

<u>APPLICATION NO:</u>	22/00466/REM	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Plot 3 - Land To South Of Railway Line Bounded By Lower Road, Finch Lane And Baileys Lane, Halewood, ,		
<u>PROPOSAL:</u>	APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO HYBRID PLANNING PERMISSION 19/00521/HYB FOR THE ERECTION OF 318 NO. DWELLINGS AND ASSOCIATED WORKS - APPROVAL SOUGHT FOR LAYOUT, SCALE, APPEARANCE AND LANDSCAPING.		

Site Description

A hybrid planning application was approved in 2019 for residential development within the allocated sustainable urban extension of East Halewood. The hybrid application comprised of two distinct parcels of land. The land to the north obtained full planning permission for 148 dwellings and the land to the south obtained full permission for 196 dwellings and outline permission for up to 386 dwellings.

The application site forms part of the wider East Halewood SUE which is allocated for residential development within Knowsley Local Plan Core Strategy with an indicative capacity of approximately 1,000 dwellings.

The application site comprises 11.42ha. The site is located centrally within the wider East Halewood site.

Other land parcels are being delivered by Bellway Homes (20/00063/FUL) and Miller Homes (19/00104/FUL).

Proposal

This application seeks the approval of reserved matters pursuant to hybrid planning permission 19/00521/HYB for the erection of 318 dwellings and associated works - approval sought for layout, scale, appearance and landscaping. The proposed dwellings comprise of a mix of 57, one bed apartments, 44 two bed homes, 44 three bed and 173 four bed homes. The proposed apartments are 3 storey and the dwellings are two storey in form. A total of 131 dwellings will be delivered as affordable, comprising a mix of 57 one bed apartments, 44 two bed homes and 30 three bed homes.

Although one red line forms the reserved matters application, the site is split into two residential areas connected by the green infrastructure of Finch Wood. The two parcels will be referred to from hereon in as north western parcel and south eastern parcel. Vehicular access into these parcels is approved as part of the hybrid planning application and through the planning permission sought by Bellway to the south.

In the north western parcel of land is a LEAP.

Consultations

Halewood Town Council: No comments received.

Highways: No objections.

Landscape Architect: No objections.

Housing Strategy: No objections.

Merseyside Fire and Rescue Authority: No objections.

Merseyside Environmental Advisory Service: No objections subject to a condition for the applicant to undertake a written scheme of investigation for archaeological works.

United Utilities: No objections.

Environmental Health: No objections subject to four conditions for noise, construction hours, construction management plan and contaminated land.

LLFA/Drainage: No objections.

Tree Officer: No Objections.

Representations

This application has been publicised by neighbour notification letters, site notices and a notice in the local press.

Two representations were received as a result of the publicity given to the application. The first representation asked whether this application sought to proposed more housing than the 2019 application. The second representation was an objection to this planning application, and it raised the following issues:

- Loss of Green Belt
- Food insecurities with an unstable Europe
- The site is a flood plan and the development will add to the flooding
- The Council will be liable to legal action for the flooding of properties
- The Council is inclined to build on every pocket of available land, can you assure me that sufficient areas are being reserved for respiration of the land and recreation?
- Does the housing conform to housing standards as they appear small?
- Do the plans include sufficient off road parking?

Planning History

19/00521/HYB: Hybrid planning application for the erection of up to 730 dwellings comprising:

Plot 1: Full planning application for the re-grading of the site, engineering works to form a flood storage area and the erection of 148 dwellings with associated works (including landscaping, access, road and other associated infrastructure) and

Plot 3: Full planning application for the re-grading of the site and the erection of 196 dwellings with associated works (including landscaping, access, road and other associated infrastructure) and outline planning application for up to 386 dwellings (access to be considered).

