANNING HISTORY

Application Reference Number: HW/PL/04/00302

Proposal: Outline planning permission is sought for the erection of 2,300 Dwellings Including Parkland and Recreation, Employment and the Development of the Local Centre into a Full Neighbourhood Centre

Application Status: Grant Permission Subject to S106

Date Application Received: 26 July 2004

Date Application Decided: 27 June 2012

CONSULTATIONS

Council's Arboricultural Consultant

AIA needs to be more robust in relation to existing trees and proposed landscaping

HDC - Cleansing and Environment

No Comment Received.

Essex County Council - Highways

Initial comments raised some issues; following revisions there are no objections to the proposal.

Natural England

No objection. The proposed development will not have significant adverse impacts on statutorily-protected nature conservation sites or landscapes.

Sustainable Drainage Team

Initially concerns raised; following additional information, no objection.

Thames Water

No objections

HDC - Housing Services

No Comment Received.

Place Services - Heritage

The proposal would have an acceptable impact on the Old Harlow Conservation Area and its setting. A field would be retained between the site and Hubbards Hall Farm, a Grade II Listed Building; while no objections are raised it is suggested that landscaping could help to screen the development and that higher buildings should be located further away to improve the relationship.

Regeneration

No objection.

Neighbours and Additional Publicity

Number of Letters Sent: 116

Total Number of Representations Received: 3

Date Site Notice Expired: 10 April 2020

Date Press Notice Expired: 9 April 2020

Summary of Representations Received

There were 2 objections received on the following grounds:

- Lack of green space both within development site and generally across the whole of Newhall
- Limited provision of trees, shrubs and hedges
- Insufficient parking spaces resulting in on street parking to the detriment of people trying to use their parking spaces
- Construction traffic should use separate road rather than a residential access
- Construction Delivery times are not being met
- Increased cars will cause congestion at school drop-off and pick-up times as there is no parking for the existing school
- Public transport has yet to be provided on The Chase/High Chase
- Unacceptable noise and dust during construction, especially for those working from home
- Existing temporary (heras) boundary fencing is broken and dangerous
- There are no amenities, pharmacies or GP surgeries
- The application site should provide green space and out-door space for adjoining existing occupiers

PLANNING STANDARDS

National Planning Policy Framework (NPPF) (2019) - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. These policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

Supplementary Planning Documents/Current Planning Guidance

The Harlow Design Guide SPD (2011)
Open Spaces, Sport and Recreation SPD (2007)
Affordable Housing SPD (2007)
The Essex Parking Standards: Design and Good Practice (2009)
Essex County Council's Adopted Development Management Policies (2011)
Essex Street Materials Guide (2012)
Planning Practice Guidance (PPG)

PLANNING POLICY

BE1:"Character and Identity" new and extended buildings should relate to their setting to strengthen, enhance, protect or create local character. Permission will be granted for new development providing: it is well connected to and integrated with the wider settlement; the height massing, layout, appearance and landscape makes an appropriate visual relationship with that of the form, grain, scale, materials and details of the surrounding area; building design is specific to the site and its context; it enhances the character, image and perception of the area when highly visible.

BE12:"Archaeology" permission will not be granted for development proposals that would adversely affect the site or setting of a Scheduled Monument or other archaeological site of national or particular local importance.

BE21:"Newhall Plan" the developer will be required to submit a Masterplan for approval. It will incorporate a design statement that will demonstrate in principle and in detail how development will encompass the Local Plan Design Policies and those in the Essex Design Guide for Residential and Mixed Use Areas.

BE3:"Sustainable Development" development on previously developed land at a higher density than that existing will be supported providing; it is accessible by public transport or is in a sustainable location relative to proximity to supporting services and/or employment sites; does not result in over development; is compatible with the character of the area and urban design policies and guidance.

BE4:"Accessibility" permission will be granted providing provision has been made to achieve accessibility for disable people, including accessibility to any public or private open space that serves the development.

IMP1:"Planning Obligations" permission will only be granted for any development if the provision is secured for related infrastructure, services, facilities and environmental protection which are fairly and reasonably related to the scale and in kind.

