

REPORT FOR STRATEGIC PLANNING COMMITTEE

Date of Meeting	5 th December 2018
Application Number	18/04644/REM
Site Address	Land East of Spa Road, Melksham, Wiltshire
Proposal	Approval of Reserved Matters in Respect of Landscaping, Appearance, Layout and Scale for the Erection of 447 Dwellings, Car Parking Including Garages, Internal Access Roads, Public Open Space and Associated Infrastructure and Engineering Works Following Outline Permission 14/10461/OUT
Applicant	Hallam Land Management and Bloor Homes
Town/Parish Council	MELKSHAM (TOWN) & MELKSHAM WITHOUT SOUTH
Electoral Division	Councillor Jon Hubbard & Councillor Roy While
Grid Ref	391595 163167
Type of application	Full Planning
Case Officer	Jemma Foster

Reason for the application being considered by Committee

Councillor Hubbard has requested that the application be considered by the Planning Committee for the following reasons:

- Scale of Development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Environmental/highway impact
- Car Parking
- Impact of the proposed apartment block on the Grade II Listed Buildings

1. Purpose of Report

To consider the application and recommend approval. The application is before the Strategic Committee due to the fact that the original outline permission was approved by this committee. This application is for the subsequent approval of the details of the reserved matters, as the principle of planning permission has already been granted.

2. Report Summary

The main issues to consider are the acceptability of the details of the development and their impact on the following matters:

- the character and appearance of the area
- their impact upon neighbouring amenity
- Access and highways
- Other

3. Site Description

The site is known as Land East of Spa Road, Melksham. The site is approximately 20 hectares in size and forms a parcel of agricultural land to the east of Snowberry Lane. It lies between the new East Melksham Clackers Brook development, Melksham Oak Secondary School and Melksham Football & Rugby Club.

The site is relatively flat and comprises agricultural land of pasture and semi improved grassland used for cattle grazing. The fields are defined by existing hedgerows and there are few mature trees. The largest part of the site is within Melksham Without parish.

A public right of way runs through the site (MELW18) which provides a link from Bowerhill to Melksham via The Spa and the Clackers Brook development.

4. Planning History

14/10461/OUT – Outline application for up to 450 dwellings including access – Approved at Strategic Planning Committee on 10th February 2016 and decision issued on 22nd September 2016 following the agreement of a S106.

17/09248/VAR – Variation of Condition 32 of 14/10461/OUT relating to site access – Approved 09/08/2018

18/02128/FUL – Surface water drainage detention basin, associated works including associated access, groundworks and landscaping – Approved 15/08/2018

5. The Proposal

This reserved matters application seeks approval for the appearance, landscaping, layout and scale of the larger part of the site outlined in the above outline planning application. The area included within this application is all of the proposed housing (447 dwellings). The area not

included in this application is for the community facility.

6. Planning Policy

The Wiltshire Core Strategy (WCS) was adopted on 20th January 2015 and therefore holds full weight in planning terms. The following Core Policies (CP) are relevant when assessing this application.

CP1 (Settlement strategy), CP2 (Delivery strategy), CP3 (Infrastructure requirements), CP15 (Melksham Area Strategy), CP43 (Providing affordable homes), CP45 (Meeting Wiltshire's housing needs), CP46 (Meeting the needs of Wiltshire's vulnerable and older people), CP50 (Biodiversity and geodiversity), CP51 (Landscape), CP52 (Green Infrastructure), CP55 (Air Quality), CP56 (Contaminated Land), CP57 (Ensuring high quality design and place shaping), CP58 (Ensuring conservation of the historic environment), CP60 (Sustainable Transport), CP61 (Transport and Development), CP62 (Development impacts on the transport network), CP64 (Demand Management), CP67 (Flood Risk)

Wiltshire Waste Core Strategy - WCS6 (Waste Audit)

When adopting the WCS, some policies continue in force from the West Wiltshire District Local Plan (1st Alteration) (WWDLP) were saved. Those which are relevant to this application include:

U1a (Foul Drainage/sewerage treatment), I2 (Arts), I3 (Access for everyone)