Granted: 11th May 2021.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

Knowsley Replacement Unitary Development Plan (Saved Policies, 2006)

- T5 – Location of Major Traffic Generating New Development.
- T7 – New Development and Walking & Cycling Routes
- T8 – Transport Assessments
- T9 – Travel Plans
- T10 – Access for the Less Mobile
- DQ2 – Security in the Built Environment
- DQ3 – Gateway Sites and Corridors
- DQ4 – Trees and Development
- ENV2 – Noise and Vibration
- ENV 4 – Hazardous Substances
- ENV5 – Contaminated Land

Knowsley Local Plan Core Strategy (2016)

- SD1- Sustainable development
- CS1 – Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS3 – Housing, Supply, Delivery and Distribution
- CS7 - Transport Networks
- CS8 – Green Infrastructure
- SUE1 – Sustainable Urban Extensions and Safeguarded Land
- SUE2 – Sustainable Urban Extensions – Development Principles
- SUE2b – Sustainable Urban Extension – East of Halewood
- CS15 – Delivering Affordable Homes
- CS17 – Housing Sizes and Design Standards
- CS19 - Design Quality and Accessibility in New Development
- CS20 - Managing the Boroughs Historic Environment
- CS21 – Green Spaces and Trees
- CS22- Sustainable and Low Carbon Development
- CS24 - Managing Flood Risk.
- CS26 – Waste management
- CS27 – Planning for and Paying for New Infrastructure

Merseyside Waste Local Plan (2013)

WM8 – Waste Prevention and Resource Management

WM9 – Sustainable Waste Management Design and Layout for New Development

Supplementary Planning Documents

East of Halewood SPD (2020)

Ensuring a Choice of Travel SPD (2010)

Design Quality in New Development SPD (2016)

Trees and Development SPD (2016)

Developer Contributions SPD (2016)

Amended New Residential Development (2018)

Adding Social Value to Development: Employment and Skills SPD (2018)

Masterplans

East Halewood Masterplan

Article 35 Statement

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 those 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.

Assessment

Principle of the development

The application site falls entirely within the land bounded by the A58 Sustainable Urban Extension as set out in Core Strategy Policy SUE1, which allocates the site for residential. The site is one of nine Sustainable Urban Extension sites that were released from the Green Belt to help meet the borough's development requirements up to 2028 and beyond.

A hybrid planning application covering the site subject of this reserved matters application was approved in 2021, therefore, the application proposal for residential use is acceptable in principle.

Layout, design and masterplan compliance

Policy SUE2 is clear in its requirement that proposal must demonstrate a comprehensive approach to development and be of a high quality. A Masterplan Supplementary Planning Document (SPD) is also relevant.

The Masterplan sets out the Council's requirement for the layout in respect of street hierarchy, location of open space, character of areas and overall design quality. Policy DQ2 of the replacement UDP and Policies CS2 and CS19 of the Local Plan Core Strategy are also to be considered. Supplementary Planning Documents 'New Residential Development' and 'Design Quality' share the objective to ensure that an acceptable level of quality in the development is achieved.

The Masterplan identifies five characters are located across the site. It is the aim of these to set out the principles around densities, materials, landscape and streetscape. The characters areas are intended to create a sense of place across the various development area which will be delivered by the different developers.

Policy CS19 in the Core Strategy requires new development to maintain a good standard of amenity for all existing and future occupants by avoiding unacceptable impacts on existing residential and future occupiers.

The site straddles three different character areas, including 'Community Core', 'Country Edge' and 'Woodland Edge'. The 'Community Core' covers the majority of the site and is the core of the site; the 'Country Edge' is the boundary with Finch Lane to the east and the 'Woodland Edge' is surrounds Finch Woods.

Country Edge:

This area handles the interface between the new community edge and the surrounding countryside. Future development should be outward facing, towards the rural character of Finch Lane. The character area will be lower density, handling transition to open countryside.

Community Core:

The Community Core is the largest character area identified and plays a key role in setting the overall feel of East Halewood as a place to live. The Community Core handles the interface with the existing community in Halewood around Bailey's Lane, playing a key role in shifting the character of that route from an edge of settlement road into a calmer two sided street.

Woodland Edge:

This character area meets and integrates the development with the edge of Finch Woods.

Housing has been laid out in consideration to the above character areas. There is a mixture of dwelling type and sizes, from 1 bed apartments to 4 bed detached dwellings which creates a diverse housing development which meets local housing needs. Scale of dwellings are predominantly two storey, with apartment blocks being 3 storeys and act as focal buildings.

In term of housing mix, the development proposed a varied mix of homes. Redrow have stated that they have used their market knowledge in proposing the mix of house types.