H3: "Housing Needs" land shown on the Proposals Map for further development of the new neighbourhood shall not be released for development until after 2011.

H4: "House Types" new housing and conversions will be required to accommodate a range of dwelling types which reflect the housing need requirements for Harlow.

H5: "Affordable Housing" on site of 15 or more dwellings or more than 0.5 of a hectare affordable housing provision will be negotiated. 33% affordable housing is the baseline for such negotiations.

T3:"Transport Impact Assessments" major developments generating the equivalent of 50 passenger car units or more per hour will be required to produce a TIA, developments will be refused where significant impacts are identified and not mitigated against.

T6:"Cycling and Walking" new developments, including re-developments, changes of use and town centre and transport interchange improvements will be required to provide: safe, direct cycleways within the development; appropriate contributions to improve and develop cycleways serving the development; links to the existing cycleway network; safe, secure and convenient cycle storage; other facilities for cyclists as appropriate.

T9:"Vehicle Parking" parking shall be provided in accordance with the adopted vehicle parking standards. Justification is required for the amount of car parking proposed on an operational need and, if applicable, a Green Commuter Plan.

L2:"Open Space and Playgrounds/Play Areas" for new development the following provisions will be sought: on residential developments of more than 10 dwellings, public open space and inclusive playgrounds/play areas are required to be provided; off site contributions may be considered where it is not possible to provide it on site due to the circumstances of the development, or if there are particular deficiencies in the surrounding area; open spaces/playgrounds should be offered for adoption to the Council, with an agreed maintenance contribution.

NE11:"Trees and Hedgerows" in considering applications for development affecting trees or hedges the following may be required: a survey of the site and trees and hedges concerned; oppose the loss of trees and hedgerows of amenity value and wildlife importance; serve TPO's to protect trees with public amenity value; may impose conditions to ensure the retention or replacement of trees and hedgerows of amenity value or wildlife importance and their protection during construction.

NE12:"Landscaping" major developments shall be accompanied by details of landscaping features and wildlife habitats and suitable landscaping schemes to mitigate against any impact, along with new landscaping.

Harlow Local Development Plan Pre-Submission Publication (2018)

The new Harlow Local Development Plan is currently being examined by an Inspector appointed by the Secretary of State.

Paragraph 48 of the NPPF sets out that weight may be given to relevant policies in emerging local plans according to the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The 'Harlow Local Development Plan Pre-submission Publication' (the 'emerging Local Plan') was submitted for examination in October 2018. The Examination started with public hearings which ran between March and April 2019.

In December 2019, the Inspector wrote to the Council with suggested modifications to the emerging Local Plan. The modifications are necessary in order to ensure the Plan is sound, that issues raised during the Examination have been considered, and that the Plan can, therefore, be formally adopted by the Council.

The detailed Main Modifications to the emerging Local Plan, were consulted upon between 12 March and 31 May 2020; this was extended due to the pandemic/lockdown. The Inspector is considering the representations made to these modifications, before issuing his final report, but it is anticipated the Plan will be formally adopted by the Council in Autumn 2020.

It is considered, therefore, that the policies within the emerging Local Plan are consistent with the policies in the 2012 NPPF, as it was submitted during the transition period between the 2012 and 2018 NPPF versions. Significant weight can, therefore, be given to relevant emerging Local Plan policies at this stage. Relevant policies are discussed within the Planning Assessment section.

PLANNING ASSESSMENT

As the principal of development has already been considered at the outline stage, only matters which are directly related to appearance, means of access, landscaping, layout and scale of the proposed development may be considered in the assessment of this current application.

The current proposal must accord with the terms of the original outline consent of HW/PL/04/00302, which was granted on 27 June 2012.

The application must also accord with the 2 legal agreements attached to the outline consent and be compatible with details of other Phase 2 approved reserved matters.

This reserved matters application is for some reserved matters to be considered (siting, appearance, layout and landscaping) on the site Tranche CP3A within Phase 2 of the Newhall development and remains acceptable in principle.