Other

- Open Space provision in New Housing Developments – A Guide (Supplementary Planning Guidance)
- Affordable Housing Supplementary Planning Guidance adopted August 2004
- Leisure and Recreation Development Plan Document
- National Planning Policy Framework 2018 (NPPF)
- Planning Practice Guidance
- Wiltshire Car Parking Strategy
- Circular 06/2005 – Biodiversity and Geological Conservation
- Planning (Listed Buildings and Conservation Areas) Act 1990

- Wiltshire Council Waste Collection Guidance for New Development
- Wiltshire Housing Land Supply Statement 2015

7. Consultations

Melksham Without Parish Council – Amended Plans - Welcome the wealth of detail in the plans and the genuine attempt to address the consultee's concerns. However, they have serious concerns with regard to the design and bulk of the proposed apartment block in the north west corner of the site and the detrimental effect this will have on the setting of the listed buildings to the south.

The previous concerns raised by Melksham Without Parish Council on the original submission were as follows:

- There is a lack of green space in such a large application
- More walking routes from the site into Melksham are required
- There are no pedestrian crossings linking the site up to existing PROWS
- The development should provide a pedestrian crossing to Melksham Oak which should be lit.
- The Council would like to encourage the developers to bring forward the construction of the road to alleviate construction traffic on Snowberry Lane.
- Some parking spaces are located some distance from properties
- The heavily planted buffer to screen the historic spa buildings is now just a landscaped space and not a bund as previously assured.
- The tree avenues should be mature native species and not saplings.
- The trees abutting Farmhouse Court should be protected as well as the farmhouse itself. There should also be no 3-storey properties along this boundary.
- We request that the community hall building is built by the developer and is bigger than previously proposed to accommodate the needs of the future users.
- The Council is disappointed that the Applicant did not have a pre-application meeting with them especially as the Parish Council would like to take on the LEAP and any maintenance contribution.

Melksham Town Council – Amended plans - Object for the following reasons:

- The original access to the construction site was going to be via the extension to the distributor road, to not impact residents and this is now no longer the case
- The location of the 3-storey flats – given their design, bulk will have a detrimental

impact with regards to overlooking of dwellings in Farmhouse Court – they should be re-located

- Express concern with the amount of amended plans submitted

The following concerns were raised on the original submission by Melksham Town Council:
No objection but have the following concerns:

- Landscape buffer near Farmhouse Court is not wide enough and the listed wall should not be put at risk.
- Assurances were previously given that the dwellings near Farmhouse Court would be no higher than 2 storeys – there are three storeys proposed
- Disappointed that the community hall has not been included within the application and no consultation took place with local residents.
- Wants to see trees and hedgerows especially on the Western boundary retained
- It is unclear how students coming through town would be accommodated.
- No elevations have been provided.
- Assurances were given that a footpath would be provided linking the site to Melksham Oak – this has not been provided.

Wiltshire Council Urban Design – Support

Wiltshire Council Drainage Officer – No objection to the drainage proposals for the north part of the site, which is the first to be developed. Currently checking details for the southern part of the site.

Wiltshire Council Highways – No objection

Wiltshire Council Archaeology – No objection

Wiltshire Council Arboricultural Officer – No objection

Wiltshire Council Rights of Way – No objection

Wiltshire Council Public Open Space Officer – No objection

Wiltshire Council Affordable Housing Officer – No objection

Wiltshire Council Ecology – No objection

Wiltshire Council Conservation – No objection

Wiltshire Council Public Protection – No comment

Wiltshire Council Leisure – No objection

Natural England – No comment

Historic England – No comment but seek your specialist conservation advice and adhere to our letter on the outline application.

Environment Agency – No objection

8. Publicity

The application was advertised by a site notice and neighbour notification letters. An additional consultation period was also carried out following the receipt of amended plans. The deadline for any correspondence was 3rd October 2018.