Boundary treatments to the individual plots include hedgerows, estate railings, brick piers and railings and knee rails (around the LEAP) and are considered acceptable.

The proposed development would comply with the design principles contained in the masterplan and SPD and are supported.

Amendments have been sought throughout the consideration of the planning application. Amendments include:

- Introduction of landscaping to break up the car parking and fronting the affordable plots and to create defensible space;
- Gates added to rear entry properties
- Blank gables have been addressed; additional housetype variations have been introduced including Warwick (corner), Harrogate (side window) and Overton. Where substitutions were not possible, consideration has been given to altering boundary treatments to gardens and enhancing landscaping.
- Boundary treatment at plots 388 and 389 has been updated to brick walls and incorporate a hedgerow
- Rear entry gates have been provided to prevent public access to the rear of properties

- Apartment elevations have been updated to replace Georgian style windows with plain windows.
- Bin stores relocated to a less prominent position.

The proposed layout generally reflects the character areas through density and design.

Interface distances largely meet the guidance set out in the New Residential SPD, however, they have been relaxed in some areas, for example, plots 456– 439. Plot 456 has been made a corner property and the distance between this unit and the blank side elevation of plot 439 is 11m, whereby the guidance states this should be 12.5m. Distances have been relaxed internally to make for an overall a better scheme in terms of dual fronted properties to aid passive surveillance.

The proposed development meets existing residential development at the south east corner of the north eastern development parcel. There is no direct window to window interface due to the orientation of the proposed dwellings. Site levels within this area appear quite consistent.

The materials proposed are consistent with the approved details under application 19/00521/NMA2 and therefore acceptable.

Overall, the proposed development follows the broad principles of the approved layout of the detailed element of the hybrid permission and in turn the approved masterplan document.

Affordable Housing:

Affordable housing requirement for this site under Core Strategy Policy CS15 is 25%.

A total of 622 dwellings will be approved should this reserved matters application be approved (148 dwellings to the north and 196 dwellings to the south under hybrid application 19/00521/HYB and 318 proposed under this reserved matters application). Of the 318 units proposed under this reserved matters application, 131 affordable units are proposed. 48 affordable houses and 33 affordable apartments are proposed to the north western site and 26 affordable houses and 24 affordable apartments are proposed to the southern eastern site. 35 units were identified for affordable housing under the 19/00521/HYB application. In total, 161 units will be provided across the full site of 622 homes meeting the 25% requirement under Core Strategy CS15. Delivery of the affordable homes is already agreed through the Affordable Housing Scheme agreed as part of the requirements to satisfy the s106 agreement signed as part of application 19/00521/HYB.

Landscaping and LEAP:

Halewood masterplan set out the open space requirements for the development. It identified four tiers of openspace:

Tier 1 - strategic open space subject to bespoke delivery and management

Tier 2 – strategic open space to be delivered as part of development proposals which unlock development

Tier 3 – proposed new spaces serving attenuation, mitigation and easement functions in fixed locations.

Tier 4 – smaller open spaces distributed throughout the masterplan area, to be located as part of individual development proposals.

The reserved matters application relates to Tiers 3 and 4, with Tier 3 being landscaping around Finch Woods and land adjacent to Finch Lane and Tier 4 being the proposed LEAP within the north eastern site.

Landscape proposals have been submitted as part of the reserved matters application. Trees, hedgerows, ornamental shrubs, native shrubs and grasses and general landscaping have been proposed, including an area of open space Finch Woods. Within the north eastern site, a LEAP is proposed.

The landscaping is consistent with the landscaping approved as part of the full element of the hybrid application and is therefore accepted. The quality of the landscaping provides for an overall attractive development. Amendments to the LEAP have been made following comments from the landscaping team and details of the LEAP which are acceptable.

During the consideration of the application:

- The footpath along the eastern boundary of the site has been re-routed slightly so that it is more connected to the development.
- The landscaping buffer has been provided around the primary sub station
- The landscape drawing have been amended taking into comments received from the Landscape Officer, including planting around the LEAP

Highways:

Vehicular access to Bellway development site:

Redrow have assessed the detailed construction drawings of the Bellway development to the south. There are significant level issues which means that a vehicular connection into the Bellway development of the south is not possible. Redrow have stated that given this is a secondary link and provides little purpose in terms of distribution of traffic, there would be no benefit to providing such a link.

