

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	13 July 2011		
Application Number	11.1441REM		
Site Address	Land of Sandpit Road, Calne		
Proposal	Erection of 285 dwellings and associated works		
Applicant	Redrow Homes		
Town/Parish Council	Calne / Calne Without		
Electoral Division	Calne Chilvester & Abberd	Unitary Member	Tony Trotman
Grid Ref	400579 171607		
Type of application	REM		
Case Officer	Tracy Smith	01249 706642	tracy.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been called to committee at the officers discretion in agreement with Cllr Trotman in light of a High Court challenge by the Save Calne Marsh Group and as the previous reserved matters application 10/04039REM was determined by the Committee following call in from Councillor Trotman due to the size of the application together with issues of design of the houses, access into the site and highways impact.

1. Purpose of Report

To consider the above application and to recommend that planning permission be APPROVED subject to conditions.

Calne Town Council supported the initial submission of the application expressing disappointment with the errors that warranted this new submission understanding that such matters had been rectified with this application. However, following the submission of drainage drawings in respect approved drainage matters with Highways and Wessex Water as part of both the outline permission and separate legislation have deferred comment until and explanation of these plans has been provided.

6 objections have been received.

2. Main Issues

This application has been submitted following the realisation that an administrative error had occurred in the determination of the previous reserved matters application breached Regulation 7 of the Town and County Planning (Environmental Impact Assessment (England and Wales) Regulations 1999 which requires a screening opinion of such an application.

A screening opinion formally requires the application to be considered against a range of criteria as to whether or not an Environmental Impact Assessment (EIA) is required.

Such a screening has been undertaken in respect of this current application to which 11/01491SCR refers and confirmed that the development does not require the submission of an EIA. A copy of this screening is available for public inspection.

The application remains substantially the same as the previously approved reserved matters application. The key differences being the submission of details that have been submitted and approved for conditions discharge relating to site and building levels across the whole site, tree protection details and the details of the Locally Equipped Area of Play (LEAP).

The site layout plan (dwg no. PL-01 Rev AC) provides further details in respect of the right of way, some distances between existing and proposed dwellings, confirmation of surface treatment being tarmac and plot numbers for the affordable units (largely for the benefit of the Registered Social Landlords).

A window has been inserted in the ground floor side elevation of Plot 245 also.

As previously, reported the reserved matters application follows the granted of outline permission allowed at appeal in 2009. The outline approval for 350 dwellings on the site based on a masterplan reserved all matters with the exception of access and thus the principle of development and its general form together with main access to the site has already been established.

The reserved matters which form part of this application comprise: appearance, landscaping, layout and scale.

In light of the above the main issues considered in the determination of this application are:

- Impact on the character and appearance of the area
- Scale, Design and layout
- Impact of residential privacy and amenity
- Access, highway safety and parking
- Ecological impact

3. Site Description

The application site is currently under construction by Redrow Homes with housing already constructed on that part of the site closest to Sandpit Road.

The site is located on the north eastern edge of Calne, less than 1km from the town centre. It is situated between Sandpit Road in the north east and Woodhill Rise in the south west and Abberd Lane in the south with a change in levels of some 12 metres between these areas.

Sandpit Road is located to the east of Oxford Road (the A3102), which links Calne, via Wootton Bassett, to the M4 motorway in the north. The road serves an existing waste site.

The site is surrounded by existing residential development to the north west, west and south west. Fields and farm houses are situated to the north east, east and south east.

Abberd Lane and existing mature hedgerow vegetation define the southern boundary of the site. In accordance with the previously approved scheme and Ecological Management Plan, some hedgerow management and maintenance has already occurred.

There is little discernible style or character in the immediate surrounding context. The existing dwellings comprise a range of types and sizes, including detached, semi detached and terraced houses.

The dwellings are predominantly 2 storey's high with some 2.5 and 3 storeys' and some bungalows. The surrounding context is of a medium density.

There is a large industrial development apposite the roundabout junction on Oxford Road with Sandpit Road. This development comprises brick and metal profiled cladding. Looking further afield, in the heart of Calne there are many well designed traditional buildings and streets that create a distinctive character in this area.

The site comprises approximately 10 hectares.

4. Relevant Planning History		
Application Number	Proposal	Decision
10/04039REM	Erection of 285 dwellings and associated works	Approved
08/02438OUT	Outline application for residential development, including infrastructure, ancillary facilities, open space and landscaping. Construction of a new vehicular access.	Allowed at appeal.
11/01491SCR	Screening opinion - residential development of 285 dwellings and associated works	Confirmed not EIA development

5. Proposal

The application seeks approval for reserved matters following the grant of outline permission at appeal. The reserved matters are appearance, landscaping, layout and scale. It is essentially a resubmission of 10/04039REM with additional detail which has either been approved in connection with conditions of that permission or is in the process of being discharged together with some very minor amendments outlined below.