21 Letters of objection have been received which make the following comments (summarised) – no letters of objection have been received to date on the amended plans:

Principle

- Why do we need all these houses – where will people work?
- What is the area quota for new homes in the district or Wiltshire and has it been reached

Impact upon the area

- Potential flooding – the field to the south of the site is often waterlogged
- What assurances are given to ensure that the development will not impact the spring and boreholes which The Spa were based.
- The distance previously agreed between the development and Farmhouse Court has not been adhered to.
- There are three storey houses adjacent to Farmhouse Court – these should be the same height as Farmhouse Court
- The ecology report is out of date – the pond has not been surveyed and there are known newts on the development site. The survey needs to be revisited.
- Have the archaeological investigations been completed – will building take place on the archaeological site?
- The design of the dwellings does not take into account the setting of the listed buildings.
- The row of trees at the southern boundary of Bowerhill Lodge Farmhouse should be

protected and it is inappropriate to build adjacent to the root protection areas and to get the crowns cut. They will cause overshadowing to the proposed gardens

- Trees planted to the rear of 8 Rosebrook Gardens should be protected as they help to reduce noise. The owner should be informed if they need to be removed – they do not belong to the Council.
- The dwellings now proposed do not concur with the indicative design layout of the outline application. The indicative drawing indicated 16 houses in the NW corner and there are now 28 which will mean more noise. Also more roads are now proposed.
- No details have been submitted of how the listed wall around Farmhouse Court will be protected during the development. It has no foundations and there is a large expanse of concrete that will need to be broken up that lies immediately adjacent to the wall.
- Concerned that our trees and hedges that form the boundary of our property will be damaged as there are no root protection zones indicated around our plants.
- We are concerned that people might illegally access our property via the buffer zone and also damage the listed wall.
- Proposed planting near the Listed Wall are also not deemed appropriate due to their lateral roots.
- 3 storey apartment block is in appropriate to the area and will impact upon the historic area and would not respect the setting of the listed buildings and walls
- The materials used near the listed building are not appropriate.

Amenity

- Our home is only 1.5 storeys and the proposed 2.5 storey dwellings will overlook our gardens
- New dwellings will look into our garden resulting in loss of privacy despite being reduced to 2 storey.
- The 3 storey apartment block will also overlook our garden and house

Highways

- There should be footpath for students to Melksham Oak
- Traffic relating to construction will use Snowberry Lane which is already congested
- Where will the main access to the site be?
- Another proposed roundabout will only cause more problems with congestion.

Other

- School places are already difficult to get and there are no plans to expand or create

new schools

- Facilities in Melksham are strained – dentist, doctors, parking, supermarkets, recycling centres. Current waiting time for an appointment with the doctor is 3 -4 weeks
- The developer did not conduct any further consultation with the occupants of Farmhouse Court as previously promised
- At the Strategic Planning Committee, the developer promised a local neighbourhood liaison group meeting before detailed plans were submitted. This did not happen.
- We would like the developer to peg the boundary of the site with us

9. Planning Considerations

9.1 Principle

The principle of development in this location, including the access arrangements into the site, has already been approved under the outline planning permission for up to 450 dwellings and therefore it is not possible for the Local Planning Authority to raise concerns with the principle of development.

9.2 Impact upon the character and appearance of the area

This application demonstrates a density of 38 dwelling per hectare which is considered appropriate when assessed against its immediate vicinity.



The proposal sees a mix of 2, 2 ½ and three storey dwellings to be built with 2 different types

of brick (buff/brown and multi red, reconstituted stone and ivory render under either a slate or tile roof (burnt red or light brown colours). All front doors and rainwater goods will be black, windows and fascias are proposed to be white. The relevant porch and bay windows will match the roof material on the same plot. The proposed materials are considered to be appropriate to their setting due to the newly built housing development to the North of the site. The following picture gives examples of 4 street scenes within the proposed development:



The main spine road through the development site has a tree lined route with 2 metre wide footpaths. Secondary streets are defined with a slightly narrower carriageway (4.8 metres). Shared surfaces are proposed in areas serving less than 25 dwellings. This gives a clear hierarchy and will help people negotiate through the site. There are areas of open space and trees have been added to these landscape strips to soften the impact of the proposed development.

The existing trees on the southern boundary of Bowerhill lodge farmhouse are to be protected by a Tree Preservation Order and as such need to be protected from the development. Amended plans have been submitted moving the proposed dwellings away from these trees and the Agent has confirmed that the foundations for the proposed dwellings nearest the trees will be appropriate for the soil type and trees recorded here. The development of these houses is also required to be built in accordance with NHBC Building near trees Section 4.2. The Applicant has confirmed that details of the Tree Preservation Orders will be given to all new residents. The Wiltshire Council Arboriculturalist is therefore satisfied that the proposal is acceptable.