The key considerations in determining this application are: the design and its impact on the character and appearance of the area; the impact on trees and other landscaping; the impact on amenity of local residents; and parking. Access was a matter considered at the outline stage however, there are additional roads and vehicle access into each property and parking court areas such that these will require later assessment.

Design and Its Impact on the Character and Appearance of the Local Area

The application site lies within the new Newhall Neighbourhood and, as such, is for new development on an open undeveloped site which was released for development of new housing within an area of new and relatively new housing, some of which has been erected including to the south and west of the application site.

The proposal involves the erection of 109 dwellings and associated parking and landscaping. It comprises of a range of 2-, 2.5- and 3-storey houses and flats with a range of bedroom numbers from 1 to 4.

The scheme has 10 house types. There will be:

3 x 1-bed units (about 3%)

20 x 2 bed units (18%)

59 x 3 bed units (54%)

27 x 4 bed units (25%)

Out of the 109 dwellings, 17 of those (15%) will be affordable housing. They will be 1- and 2-bedroom flats and houses. They will be available for rent and intermediate affordable housing.

It is considered that the proposed scale and residential density (36 dwellings per hectare) are proportionate to the site and is similar to the previous approved residential schemes of Phase 2 (Reserved matters application No.s HW/PL/13/00098 [Linden Homes], HW/PL/13/00100 [Linden Homes/Moat] and HW/PL/13/00482 [Bellway]), HW/REM/17/00307, HW/REM/17/00591, HW/REM/18/00433 and HW/REM/19/00494. The proposal would facilitate another phase of housing development as part of the outline scheme for Phase 2, without over-intensifying the site.

The Strategic Housing Market Assessment Update 2012 (2013) highlights the majority needs of smaller units (95%) within the District. This scheme provides a variety of small residential units to meet the identified local demand, with just over 75% of the dwellings to be 1 to 3 bed units.

It is considered that a high standard of design is presented and continues the contemporary design approach of both Newhall Phase 1 and Phase 2. According to the submitted Design and Access Statement and the Material Strategy, the same palette of materials would be used for the scheme, which is in line with the Design Guidance of the outline consent. The scheme has also incorporated the design principles of the Harlow Design Guide (2011) such as providing active street frontages, open fronts, provision of private and communal open spaces. Communal amenity space will be provided, which would be overlooked by habitable rooms, providing natural surveillance and a sense of ownership. Together with the provision of landscaping along the site boundaries, it is considered that the development would positively contribute to the streetscene.

The layout of the site has taken into account the natural features on site, design parameters, connections to other approved and future land parcels of Phase 2. The site is divided into four sections either side of the central crossroads. The buildings have been positioned such that there would be "Corner Houses" to the northern corners (north-east and north-west) and tree-d frontages to eastern boundary. In general, the proposed layout achieves a high quality of design with high proportioned of shared surfaces proposed and tree planting strategically planted along the primary residential roads and secondary streets.

It is considered that the design, layout, scale, density and appearance of the proposed development represents a high standard of design and accords with the provisions of saved Policies BE1, BE2, H2, and H4 of the Adopted Replacement Harlow Local Plan (2006) as well as the design principles of Harlow Design Guide (2011).

Impact on the setting of the adjacent Listed Building/Conservation Area

The application site lies to the south of Old Harlow Conservation Area and lies adjacent to a Listed Building, Hubbards Hall Farm which is effectively to the east of the residential neighbourhood of the Newhall development. At the outline stage, the only concern raised was that any consideration at reserved matters stage should take into consideration the impact of any scheme on the Listed Building and its setting. There was no "exclusion area" agreed, nor was there any suggestion as to what area may be considered to form the setting for the Listed Building.

The Conservation/Heritage Officer indicates that the proposal would not result in any harm to the setting of Old Harlow Conservation Area and raises no objections in relation to the impact on the Grade II Listed Building of Hubbards Hall Farm. While this is so, it is indicated that additional screening between the application site and the Farm together with taller buildings being located as far as possible away from the Farm would be beneficial to the Listed Building's setting.