Amendments have been provided to issues which were previously raised, such as amendments to driveway lengths, a footpath had been provided through the LEAP grassland area and the removal of a shared private lane changed to a lane (plots 284-289 on the south eastern site).

The development site conforms with the Halewood Design Guide to the satisfaction of the highway authority, and it has been highlighted that a refuse vehicle can manoeuvre around the development.

It is noted on Waste Management Plan - 4152-WML-002 REV B that several locations are highlighted as showing bins clumped together in groups. Although these locations may not be ideal, residents will ultimately choose where to leave their bins for collection and a reliance on considerate behaviour is required.

The application complies with policies CS7 'Transport Networks' and policy CS19 'Design Quality and Accessibility in New Development' in the Knowsley Local Plan and it is considered that the development would not result in adverse impact on highway or pedestrian safety.

Noise:

The hybrid planning permission was granted with condition 16 which required the submission of details of a scheme for the protection of each property from external noise entering habitable rooms. This application is accompanied by a report by Hepworth Acoustics. Environmental Health have reviewed this information and have accepted it. Environmental Health have requested a condition to ensure the

recommendations as per the noise report are fully implemented and retained in perpetuity. The recommendations include glazing specification, ventilation, and sound insulation for external walls.

Drainage:

The site subject to this reserved matters application lies within Flood Zone 1. The Council's drainage engineer has accepted the information submitted for condition 4 and 29 on the hybrid application 19/00521/HYB which required a detailed drainage scheme and details of culverts at the eastern site access junction.

United Utilities have raised no objections in principle to the proposal. United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. There are three rising mains (public sewers operating at high pressure) and a critical sewer (over 1000mm diameter) cross this site and United Utilities have advised that it must not be built over. United Utilities have asked that the applicant find the exact line for the rising mains and provide a suitable easement to confirm that the proposed development does not encroach. The local planning authority consider that this is a matter between the developer and United Utilities.

Archaeology:

Merseyside Environmental Advisory Service advised a condition for an archaeological investigation. This condition has not been added to the decision notice because a draft archaeology condition was deleted from the hybrid permission following further discussions, as all of the required archaeological works within the Redrow parcel set out within the Environmental Statement had already been implemented.

Relevant conditions from 19/00521/HYB:

Condition 30: Requires the approval of reserved matters to be made before the expiration of seven years from the date of the hybrid permission and the development begun not later than the expiration of two years from the final approval of the reserved matters. The first part of this condition has been satisfied with the submission of this reserved matters application.

Condition 31: Requires the submission of full details of appearance, landscaping, layout and scale of the outline area of the hybrid permission. This condition has been satisfied with the submission of this reserved matters application. This condition has been satisfied with the submission of this reserved matters application.

Condition 32: Required any reserved matters application to submit a Landscape and Ecological Management Plan (LEMP) be submitted. MEAS reviewed the LEMP and are satisfied with the information submitted.

Condition 33: States that no part of the development approved in outline shall commence until an updated Construction Environmental Management plan has been submitted. This condition remains outstanding.

Condition 34: States that no part of the development approved in outline shall commence until a remediation strategy has been submitted. Environmental Health have required a condition relating to the submission of a remediation strategy.

Condition 35: States that any reserved matters application is required to submit a quantitative and qualitative hydrogeological risk assessment and mitigation strategy.

Condition 36: States that any reserved matters application is required to submit a drainage scheme.

Condition 37: States that prior to the commencement of the subsequently approved reserved matters application, a scheme for the improvement of the right of way shall be submitted. This condition remains outstanding.

Condition 38: States that any reserved matters application shall not prejudice the provision of pedestrian routes within the site to Finch Woods and shall not prejudice the provision of vehicle and pedestrian access to the north west boundary of the site to provide access to the land to the rear of Baileys Lane. This is an informative style condition and required no further information to be submitted.

Condition 39: Required the submission of a Travel Plan to be submitted prior to the first occupation of the development approved as part of the subsequent reserved matters application. This condition remains outstanding.