The Drainage Officer has no objections to the proposals for the northern part of the site and

an additional review is currently being undertaken by Atkins on behalf of Wiltshire Council for the southern part of the site which could impact upon the size of the drainage ponds. Therefore an update regarding the Southern part of the site will be given at Committee. Furthermore, Conditions 14, 15 and 16 of the outline consent regarding drainage, foul drainage and surface water drainage are yet to be discharged and therefore the Council is still able to ensure that the drainage elements of the proposal are appropriate through the discharge of conditions process.

The Archaeologist, Ecologist, Environment Agency, Historic England, Open Space Officer and Landscape Officer have all raised no objections to the reserved matters application. These areas were assessed in the approved outline application and appropriate conditions were added on the decision notice.

Concerns have been raised by the general public regarding the protection of trees at Rosebrook Gardens- this concern relates to the construction of the roundabout which is not within this current application – however if the trees are owned by the occupiers of this street, then the applicant would need to gain approval to remove them. A concern regarding the revised housing layout not concurring with the indicative layout has been received. However, the layout in the outline application was purely an indicative plan to help demonstrate the capacity of the site. The final details of the layout were reserved for this detailed submission.

9.3 Impact on the setting of the Listed Building

Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the “*desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*” (s66).

Paragraph 193 of the NPPF states that “*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. ... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*”

Paragraph 194 of the NPPF states that “*Any harm to, or loss of, the significance of a designated heritage asset (... from development within its setting), should require clear and convincing justification.*”

Paragraph 196 of the NPPF states that “*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...*”

Core Policy 57 of the Wiltshire Core Strategy states: *“A high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through... being sympathetic to and conserving historic buildings”*

Core Policy 58 of the Wiltshire Core Strategy echoes the above national policy in seeking the protection, conservation and, where possible, enhancement of heritage assets.

The following points are taken from the Historic England document *“The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3”* (HE GPA3) that are considered to be particularly relevant:

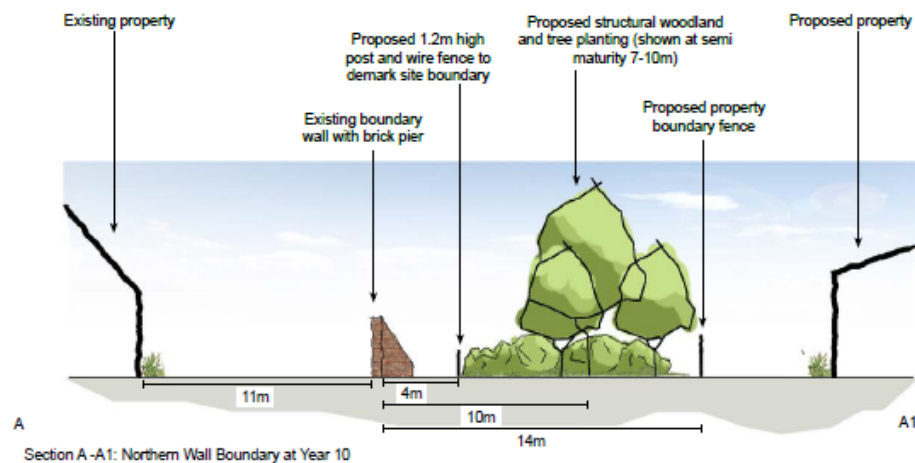
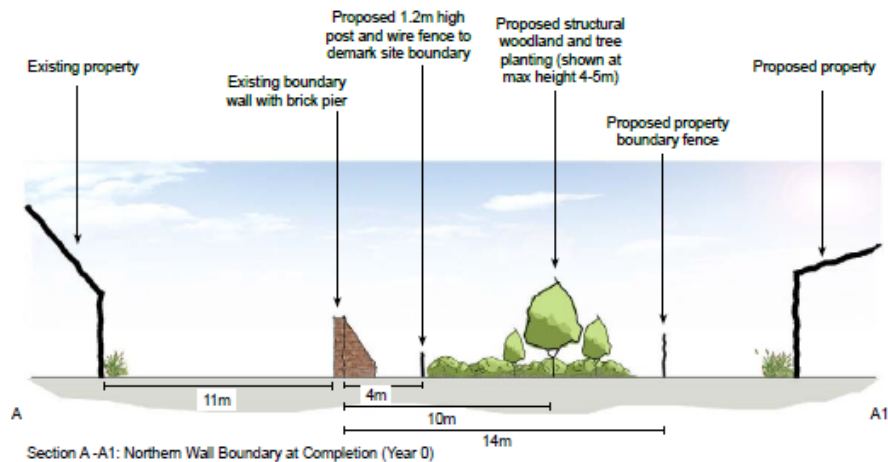
HE GPA3 Part 1:

“The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.” *“The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part...”* *“While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time.”*

The listed building in question is Berkeley House et al, originally listed as Bowerhill Lodge Farmhouse that was split into four dwellings. In addition, to the north of this listed building is an inverted U shape stable block that is considered to be a curtilage listed building to the main farmhouse and has been considered as such when the stable block was split into five dwellings.

The application is in line with the previous Conservation Officers comments whereby the proposed dwellings facing the Listed Buildings are all two storey and there is a vegetation buffer between the two that separates the site from the historic fabric. The buffer between the proposed development and the boundary of the listed building was agreed to be between 10 metres and 12.75 metres wide in the approved outline application. The revised plans adhere to this previous agreement. Furthermore, this landscape buffer will not be able to be accessed by the general public. The following diagram indicates the distances involved

between the existing and proposed dwellings with the proposed landscape buffer in-between..



Melksham Without Parish Council and Melksham Council alongside residents of Farmhouse Court have particularly raised concern regarding Bowerhill Lodge and the impact the proposed three-storey apartment block would have on this designated heritage asset which is located approximately 53 metres from the curtilage of the listed buildings and approximately 115 metres to the main listed buildings. This apartment block is located in the North West corner of the site. The Conservation Officer has assessed this part of the proposal and due to the proposed vegetation boundary, the proposed row of two-storey dwellings and a proposed road that would be between the two areas of concern alongside the distance involved, it is considered that the proposed apartment block would have a negligible impact on the setting of the listed building. As such the proposal is considered to result in no harm to the setting of the listed building and complies with the relevant policies

and legislation.

Concerns have been raised by the general public about an area of tarmac adjacent to the listed wall and what will happen to the wall when the tarmac is removed. The Applicant has confirmed that they will ensure that *“all proper and necessary precautions will be taken through the construction process to ensure the structural integrity of this feature”*.

A further concern relates to the proposed use of materials in the row adjacent to the Listed Building. These proposed properties are to be built with the mixture of materials detailed above but are predominantly brick under a tile roof. However due to their distance away from the listed building together with the planted buffer, it is considered that the proposed materials would result in no harm to the setting of the historic environment.

9.4 Impact upon neighbouring amenity

All of the proposed dwellings that are located near to the boundary of the site are two-storeys high and as such alongside the distance between the existing and proposed dwellings it is considered that there are no concerns raised regarding impact on neighbouring amenity in terms of overlooking, overshadowing or being overbearing. It is also considered that there are no concerns regarding neighbouring amenity within the proposed site for future occupiers.

Particular concerns have been raised regarding the overlooking of dwellings and their gardens to the West of the site (Bowerhill Lodge). The generally applied standard is that there should be a minimum garden depth of 10.5 metres to allow adequate privacy between neighbouring houses and their gardens. The proposed buffer is approximately 10 metres wide at its narrowest point which together with the proposed gardens which face onto this boundary would result in a distance much larger than the 10.5 metres required. Concerns have also been raised regarding overlooking from the three storey apartment block. As stated above, the apartment block is located approximately 53 metres from the residential curtilage and as such no issues of overlooking can be demonstrated that would warrant a refusal reason.

9.5 Highway Impact

The parking schedule indicates that the proposed dwellings comply with the Wiltshire Car Parking Strategy (1 bedroom requires 1 space, 2-3 bedrooms require 2 spaces and 4+ bedrooms require 3 spaces) and the proposed garages all meet the necessary internal dimensions required to be counted as a car park space. Due to the parking spaces including garages, it is considered appropriate to add a condition to any approval ensuring that they

are not able to be converted into habitable accommodation without further planning permission. There is also additional visitor parking around the site.