While not mentioned, the Grade II Listed Building, The Round House is located along Round House Way and the application site does extend southwards to form a junction onto this road. Nonetheless, the proposed dwellings and road way which would be closest to the Round House would be significantly further away than other recently constructed dwellings and it is not considered that any harm would arise to the Listed Building or its setting as a result of this proposal.

No harm has been identified to the Listed Buildings or their settings or to the Conservation Area or its setting. It is therefore considered that the proposal would have an acceptable impact on nearby heritage assets and therefore accords with heritage policies of the ADHLP (2006) and the provisions of the NPPF (2019).

Impact on Trees and other Landscaping

The site is currently largely vacant with trees and vegetation outside the site boundaries, particularly to the east outside the Newhall Neighbourhood area. The applicant has submitted a Landscape Statement, a Tree Survey Plan and Schedule, and an Arboricultural Impact Assessment (AIA) in support of the scheme.

The Council's Arboricultural Consultant has raised some concerns that the AIA is slightly deficient in relation to existing trees, nonetheless it is considered that suitable conditions could be attached to any grant of planning permission to overcome this. In any event, Condition 7 of the outline consent requires submission of a detailed landscaping scheme. This condition would ensure that the amenity value of the site and its relationship with adjacent development and open countryside would not be adversely impacted on.

Impact on Amenity of Local Residents

Principle DG33 of the Harlow Design Guide (2011) specifies that all development should have some private open space. This space should be appropriate to the type and size of the accommodation. According to the revised drawings, all the houses will have a private garden with a minimum depth or width of 7.5m. In general, the private gardens are of a satisfactory size. Communal open space will also be provided to the flatted blocks.

The buildings disposition has attempted to generally avoid back to back situations. In general, the separation distances between residential properties are considered to be acceptable to avoid direct overlooking. It is noted that some properties will have less than

25m between the backs of the houses which is less than favourable. However, it is acknowledged that it would be difficult to fully achieve such separation distance within a higher-density residential development and potential occupiers will be fully aware when purchasing the properties. It is not considered that any unreasonable overlooking will result. No property would be unreasonably over-shadowed by another.

It is not considered that the proposed layout gives rise to concerns with regard to unreasonable harm to the amenities of future occupiers. In view of the higher density of the scheme, and in the interests of residents' amenity, general permitted development such as insertion of additional windows and other alterations or enlargements should be controlled by condition.

The site is vacant at the moment. The nearest properties to the site are the residential properties to the west and south. Some disruption may be experienced during the construction phase, however, this is to be expected from any development and will only be temporary in nature. Condition 11 of the outline consent restricts the construction hours and Condition 15 requires the use of wheel washing equipment to ensure that the construction works do not prejudice the amenity of neighbouring residents.

The provision of the east-west route with tree lines together with the landscaping strategy will improve the landscape value of the area and enhance the visual amenity. It is therefore not considered that the proposal would give rise to unreasonable harm to local residents.

Access, Parking and Highway Safety Concerns

The main access points to/from London Road (via Round House Way), connections with the wider area and circulatory routes throughout Newhall Phase 2 were assessed and fixed by the outline consent. The traffic and highway safety impacts of the development were also assessed at outline application stage. The impacts were considered to be acceptable, subject to conditions.

The internal road and the design of accesses and junctions to London Road itself were considered acceptable by the Highway Authority under Application No. HW/REM/17/00225, as were those to Roundhouse Way and Spine Road. The applicant has provided swept path analysis to show that large vehicles, emergency and waste vehicles could use the secondary streets, access and turn around within the site. The proposed footpaths together with green spaces would provide good connectivity within the site and the wider area.

A Car Parking Strategy Plan and a Cycle Storage Strategy Plan are submitted in support of the application. All properties (2 or more bedrooms) will be provided with a minimum of 2 dedicated car parking spaces. The scheme will provide car parking spaces for future residents in the form of garages, carports or hardstandings. Unallocated visitor parking spaces are also provided.

Cycle storage will be located in private areas.

The overall parking provision is generally in line with the adopted parking standards.

Essex County Council Highway Authority initially raised some concerns relating to highway safety issues but following revised plans have raised no objection to the scheme as it is not contrary to the Highway Authority's Development Management Policies (2011). Highway details and pedestrian protection measures are reserved by Conditions 3 and 13 of the outline consent to ensure highway safety and in the interests of visual amenity.