Since its submission that have been a number of changes in respect of:

- tree protection details reflect that now agreed and discharged with the Landscape Officer for 10/04039REM
- equipment provision on the LEAP reflect that approved and discharged for 10/04039REM
- substitution of Double Roman Tiles on the relevant plots with plain tiles
- internal changes have also been made to a 4 bed affordable dwelling at the request of the Housing Association to provided additional kitchen storage
- Internal changes to Hampstead house type to omit the chimney stack
- Further detail provided in respect of street lighting, traffic signs and road marking as approved by highways officers in respect of separate agreements.

The proposed development seeks to provide some 285 dwellings, considerably less than the maximum of 350 dwellings approved at outline. The developer has confirmed that this reduced number which represents 33 dwellings per hectare has been proposed as a result of a number of factors such as decreased land values in the current climate, changes to Government guidance regarding densities and the need to adapt to the demands of the public returning to houses which have parking on plots rather than shared parking courtyards highlighting the return of the suburban renaissance. There is nothing to preclude a developer from developing at a scale less than that approved at outline.

The development is to be accessed via Sandpit Road as approved via the outline permission.

The development comprises largely 2 storey dwellings. There are some 2.5 storey dwellings arranged formally around the formal green and several other 2.5 and 3 storey buildings are used to respond to key spaces or views.

The dwelling mix is as follows:

Open Market

- 15 x 2 bed apartment
- 18 x 2 bed house
- 78 x 3 bed house
- 80 x 4 bed house
- 4 x 5 bed house
- 4 x 6 bed house

Affordable - Social Rent

- 14 x 1 bed apartment
- 34 x 2 bed house
- 14 x 3 bed house
- 7 x 4 bed house

Affordable - Intermediate Tenure

- 9 x 2 bed house
- 8 x 3 bed house

The affordable housing is distributed across the site in clusters of no more than twelve dwellings.

There are 3 character areas proposed. These will add legibility to the scheme and help create a varied public realm.

The Central Green - This is the largest area of open space on the site in which a Locally Equipped Area of Play (LEAP) will be provided as required by the legal agreement approved as part of the outline permission. A formal arrangement of tree planting will define the open space. A regular arrangement of dwellings will front onto the open space, set behind new hedgerow planting which will define the front gardens of the properties. The buildings will be finished in brick and render.

The Village Green - The Village Green is an informal open space defined by existing hedgerows and new dwellings, located in the centre of this application. The new planting will be informal with groupings of trees, shrubs and some wildflower and bulb planting. The existing public footpath will meander through this space and the view down to the existing church, along the alignment of this path, will be retained. Buildings will front onto the open space providing natural surveillance. The buildings will be predominantly finished in brick and render.

The Formal Green - This rectangular open space is defined by the formal disposition of the detached dwellings, the formal arrangement of tree planting and together with black metal railings creates a space quite distinctive to the two other areas. The buildings framing the space will be rendered. The materials proposed to be used include brick, render, reconstructed stone detailing with some timber effect boarding together with a mix of Double Roman and plain concrete tiles. The development facilitates a bus loop within the site and it is anticipated that some services may be diverted into the site.

The existing public right of way is facilitated within the development with the existing entrance/exits from the site maintained.

There are no proposals to do any works to Woodhill Rise or Abberd Lane.

Hedgerows are to be retained with some limited cut back as shown on the plans.

All trees along the existing north eastern boundary, some of which are the subject of preservation orders are to be removed to enable the adoption of the highway and to provide visibility splays. Substantial planting to compensate for this loss is proposed on that part of the development which fronts Sandpit Road.

The development has been devised in accordance with the Urban Design and Landscape Framework Plan submitted and approved to discharge condition 4 of the outline permission (see Appendix II).

6. Planning Policy

North Wiltshire Local Plan Policies C3 and NE15.

Notwithstanding that the principle in terms of housing numbers of up to 350 dwellings have been established for this site, it requires to be noted that the Wiltshire Core Strategy has recently been published for consultation.

Limited weight can be attached to it in any decision making process at this juncture.

The document identifies some 1240 new homes are identified for Calne in Chapter 5 and at paragraph 5.6.6 the previous permission granted for 285 dwellings is recognised as delivering a significant proportion of the housing requirement for the town.

7. Consultations

Calne Town Council – initially supported the application expressing disappointment with the circumstances which led to this resubmission and have recently deferred comment in response to plans received for consultation.