There are public footpaths around the site which are to receive money towards their upgrading. This is detailed in the Section 106 on the outline permission (and also summarised in the Section 106 Section of this report below). However MELK24 runs through the north west corner of the proposed site and it is proposed to divert this PROW along a green verge which in principle is considered to be appropriate by the Public Right of Way Officer but this process will require a footpath diversion order which is separate to this application.

Concerns have been raised regarding the location of the access points of the site, the roundabout, an increase in traffic and the phasing of the new roads. However all of these issues were looked at and assessed under the previously approved applications and are not a matter for discussion under the current application.

9.6 Other

Concerns have been raised by the general public regarding school places and general infrastructure needs. Some of these areas were covered in the outline application and form part of the Section 106 Legal Agreement which is detailed in the section below. A concern such as consultation outside of the planning process is not a matter that can be taken into consideration when making a decision on this application.

Concerns were also raised regarding the lack of detail regarding the community hall on this current application. The site location plan for this application does not include the land allocated for community purposes and as such would come forward as a separate application. However the Section 106 Legal Agreement on the outline application does require a reserved matters application for the community area no later than 6 months from the commencement of development.

Section 106 Legal Agreement

There was a S106 Legal Agreement approved under the previously approved outline planning application. For reference, the S106 included the following items:

- 30% Affordable Housing
- contribution to the primary and secondary school
- An off-site ecology area
- Open space to be included within the development including equipped play

provision

- A travel plan
- Refuse contribution to provide the new properties with waste and recycling bins
- Various contributions towards public rights of way:
 1. A link from the site and surfacing of MELK102 to provide a route into Melksham for future residents
 2. £4,100 for 11 kissing gates on nearby footpaths MELW23, MELW24 and MELW36.
 3. £1,700 for improvements to MELW19 including replacing 2 stiles with kissing gates and improving the surface
 4. MELW18 through the site to be upgraded to a cycle track to adoptable standards
 5. Extension and upgrading of MELW19 to a cycle track with lighting to adoptable standards to allow access to Melksham Oak Secondary School

Officers from Affordable Housing, Right of Way, Highways, Play and Open Space have raised no objections to this reserved matters application.

10. Conclusion

The proposal is in line with the terms of the outline planning permission and this reserved matters submission complies with the requirements of the relevant Development Plan policies. Accordingly, it is recommended for Approval. There are few conditions to be attached as the conditions applied at the outline permission govern the principles of the development.

RECOMMENDATION: Approve with the following conditions. (Appended to this report is a copy of the outline planning permission decision notice setting out the conditions applied at that stage)

- 1 No development shall commence on site until a Construction Environmental Management Plan (CEMP), incorporating pollution prevention measures, has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preventing pollution of the water environment

- 2 No development above slab level shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have

been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 secure the retention of adequate parking provision, in the interests of highway safety.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received by the Local Planning Authority on 21st November 2018

27846 HT Garages: HT-GAR-01.1, HT-GAR-02.1, HT-GAR-03.1, HT-GAR-04.1, HT-CSTR-01.1

Received by the Local Planning Authority on 20th November 2018

10484-500: 111_D, 112_D, 113_D, 114_D (Adoption Plan Sheets 1-4)

Received by the Local Planning Authority on 15th November 2018

27846: EXT-01a (external works), PL-01 (site location plan), PL-03.3h (planning layout), PL-03.4h (planning layout), SS-01c (street scenes), HT-HL-AF3-01B (apartment block)

27846-HT (affordable housetypes Rev C): HLA1-02B, HLA2-01B, HLA3-01A, HLA4-01A

27846-OM (housetypes Rev C): HT-HL1-01B, HT-HL2-01A, HT-HL2-02B, HT-HL3-01A, HT-HL3-02A, HT-HL3-03A, HT-HL4-01A, HT-HL4-02C, HT-HL5-01B, HT-HL5-02A, HT-HL6-01A, HT-HL6-02A, HT-HL6-03A, HT-HL7-01A, HT-HL7-02B, HT-HL8-01B, HT-HL8-02B