Affordable Housing

Local Plan Policy H5 indicates that affordable housing should form a percentage of housing on major development sites with 30% being the baseline for negotiation. This proposal provides 15% of affordable housing. The legal agreement (S106) attached to the outline scheme allows for a lower percentage of affordable housing (down to 15%) with an overall requirement that the scheme provides 30%. Whilst no viability assessment has been submitted in relation to this scheme for 109 dwellings, it has been accepted previously that 15% would be acceptable.

The application proposes of the 109 dwellings that 17 would be provided as affordable dwellings as 1- and 2 bed houses and flats.

The Harlow Design guide (2011) advises that affordable housing should be tenure blind and pepper-potted throughout the site. The affordable housing is not as widely pepper-potted as would be preferred. However, due to the provision of other phases of development, it is considered that the affordable housing provided in this scheme would not be viewed as isolated in association with the wider development.

The provision would be in line with the Legal Agreement which requires that no more than 50% of the affordable housing is provided for rent.

Flooding and SuDS

A drainage strategy covering the site and wider remaining Phase 2 area was considered acceptable under approved Application HW/REM/17/00225. A foul and surface water drainage system including a new attenuation pond and detention basin will be provided as strategic infrastructure for the remaining parcels of Phase 2. Details of drainage works is required under Condition 9 of outline consent to ensure that adequate provision is made. Therefore, there are no significant concerns on flooding or drainage for the current application.

Ecology

Condition 18 of the outline consent requires an Ecological Management Plan outlining measures to protect flora, fauna and wildlife affected by the development within each phase to be submitted to and agreed in writing by the Local Planning Authority. Natural England have been consulted on this reserved matters application and have indicated that they have no objections.

Archaeology

Condition 17 of the outline consent requires a written scheme of investigation and implementation of a programme of archaeological work, which has been discharged under Application No. HW/CND/17/00297. The Historic Environment Officer of Essex County Council has been consulted and confirmed that this application requires no further archaeological input.

Refuse

A Refuse Strategy Plan has been submitted to demonstrate that storage capacity based on 0.25m³ per dwelling will be provided in accordance with the Building Regulations. No residents will be required to walk more than 30m to reach a designated collection point. The Council's Street Scene Manager has been consulted with no objection received.

CONCLUSIONS

The reserved matters scheme is considered to promote high quality design and landscaping with no significant adverse impact on local amenity and no access, parking or highway safety concerns. There would be no harm to the buildings or their settings of the adjacent Listed Buildings: Hubbards Hall Farm or The Round House (Grade II); or the Old Harlow Conservation Area.

The scale, appearance, layout and landscaping of the proposed development are considered appropriate and satisfactory. It is considered to accord with national and local policies. Conditions imposed on the outline consent reserve a number of matters for later consideration and provide a mechanism for extra or amended details to be provided as necessary. The proposal is therefore recommended for approval, subject to conditions.

RECOMMENDATION

That the Committee resolve to **APPROVE RESERVED MATTERS** subject to the following conditions:

- 1 The external facing materials (including for windows and doors) to be used in the construction of the development hereby permitted shall be those materials specified on the plans submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where materials other than those materials specified on the application form are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.

REASON: In the interest of visual amenity and to accord with policy BE1 of the Adopted Replacement Harlow Local Plan, July 2006.
- 2 Details relevant to the safe retention and protection of trees within the Arboricultural Method Statement (AMS) submitted with this application (reference L-S-025-18167-PTR25 PL02) will be undertaken in accordance with the approved details unless otherwise agreed by the Local Planning Authority.

REASON: To ensure that damage to vegetation identified for retention is avoided and to comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 and with those policies of the Development Plan set out in the attached Informative.
- 3 Prior to first use, all parking areas shall be hardsurfaced and sealed. Thereafter all vehicle parking and turning areas shall be retained solely for that purpose in perpetuity.