At the time of preparing this report, the Officer has confirmed to Calne Town Council that the plans were sent for information and pertain to the drainage details for the site required to be submitted and approved as part of the outline permission 08/02438OUT and are of no relevance to this reserved matters application. The details have been agreed by Wiltshire Highways and Wessex Water as part of legislative requirements.

Highways Officer –no objections subject to conditions.

Landscape Officer – no objections subject details of the LEAP being finalised as part of either this application or subsection conditions.

Urban Design Officer – no objections.

Environmental Health officer – no objections subject to conditions regarding noise mitigation measures compliant with the approved Noise Assessment submitted and approved as part of 08/02438OUT and as per 10/04039REM.

Principal Ecologist – no objections.

Environment Agency – no objections.

Wessex Water – no objections.

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

5 letters of letters of objection have been received on the following grounds:

- No need/demand (due to housing market/availability of RAF Lyneham)
- Provision of a 4 metre green buffer needed along western edge of development together with a 6ft high wooden fence
- Highways impact including that of additional quarrying at High Penn
- Ecological impact – hedgerow loss already
- Loss of privacy
- Insufficient infrastructure to cope with development

9. Planning Considerations

Principle of development

A significant material consideration in the determination of this application is both the approved of the previous reserved matters application and the outline permission.

This application relates solely to the details appearance, landscaping, layout and scale in respect of 285 dwellings. The details are the same as those approved under 10/04039REM with some additional detailing as outlined above in this report.

The development of the site for up to 350 dwellings with the access as proposed has been allowed at appeal and thus matters of need, loss of countryside, general visual impact, impact on highways, ecology and drainage are not factors which can be considered at this juncture.

As required by the outline permission an Ecological Management and Maintenance Plan for the site has been submitted and approved and all works are being undertaken in accordance with that document.

For clarification, impact on property values from the development and siting of any affordable housing adjacent to existing housing are not material considerations.

In relation to impact on infrastructure, a legal agreement attached to the outline permission secures the provision of affordable housing, education contributions and provision of open space. Highways contributions have also been secured in terms of public transport revenue support and off-site works if and where necessary and could be used to provide pedestrian crossings with the approval of the Area Board and possibly the provision of a bus layby within the site as discussed with the previous reserved matters.

In terms of surface water and foul drainage (condition 8 of 08/02438OUT), details have been submitted and discharged in conjunction with the Environment Agency, Environment Agency and Drainage Engineer for the site, together with an application having been submitted and approved for an attenuation pond, access and sewers (10/03389FUL refers).

Character and Appearance of the Area

The principle of development has been approved as mentioned above. Therefore the fundamental change to this part of Calne and the rural character and appearance has been approved and is already underway with dwellings being constructed.

The applicants have confirmed their reasoning for seeking permission for a considerably less dense development than the 350 dwelling limit. This has been to secure a more suburban development rather than slavishly adhering to high densities which have now been removed from Government guidance.

Existing hedgerows are to be largely retained on the site with some limited cut back and removal for access purposes largely within the site but also along the north eastern boundary.

It is unfortunate that all the trees along the north eastern boundary is required, some of which have tree preservation orders. However, many of the trees are planted above existing services; and or are required to secure the adoption of the road and provide the necessary visibility splay.

A significant tree belt is to be provided along the site frontage with the road and this will mitigate the loss of the trees without undermining highway safety or the visual impact of the site within the immediate or wider landscape so as to warrant a refusal.

Having regard to factors such as the density of the development, retained landscape features and proposed landscape mitigation, it is considered that the change is not detrimental, having regard to adjacent residential character.

Scale, Design and Layout

The design and layout of the development is the same as that approved for 10/04039REM.

Calne as an evolving town has developments which reflect all period of growth from the historic core to the estates and developments of the inter and post war years, most recently with the significant expansion of North Calne. North Calne enclosed by the road contains a variety of house types and densities which largely reflect the high density requirements of the late 1990's, early 2000's.

The scheme represents a low density development of some 33 dwellings per hectare. The majority of the development comprises 2 storey dwellings, with limited 2.5 and 3 storey (23%).

This is considerably less than illustrative design and access statement submitted with the outline application and in complete accordance with the Urban Design and Landscape Framework Plan submitted and approved to discharge condition 4 of the outline permission.

The development is set out in to distinct character areas as highlighted above and responds to the character and topography of the site.

The pallet of materials proposed which include predominantly brick and concrete tiles/slate of varying shades as per the outline details.

These materials are reflected in the immediate built context. The development does not attempt to create a Cotswold pastiche but draws reference to the adjacent context and aspects of the central historical context which is also reflected in towns to the north and east.