Condition 40: States that any subsequent reserved matters shall include details of the means of ensuring that any part of the development falling within the easements of the existing public sewers that are laid within the site boundary are protected from damage as a result of the development.

Conclusion

The proposal would see the detailed element of the hybrid application approved. The proposal is consistent with that already granted consent and consistent with Local plan policies and the masterplan.

Recommendation

Grant reserved matters subject to the following conditions:

1. Schedule 1 approved plans
2. Prior to the occupation of the dwellings the recommendations as per the noise report, included with the application, by Hepworth acoustics, Report No. MEMO P22-268-M02v1 shall be fully implemented and retained in perpetuity.
3. No construction work shall take place outside the hours of 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours Saturday and not at all on Sundays/Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. Car parking provision shown within the curtilage of each dwelling shall be provided prior to first occupation of the dwelling to which it relates. The parking shall not be used for any other purpose other than the parking of vehicles.

Reason: In the interest of highway and pedestrian safety and to comply with Policies CS2, CS19, SUE2 and CS7 of the Knowsley Local plan Core Strategy, adopted January 2016 and the National Planning Policy Framework.

5. Notwithstanding the approved plans, prior to the occupation of any dwellings hereby permitted, full details of cycle parking to house plots with no garages shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any apartments hereby permitted, full details of cycle parking for the apartments shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of sustainable transport provision to encourage travel to/from the site by sustainable modes and to comply with saved policy T6 in the Knowsley Replacement Unitary Development Plan , adopted 2006.

6. All soft landscape works shall be carried out in accordance with the approved details outlined in Schedule 1 by virtue of condition 1. The works shall be carried out before any part of the development hereby approved is occupied or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to any development commencing. The approved landscaping shall be retained in thereafter. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason: In the interests of visual amenity to ensure the landscaped areas are satisfactorily maintained and to ensure the development complies with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

7. Notwithstanding the approved plans, details of the brick to be used for the boundary treatment shall be submitted to and approved in writing by the local planning authority prior to the erection of any boundary treatments. The development shall be carried out in full accordance with the agreed details and retained thereafter.

Reason: To ensure a satisfactory development.

8. Prior to the occupation of plots 408 and 409, the road and footpaths shall be constructed up to the boundary of the ownership of Redrow between plots 408 and 409 to ensure facilitate future access to the land. Once constructed, the road and footpaths shall be retained in full thereafter.

Reason: To ensure the delivery of an allocation wide comprehensive development.

9. Notwithstanding the approved plans, a pedestrian footpath/cycleway (no more than 3 meters in width) shall be constructed up to the red line boundary with the land to the south of the north western development parcel (land opposite plots 456-457, 437-439, 344, 341-343) the details of which shall first be submitted to the Local Planning Authority to be agreed. The approved details shall be implemented in full prior to the first occupation of plots 456-457, 437-439, 344, 341-343 and retained for use thereafter.

Reason: To ensure the delivery of an allocation wide comprehensive development.

10. Prior to the first occupation of any dwelling hereby permitted, the LEAP sited on Drawing No. 4152-DSL-003 Rev B shall be provided in accordance with a timetable to be agreed. The LEAP shall be provided in accordance with the approved details and retained in full thereafter for the use of all persons.

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

Informatives:

1. Collaborative working

2. Commuted Sums:

Commuted sums will be applicable to S38/S278 highway agreements as determined by S38/S278 Engineer.

3. Advance Payments Code:

The Council operates the Advance Payments Code in accordance with Sections 219 – 225 of the Highways Act 1980. This Code applies wherever a new building is to be erected which will have a frontage onto a new section of road which is to be offered for adoption (or where the Council determines that these areas are potentially adoptable), unless a Road Adoption Agreement under Section 38 of the Act has been concluded, or the street has been declared a private road. Failure to deposit or secure monies with the Local Highway Authority prior to the commencement of building work in accordance with the Code is an offence, which could lead to the suspension of construction and may lead to prosecution and a fine.