Reason: In the interests of Highway Safety

- 4 All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives written consent to any variation.
REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.
- 5 The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

Plan Reference	Version No.	Plan Type	Date Received
CPL-HP2_HTA-A_D01-XX-DR_0001	B	Site Location Plan	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0393 REV H	HSE TYPE 303.1	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0395 REV F	HSE TYPE 301.3	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0396 REV H	HSE TYPE 301.4	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0397 REV H	HSE TYPE 313	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0400 REV G SHEET 1	HSE TYPE 315	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0401 REV G SHEET 2	HSE TYPE 315	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0402 REV G SHEET 1	HSE TYPE 402	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0403 REV G SHEET 2	HSE TYPE 402	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0405 REV F SHEET 1	HSE TYPE 404	Proposed Elevations	21.02.2020

CPL-HP2_HTA-A_P3A-UN-EL-DR_0406 REV F SHEET 2	HSE TYPE 404	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0408 REV F SHEET 1	HSE TYPE 414	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0409 REV F SHEET 2	HSE TYPE 414	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0412 REV G	HSE TYPE 433.1	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0415 REV D	HSE TYPE 433.3	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0416 REV E	HSE TYPE 433.4	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0424 REV F	HSE TYPE WEAVER 1	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0427 REV F	HSE TYPE WEAVER 3	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0430 REV F	HSE TYPE IRWELL	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0435 REV F	HSE TYPE GRANTHAM	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0446 REV E	HSE TYPE 3B5P	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0448 REV F	HSE TYPE 4B7P.2	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0450 REV F SHEET 1	FOG 01	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0451 REV F SHEET 2	FOG 01	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UN-EL-DR_0452 REV C	FOG 03	Proposed Elevations	21.02.2020

SHEET 1

CPL-HP2_HTA-A_P3A-UÑ-EL-DR_0453 REV C sheet 2	FOG 03	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-EL-DR_0456 REV E	FLAT BLOCK 3a	Proposed Front Elevation	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-EL-DR_0457 REV E	FLAT BLOCK 3a	Proposed Side Elevation	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-EL-DR_0458 REV E	FLAT BLOCK 3a	Proposed Rear Elevation	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-EL-DR_0459 REV E SHEET 1	FOG 02	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-EL-DR_0460 REV E SHEET 2	FOG 02	Proposed Elevations	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-EL-DR_0464 REV F	FLAT BLOCK 2	Proposed Front Elevation	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-EL-DR_0465 REV F	FLAT BLOCK 2	Proposed Side Elevation	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-EL-DR_0466 REV F	FLAT BLOCK 2	Proposed Rear Elevation	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-PL-DR_0302 REV H	HSE TYPE 301	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-PL-DR_0304 REV I	HSE TYPE 313	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-PL-DR_0306 REV G	HSE TYPE 315	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-PL-DR_0308 REV F	HSE TYPE 402	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-PL-DR_0310 REV F	HSE TYPE 404	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UÑ-PL-DR_0312 REV G	HSE TYPE 414	Proposed Plans	21.02.2020

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CPL-HP2_HTA-A_P3A-UN-PL-DR_0313 REV G SHEET 2	HSE TYPE 414	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0314 REV G	HSE TYPE 433	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0322 REV F	HSE TYPE WEAVER	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0324 REV F	HSE TYPE IRWELL	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0326 REV E	HSE TYPE GRANTHAM	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0330 REV G	HSE TYPE A3B5P	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0332 REV G	HSE TYPE A4B7P	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0334 REV G	FOG 01	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0335 REV H	FOG 02	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0336 REV D	FOG 03	Proposed Plans	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0338 REV E	FLAT BLOCK 3a	Proposed Ground Floor Plan	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0339 REV E	FLAT BLOCK 3a	Proposed First Floor Plan	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0340 REV E	FLAT BLOCK 3a	Proposed Second Floor Plan	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0341 REV E	FLAT BLOCK 3a	Proposed Roof Plan	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0346 REV E	FLAT BLOCK 2	Proposed Ground Floor Plan	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-	FLAT BLOCK 2	Proposed First Floor Plan	21.02.2020