The development has been designed to facilitate a bus loop through the site should services be diverted/extended into the site. Pedestrian access to Woodhill Rise is facilitated which in turn will link into Penn Hill Road and Oxford Road.

As with most major development proposals of this nature, some loss of hedgerow is proposed as mentioned above and reflects the illustrative details submitted with the outline application as well as the approved Framework Plan and the approved Ecological Management and Maintenance Plan.

A buffer continues to be sought along the north western boundary of the site to the rear of the Kilns and running parallel with Oxford Road. The hedge has been requested on privacy, amenity and drainage grounds.

As previously stated in respect of 10/04039REM, the provision of such a buffer would cause significant concern in terms of future management and maintenance. The existing hedge along this boundary is to be retained in any event, albeit it marginally reduced in width. Additional tree planting in the vicinity of The Kilns is also proposed.

The creation of such a buffer is not needed for privacy reasons as is discussed below and as an expansion to Calne it need not be separated to this extent. Such an approach as not been sought in respect of other expansions in recent years in the town or other towns such as Corsham or Wootton Bassett.

Furthermore, the Inspector did not consider a buffer to be necessary when considering illustrative masterplan submitted with the outline application.

Affordable housing has been laid out in a variety of clusters with the largest being 12 dwellings and the smallest being 3 dwellings. This is also the same as previously approved and RSLs are in the process of acquiring these elements of the site.

Accordingly, the scale, design and layout of the development reflects the approved illustrative masterplan and the approved Framework Plan for the site.

Residential Amenity and Privacy

The previous reserved matters approval confirmed the siting between dwellings to be acceptable and as confirmed already in this report the scheme remains unchanged in this respect.

Given the outline permission, the view for many residents will be forever changed as is the way with urban extensions such as this.

Window to window distances are considered to be acceptable and will not result in the detrimental loss of privacy or amenity for existing or proposed residents.

The retention of existing hedgerow features will assist in mitigating this further but the distance is acceptable. As hedgerows and trees adjacent the residential boundaries form part of the landscaping scheme – permission will be required for their removal if this occurs in the future.

Access, Highway Safety and Parking

The access to the site in terms of its location has been approved as part of the outline permission and its location is not for consideration as part of these matters.

Additionally, the highways impact of this scale of development is not a matter for consideration with the site having been considered acceptable for up to 350 dwellings. This applies notwithstanding future quarrying activities at High Penn which have recently come about. The extant outline permission cannot be revisited as part of this application.

As with the previously approved 285 dwellings, the development does represent a departure from the high density residential schemes approved over the last five years within the northern part of the Council and the associated parking courtyards where parking is generally hidden from view.

This scheme delivers a more suburban development with a return to attached and detached garages within curtilage, with some formal on street parking and some pockets of parking courtyards.

The road widths and pedestrian routes through the site have taken account of this. The existing right of ways is preserved through the site. Highways officers under their own legislation (Section 38) have secured the provision of a footway to be provided in the existing verge on the northern side of Sandpit Road which will link into the existing footpath/bus stop on Oxford Road.

The development has been scrutinised in terms of garage and parking sizes and is not considered to be objectionable either in this respect or on any other highways grounds.

In the absence of any objections on highways grounds, the scheme is considered to be acceptable.

Following the grant of the previous reserved matters it has been confirmed that a bus lay-by could be provided and this will be the subject of negotiations between highways and the Community Area Board.

Impact on Ecology

The site contains no nationally or locally designated wildlife features or species

The impact of the development on the ecology of the site has been accepted by reason of the outline permission. The ecological impacts on the development are to be mitigated and secured via the Ecological Management and Maintenance Plan (EMMP) approved for the site in conjunction with the Council's Principal Ecologist who also raised no objection to the application.

Bat and bird boxes are required and are proposed to be secured via condition.

All works to hedges and trees have been undertaken in accordance with the approved Plan. Whilst works have been undertaken during the nesting season, a survey was undertaken which confirmed there were no protected bird species which would preclude such works.

10. Conclusion

The reserved matters of appearance, layout, scale and landscaping accords with the outline permission granted under 08/02438OUT and is not materially difference to that approved under 10/04039REM and would not result in the detrimental impact on any residential amenities, landscape, ecology or highways. The proposal thus accords with Policies C2, C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The reserved matters of appearance, layout, scale and landscaping accords with the outline permission granted under 08/02438OUT and would not result in the detrimental impact on any residential amenities, landscape, ecology or highways. The proposal thus accords with Policies C2, C3 and NE15 of the adopted North Wiltshire Local Plan 2011.