4. Combined S38 and S278:

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. The grant of planning permission does not negate the need for the submission and approval of highway engineering details for inclusion in an agreement under S38 and S278 of the Highways Act 1980 (for roads proposed for adoption and connection of off-site highway works onto the existing adopted highway respectively). The applicant is advised to contact the site development team, email: SiteDevelopment@knowsley.gov.uk to discuss the matter further. The highway fees applicable for a combined S38/S278 highway agreement are available on the Knowsley Council website here: <https://www.knowsley.gov.uk/residents/roads/highway-fees-and-charges>

5. Please see letter from United Utilities dated 27th September 2022 and 11th July 2023.

6. Please see letter from Merseyside Fire and Rescue Service 23/08/2022

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/08/2022	4152-LP-001	-	Location Plan
12/05/2023	4152-DSL-003	B	Detailed Site Layout 2
12/05/2023	4152-DSL-002	B	Detailed Site Layout
12/05/2023	4152-LDL-002	B	Land Disposal Layout
16/08/2023	4152-LDL-003	A	Land Disposal Layout
12/05/2023	4152-BTL-002	B	Boundary Treatment

12/05/2023	4152-BTL-003	B	Boundary Treatment
12/05/2023	20040-PH3-PL01	A	General Engineering Layout Sheet 1 of 2
12/05/2023	20040-PH3-PL02	A	General Engineering Layout Sheet 2 of 2
12/05/2023	20040-PH3-PL05	A	Proposed Extent of Adoption Plan Sheet 1
12/05/2023	20040-PH3-PL06	A	Proposed Extent of Adoption Plan Sheet 2
12/05/2023	20040-PH3-PL07	A	Proposed Drainage Strategy Plan Sheet 1
12/05/2023	20040-PH3-PL08	A	Proposed Drainage Strategy Plan Sheet 1
12/05/2023	20040-PH3-PL09		Proposed Highway Longitudinal Section Sheet 1
12/05/2023	20040-PH3-PL10		Proposed Highway Longitudinal Section Sheet 2
12/05/2023	20040-PH3-PL11	A	Adoptable Highway Construction Details Sheet 1
12/05/2023	20040-PH3-PL12	A	Adoptable Highway Construction Details Sheet 2
12/05/2023	20040-PH3-PL13	A	Adoptable Highway Construction Details Sheet 3
12/05/2023	20040-PH3-PL21	A	Swept Path Analysis Refuse Vehicle Sheet 1
12/05/2023	20040-PH3-PL22	A	Swept Path Analysis Refuse Vehicle Sheet 2
12/05/2023	20040-PH3-PL23	A	Swept Path Analysis Fire Tender Sheet 1
12/05/2023	20040-PH3-PL24	A	Swept Path Analysis Fire Tender Sheet 2
12/05/2023	4152-ML-002	B	Materials Layout
12/01/2023	4152-ML-003	A	Materials Layout
12/05/2023	4152-AFH-002	B	Affordable Homes Layout
12/01/2023	4152-AFH-003	A	Affordable Homes Layout
12/05/2023	4152-PL-001	B	Parking Layout
12/01/2023	4152-PL-002	A	Parking Layout
12/05/2023	6412.24	B	Landscape Proposal Sheet 1 of 11
12/05/2023	6412.25	B	Landscape Proposal Sheet 2 of 11
12/05/2023	6412.26	B	Landscape Proposal Sheet 3 of 11
12/05/2023	6412.27	B	Landscape Proposal Sheet 4 of 11
12/05/2023	6112.28	B	Landscape Proposal Sheet 5 of 11
12/05/2023	6412.29	B	Landscape Proposal Sheet 6 of 11
12/05/2023	6412.30	B	Landscape Proposal Sheet 7 of 11
12/05/2023	6412.31	B	Landscape Proposal Sheet 8 of 11
12/05/2023	6412.32	B	Landscape Proposal Sheet 9 of 11
12/05/2023	6412.33	B	Landscape Proposal Sheet 10 of 11
12/05/2023	6412.34	B	Landscape Proposal Sheet 11 of 11
12/05/2023	6412.	B	Landscape Proposal (South RM2) Masterplan
12/01/2023	4152-LEAP-001	A	LEAP Layout
01/08/2022			Halewood Apartments Plots 459-467 Sheet 1 of 5
01/08/2022			Halewood Apartments Plots 459-467 Sheet 2 of 5
01/08/2022			Halewood Apartments Plots 459-467 Sheet 3 of 5
12/01/2023		A	Halewood Apartments Plots 459-467 Sheet 4 of 5
12/01/2023		A	Halewood Apartments Plots 459-467 Sheet 5 of 5
01/08/2022			Halewood Apartments Plots 468-491 Sheet 1 of 5
01/08/2022			Halewood Apartments Plots 468-491 Sheet 2 of 5
01/08/2022			Halewood Apartments Plots 468-491