DR_0347 REV E

CPL-HP2_HTA-A_P3A-UN-PL-DR_0348 REV E	FLAT BLOCK 2	Proposed Second Floor Plan	21.02.2020
CPL-HP2_HTA-A_P3A-UN-PL-DR_0349 REV D	FLAT BLOCK 2	Proposed Roof Plan	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0351 REV D	HSE TYPE 301	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0352 REV E	HSE TYPE 313	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0353 REV C	HSE TYPE 315	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0354 REV C	HSE TYPE 402	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0355 REV C	HSE TYPE 404	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0356 REV C	HSE TYPE 414	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0357 REV D	HSE TYPE 433	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0361 REV C	HSE TYPE WEAVER	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0362 REV D	HSE TYPE IRWELL	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0363 REV D	HSE TYPE GRANTHAM	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0370 REV C	HSE TYPE 3B5P	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0371 REV D	HSE TYPE 4B7P	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0372 REV D	HSE TYPE FOG 01	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0373 REV D	HSE TYPE FOG 02 PRIVATE	Proposed Section	21.02.2020

CPL-HP2_HTA-A_P3A-UN-SE-DR_0374 REV A	HSE TYPE FOG 02 AFFORDAB	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-UN-SE-DR_0376 REV C	FLAT BLOCK 2	Proposed Section	21.02.2020
CPL-HP2_HTA-A_P3A-XX-DR_0002	B	Existing Site Plan	21.02.2020
L-S-025-18167-PTR25	PL02	Tree Removal & Retention Plan	21.02.2020
L-S-026-18167-PEE26	PL03	Ecological Enhancement Plan	21.02.2020
L-SE-321-18167-SE21 REV PL03	01	Typical Section	21.02.2020
L-SE-321-18167-SE22 REV PL02	02	Typical Section	21.02.2020
CPL-HP2_HTA-A_P3A-D01-EL-DR_0120	Rev G AA BB & CC	Street Elevations Plan	21.02.2020
CPL-HP2_HTA-A_P3A-D01-EL-DR_0121	REV G FF GG _ HH	Street Elevations Plan	03.03.2020
CPL-HP2_HTA-A_P3A-D01-EL-DR_0122	REV G DD E1E1 _ E2E2	Street Elevations Plan	21.02.2020
L-SL022-18167-PGA22	PL03	General Arrangement	17.08.2020
L-S-023-18167-PH23	PL03	General Arrangement	17.08.2020
L-S-024-18167-PP24	PL03	Planting Plan	17.08.2020
L-S-026-18167-P2226	PL03	Ecological Enhancement Plan	17.08.2020
11447-PH3A-8001	P5	Proposed Road Plan	17.08.2020
11447-PH3A-8002	P5	Proposed Highway Adoption Plan	17.08.2020
11447-PH3A-8003	P5	Proposed Adoptable Kerbing	17.08.2020
11447-PH3A-8004	P5	Proposed Highway Contours Plan	17.08.2020
11447-PH3A-8005	P5	Proposed Foul & Water Drainage	17.08.2020
11447-PH3A-8006	P5	Proposed Street Lighting	17.08.2020

11447-PH3A-8007	P4	Highway Construction Details	17.08.2020
11447-PH3A-8008	P4	Tree Pit Details	17.08.2020
11447-PH3A-8009	P5	Vehicle Swept Path Analysis	17.08.2020
14283-1-E	Adoptable	Lighting Layout	17.08.2020
14283-2-E	Private	Lighting Layout	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0100	T	Ground Floor GA Plan	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0101	G	Proposed Site Plan & Roof Plan	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0102	X	Unit Types Location Plan	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0103	K	Plot Numbering Plan	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0105	P	Tenure Plan	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0106	V	Refuse Strategy	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0107	G	Material Strategy Plan	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0108	V	Proposed Car Park Plan	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0109	G	Cycle Strategy	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0110	H	Boundary Treatment Area Plan	18.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0111	E	PV Panel Locations	17.08.2020
CPL-HP2-HTA-A-P3A-XX-DR-0112	G	Proposed Plans	17.08.2020

INFORMATIVE CLAUSES

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address these concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.