28125 AH Housetypes Rev B: HT-1BF-01A, HT-1BF-02B, HT-1BF-03B, HT-SHELL-01B, HT-SHELL-02B, HT-SINC-01A, HT-SINC-02A, HT-SINC-03B, HT-SINC-04B, HT-SORL-01A, HT-SORL-02A, HT-SORL-SIN-01A, HT-SORL-SIN-02A, HT-SORL-SIN-03A, HT-STRAND-01A, HT-STRAND-02A,

28125 OM Housetypes Rev D: HT-CHES-01A, HT-CHES-02A, HT-CHES-03A, HT-CHES-04A, HT-CHES-05A, HT-BYRON-01A, HT-LYTT-01A, HT-LYTT-02A,

HT-LYTT-03A, HT-HEYW-01A, HT-HEYW-02A, HT-MARL-01A, HT-MARL-02A, HT-MARL-03A, HT-MARL-04A, HT-MEDI-01, HT-MEDI-02, HT-HALL-01C, HT-HALL-02B, HT-BROO-01B, HT-WYATT-01B, HT-WYATT-02B, HT-MORR-01B, HT-MORR-02B, HT-HARW-01C, HT-HARW-02B, HT-DARL-01A, HT-DARL-02A, HT-MIDDLE-01, HT-MIDDLE-02, HT-LYBY-01A, HT-LYBY-02A, HT-LYBY-03A, HT-BCCB-01A, HT-BCCB-02A, HT-BM-01, HT-BM-02

28125 HT-HOG-01, 28125 PL-03.1j (planning layout), 28125 PL-03.2j (planning layout), 28125 SW109-SL-002M (material layout)

4769-L: 212L (on plot strategic softworks),

4769-L: 223J, 224J (hard landscape proposals)

Received by the Local Planning Authority on 27th September 2018

10484-500-701_A (highway construction), 4769-L: 209F, 210H, 211F (on plot strategic softworks), 213D (on plot typical planting)

4769-L: 214D, 215D, 216D, 217D, 218D, 220D (structural landscape proposals)

4769-L: 221D, 222D (hard landscape proposals)

Received by the Local Planning Authority on 17th September 2018

10484-500-506E (eastern detention basin), 1-484-500-507A (western detention basin), 10484-500-513B (drainage catchment), 10484-500-539 (existing watercourse), 10484-500-541A (drainage standard details), 10484-500-551 (western basin control manhole details), 10484-500-522A (eastern basin control manhole details), 10484-500-561 (western basin inlet headwall details), 10484-500-562 (western basin outlet headwall details), 10484-500-563 (western basin headwall details - outfall), 10484-500-564 (eastern basin headwall), 10484-500-565 (eastern basin headwall), 10484-500-566 (eastern basin outfall headwall), 10484-500-571A (western basin sections), 10484-500-572A (eastern basin sections), 10484-500-580 (rising main washout chamber)

10484-500: 101C, 102C, 103C, 104C (highway layout sheet)

10484-500: 201C, 202C, 203C, 204C (finished floor levels)

10484-500: 302C, 303C, 304C (vehicle swept path analysis)

10484-500: 501D, 502D, 503D, 504D, 505D (drainage layout sheet)

10484-500: 511B, 512B, 513B, 514B, 515B, 516B, 517B, 518B, 519B, 520B, 521B, 522B, 523B, 524B (drainage long section)

10484-500: 532B, 533B, 534B, 535B, 536B (exceedance plan sheet)

10484-500:537A, 538A, 540A (land drainage works)

10484-500: 581C, 582C, 583B (foul water pumping station)

Received by the Local Planning Authority 12th September 2018

28125 Bin Store Details: HT-BIN-01, 27846 Parking Schedule, 27846 SE-01b (site sections), 4769-L-219D (structural landscape proposals NW boundary), 4769-L-225D (NW boundary planting offset details), 4769-L-226-227A (NW boundary illustrative sections)

28125 Gar-01 Garage Details Rev A: HT-GAR-01A, HT-GAR-02A

REASON: For the avoidance of doubt and in the interests of proper planning.

1 INFORMATIVE TO APPLICANT:

The submitted CEMP must include safeguarding measures to deal with the following pollution risks:

- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.