Subject to the following conditions:

1 The north eastern landscape buffer fronting the residential development along Sandpit Road shall be carried out in the first planting and seeding season following the commencement of development. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the

approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY- C3 NE15

2. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY- C3 NE15

3. (a) No retained tree or hedge shall be cut down, uprooted or destroyed, nor shall any retained tree or hedge be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or hedge is removed, uprooted or destroyed or dies, another tree/hedgerow shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

In this condition "retained tree or hedge " means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

POLICY- C3 NE15

4. The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

POLICY – C3

5. No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

POLICY – C3

6. The development hereby permitted shall be constructed in accordance with the noise mitigation measures contained within paragraph 5.2.3 of the Noise Assessment prepared by ANV dated October 2008 unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of those residents fronting/adjoining Sandpit Road.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

POLICY- C3

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to plots 70-84 inclusive and plots 246-257 inclusive.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

POLICY-C3

9. The construction of any part of the development hereby granted shall not include the use on site of machinery, powered vehicles or power tools before 08:00 hours or after 18:00 hours on any weekday, nor before 08:00 hours or after 13:00 hours on any Saturday nor at all on any Sunday or Bank or Public Holiday without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenity of local residents.

10. Notwithstanding the submitted plans, no permission is given for any access to the sales office. Such an access would require separate planning permission.

Reason: For clarification in the interests of highway safety and the provision and retention of the landscape buffer along this boundary.

11. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed in informative 2. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

REASON: To ensure that the development is implemented as approved.

INFORMATIVES:

1. This decision should be read in conjunction with decision 08/02438OUT and the S106 agreement approved therein.
2. Plans:

Dated 21 April

PL-04 Rev A - site plan
PL-03 Rev B - location plan
PL-01 -AC - site Layout - part 1
PL-01.1 - site layout - part 2
PL-09 Rev G - areas for adoption
PL-11 Rev A - refuse collection plan
PL-12 Rev B - enclosures plan

SS-01 Rev D - street scenes
SS-02 - site sections

House Types etc:

HT-01 Rev B
HT-02 Rev B
HT-02a
HT-03a Rev A
HT-03b
HT-04 Rev B
HT-05a Rev A
HT-05b Rev A
HT-05c Rev A
HT-06a Rev C
HT-06b
HT-06c Rev A
HT-06d
HT-07a Rev B
HT-07b
HT-07c Rev A

HT-10a
HT-10b Rev A
HT-10c
HT-11
HT-12a Rev A
HT-12b Rev A
HT-21a
HT-21b
HT-21c
HT-21e Rev A
HT-22a Rev B
HT-22b Rev B
HT- 23a Rev A
HT-23b Rev A
HT-24

GAR-01 Rev A
GAR-02 Rev A
GAR-03 Rev A
GAR-04 Rev A
GAR-05 Rev A
GAR-06 Rev A
GAR-07 Rev A

HT-AFAPT-01 Rev B

HT-OPAPT-03 RevA

HT-AFAPT-02 Rev B
HT-AFAPT-03 Rev A
HT-AFAPT-04 Rev A
HT-AFAPT-05 Rev A
HT-OPAPT-01 Rev A

HT-OPAPT-04 Rev A
HT-OPAPT-05 Rev A
HT-OPAPT-06 Rev A
HT-OPAPT-07 Rev A
HT-OPAPT-08 Rev A

HT-OPAPT-02 Rev A

STORE-01 Rev B

Design Statement
Per-01 0 perspective

Drainage, highways, utilities etc (Sandpit Road)

R261/7

R261/17 RevA

R261/11
R261/12
R261/13 Rev B
R261/14 Rev A
R261/15 Rev A

R261/18 Rev A
R261/19
R261/20 Rev A
R261/21
R261/23

Dated 13 May 2011

130-500-05 - site levels layout

Dated 9 June 2011

JBA 10/172-01 Rev G
JBA 10/172-02 Rev G
JBA 10/172-03 Rev G
JBA 10/172-05 Rev E
JBA 10/172-06 Rev E
JBA 10/172-07 Rev E
JBA 10/172-08 Rev E
JBA 10/172-09 Rev A
JBA 10/172-TS02 Rev F - Tree Protection Plan
Tree Protection Fencing detail 3677.TPF-01

Dated 20 June 2011

PL-05 Rev J - materials plan
HT-25 Rev B
HT-08a Rev C
HT-08c Rev C

Dated 22 June 2011

JBA 10/172-04 Rev H
Measured works schedule: detailed hard and soft layout proposals for central green
Litter bin detail

R261/16 Rev B