			Sheet 3 of 5
12/01/2023		A	Halewood Apartments Plots 468-491 Sheet 4 of 5
12/01/2023		A	Halewood Apartments Plots 468-491 Sheet 5 of 5
01/08/2022			Halewood Apartments Plots 492-506 Sheet 1 of 5
01/08/2022			Halewood Apartments Plots 492-506 Sheet 2 of 5
01/08/2022			Halewood Apartments Plots 492-506 Sheet 3 of 5
12/01/2023		A	Halewood Apartments Plots 492-506 Sheet 4 of 5
12/01/2023		A	Halewood Apartments Plots 492-506 Sheet 5 of 5
01/08/2022			Halewood Apartments Plots 507-515 Sheet 1 of 5
01/08/2022			Halewood Apartments Plots 507-515 Sheet 2 of 5
01/08/2022			Halewood Apartments Plots 507-515 Sheet 3 of 5
12/01/2023		A	Halewood Apartments Plots 507-515 Sheet 4 of 5
12/01/2023		A	Halewood Apartments Plots 507-515 Sheet 5 of 5
16/08/2022	EF_BB4_M.1		Bakewell/Buxton
16/08/2022	EF_CAMB_DM.9	B	Cambridge (brick)
16/08/2022	EF_CAMB_DM.9	B	Cambridge (render)
16/08/2022	EF_CANT_DM.7	B	Canterbury (elevations)
16/08/2022	EF_CANT_DM.7	C	Canterbury (floorplans)
16/08/2022	EF_CHTR_DM.1	A	Chester (brick)
16/08/2022	EF_CHTR_DM.1	A	Chester (render)
16/08/2022	EF_HARR_DM.9		Harrogate
12/01/2023	EF_HARR_DM.9		Harrogate (Plots 206/215/344/437/456 only)
16/08/2022	EF_HENL_DM.6	A	Henley (elevations)
16/08/2022	EF_HENL_DM.6	A	Henley (floorplans)
16/08/2022	EF_LETC_SM.5	B	Letchworth (elevations)
16/08/2023	EF_LETC_SM.5	C	Letchworth (floorplans)
16/08/2022	EF_MARO_DM.3		Marlow
16/08/2022	EF_OXFO_DM.5	B	Oxford (brick)
16/08/2022	EF_OXFO_DM.5	B	Oxford (render)
12/01/2023	EF_OVER_DM.1		Overton
12/01/2023	EF_WARW_DM.6	B	Warwick (corner) Heritage Collection F Series
16/08/2022	EF_WARW_DM.6	B	Warwick (brick)
16/08/2022	EF_WARW_DM.6	B	Warwick (render)
16/08/2022	EF_WINS_DM.5		Windsor (render)
16/08/2022	EF_WINS_DM.5		Windsor (brick)
16/08/2022	EF_STRA_DM.8	C	Stratford (render)
16/08/2022	EF_STRA_DM.8	C	Stratford (render)
16/08/2022	EF_SHAF_DM.8		Shaftesbury
12/05/2023	20040-PH3/PL03	A	Proposed FFLS Sheet 1 of 2
14/07/2023	20040-PH3/PL04	B	Proposed FFLS Sheet 2 of 2
12/05/2023	EBC00987-001	P3	Site Setting Out & Proposed Levels
16/08/2022	EBC00987-300	P1	General Arrangement Plan (Setting Out) For 33kV Switchroom
12/05/2023	EBC00987-302	P3	Proposed Elevations for 33kV Switchroom
12/05/2023	4152-WML-002	B	Waste Management Layout

12/01/2023	4152-WML-003	A	Waste Management Layout
12/05/2023	4152-RHP-003		Road Hierarchy Plan

Signed Case Officer¹:

Jo Sheridan

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

26 July 2023

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed