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**By email only**

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**Our ref.**
**Your ref.** 2023/0015

28 July 2023

Dear Ms Ward

**RESERVED MATTERS PLANNING APPLICATION REF. 2023/0015**
**SUBMISSION OF REVISED MATERIAL**

Please find enclosed a set of plans and documents which are hereby submitted as part of the above planning application. A directory of these plans and documents, which also indicates which of the previously submitted plans and documents are superseded is appended to this letter.

Corresponding plans and documents are also submitted separately to the current discharge of conditions applications relating to landscaping (ref. 2023/0017 and 2023/0018).

In response to consultation and discussions, the following changes to the proposed development are made by this submission:

1. The siting of the building is adjusted slightly within the plot, with corresponding change to the position and extent of the retaining structure and slope to the southeast fringe of the site.
2. The position, extent and shape of the yard is amended to create additional space for landscape planting around its perimeter.
3. The landscape planting scheme is revised to introduce additional trees (extra heavy standard) and hedgerow around the perimeter of the yard and car park. Minor corresponding alterations the planting type indicated to fringe areas of the site.
4. Change to the colour shade of cladding from Goosewing Grey to Pure Grey.
5. Detail of the green roof system is provided.
6. Amendment to red line boundary to extend to the public highway at the Shortwood Roundabout.

As a result of the alteration to the landscape planting scheme, the Biodiversity Impact Assessment and the Biodiversity Offsetting Scheme have been reviewed and revised, resulting in a small increase in the off-site land area required for habitat enhancement to maintain the biodiversity net gain at >10%.

In terms of Landscape and Visual Impact, it is anticipated that the mature planting along the eastern, northern and western boundaries will help provide instant screening on completion. This will help integrate the proposed commercial buildings within the existing landscape context and help expedite establishment of the landscape planting scheme. This will benefit both the site users and those with a view of the site.

It is anticipated that these scheme improvements will provide welcome screening benefits in the first five years of completion. However, there will be little material effect on the individual scoring of Landscape and Visual impacts identified within the LVIA process and most recently in the Addendum document (ref. 334-UW-P-LVIA Addendum G36 Unit 4 - Rev.B) submitted with the reserved matters application. Therefore, it is considered that the revised drawings will not result in any adverse or beneficial effects for the LVIA Addendum document. The original scoring stands and that document remains unchanged.

All other plans and documents submitted with the reserved matters application also remain unchanged.

I trust that this information is of assistance and that the enclosed plans and documents fully address the comments raised in relation to the design/appearance and landscape/trees matters raised.

Should you have any queries or wish to discuss further then please contact me by email or phone on the number above.

Yours sincerely

*HRobertshaw*

**Hamish Robertshaw**
Director

Enc.

cc. Harworth Group

**Schedule of Plans/Documents submitted and superseded**

1. Built development drawings:

| **Now submitted** | **Now superseded** |
|---|---|
| Location Plan ref. 12006-4-(P)100 **rev.E** | Location Plan ref. 12006-4-(P)100 rev.C |
| Existing Site Plan ref. 12006-4-(P)101 **rev.E** | Existing Site Plan ref. 12006-4-(P)101 rev.C |
| Existing Detailed Site Plan (sheet 1 of 2) ref. 12006-4-(P)102 **rev.D** | Existing Detailed Site Plan (sheet 1 of 2) ref. 12006-4-(P)102 rev.B |
| Existing Detailed Site Plan (sheet 2 of 2) ref. 12006-4-(P)103 **rev.D** | Existing Detailed Site Plan (sheet 2 of 2) ref. 12006-4-(P)103 rev.B |
| Overall Site Plan (Ph2 site existing & proposed units) ref. 12006-4-(P)110 **rev.E** | Overall Site Plan (Ph2 site existing & proposed units) ref. 12006-4-(P)110 rev.D |
| Proposed Site Plan ref. 12006-4-(P)111 **rev.D** | Proposed Site Plan ref. 12006-4-(P)111 rev.C |
| Proposed Detailed Site Plan (sheet 1 of 2) ref. 12006-4-(P)112 **rev.D** | Proposed Detailed Site Plan (sheet 1 of 2) ref. 12006-4-(P)112 rev.C |
| Proposed Detailed Site Plan (sheet 2 of 2) ref. 12006-4-(P)113 **rev.D** | Proposed Detailed Site Plan (sheet 2 of 2) ref. 12006-4-(P)113 rev.C |
| Overall Indicative Masterplan ref. 12006-4-(P)114 **rev.A** | Overall Indicative Masterplan ref. 12006-4-(P)114 rev.- |
| Section 2 ref. 12006-4-(P)115 **rev.A** | Section 2 ref. 12006-4-(P)115 rev.- |
| Section 3 ref. 12006-4-(P)116 **rev.A** | Section 3 ref. 12006-4-(P)116 rev.- |
| Section 6 ref. 12006-4-(P)117 **rev.A** | Section 6 ref. 12006-4-(P)117 rev.- |
| Surface Finishes Site Plan ref. 12006-4-(P)118 **rev.A** | Surface Finishes Site Plan ref. 12006-4-(P)118 rev.- |
| Elevations ref. 12006-4-(P)125 **rev.B** | Elevations ref. 12006-4-(P)125 rev.A |
| 3D Views ref. 12006-4-(P)127 **rev.B** | 3D Views ref. 12006-4-(P)127 rev.A |

2. Design and visual documents:

| **Now submitted** | **Now superseded** |
|---|---|
| Sedum Blanket System - Green Roof Specification (SkyGarden) | - |
| Colour change detail ref. 12006-4-(SK)102- | - |

3. Landscape drawings:

| **Now submitted** | **Now superseded** |
|---|---|
| Landscape Masterplan ref. 12006-4-VL_L01 **rev.E** | Landscape Masterplan ref. 12006-4-VL_L01 rev.A |
| Detailed Landscape Plan [Sheet 1 of 2] ref. 12006-4-VL_L02 **rev.D** | Detailed Landscape Plan [Sheet 1 of 2] ref. 12006-4-VL_L02 rev.- |
| Detailed Landscape Plan [Sheet 2 of 2] ref. 12006-4-VL_L03 **rev.E** | Detailed Landscape Plan [Sheet 2 of 2] ref. 12006-4-VL_L03 rev.A |
| Landscape Masterplan ref. 334-UW-P-004 **rev.I** | Landscape Masterplan ref. 334-UW-P-004 rev.G |
| Landscape Mitigation Plan ref. 334-UW-P-030 **rev.D** | Landscape Mitigation Plan ref. 334-UW-P-030 rev.B |
| Landscape Site Plan ref. 334-UW-P-031 **rev.D** | Landscape Site Plan ref. 334-UW-P-031 rev.C |
| Planting Plan ref. 334-UW-P-032 **rev.C** | Planting Plan ref. 334-UW-P-032 rev.B |

4. Landscape and ecological documents:

| **Now submitted** | **Now superseded** |
|---|---|
| On-plot Landscape Maintenance and Management Plan ref. 12006-4-VL- **R01A** | On-plot Landscape Maintenance and Management Plan ref. 12006-4-VL_R01 |
| Habitat Creation, Biodiversity Mitigation & Enhancement Scheme Unit 4 - **rev.B** | Habitat Creation, Biodiversity Mitigation & Enhancement Scheme Unit 4 - rev.A |
| Biodiversity Impact Assessment G36 Unit 4 – **rev.B** | Biodiversity Impact Assessment G36 Unit 4 – rev.A |

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|---|---|
| BIA Unit 4 Appx B - Biodiversity Metric 2.0 - **Rev B** | Biodiversity Metric 2.0 (spreadsheet file) |
| Biodiversity Offsetting Scheme G36 Unit 4 – **rev.A** | Biodiversity Offsetting Scheme G36 Unit 4 – rev.- |
| BOS Unit 4 Appx A- Biodiversity Metric 2.0 - **Rev B** | Biodiversity Metric 2.0 (spreadsheet file) |
| Offsite Habitat Creation & Management Plan G36 Unit 4 – **rev.A** | Offsite Habitat Creation & Management Plan G36 Unit 4 – rev.- |

**Schedule of Unchanged Plans/Documents**

- Ground Floor Plan ref. 12006-4-(P)120 rev.B
- Upper Floor Plans ref. 12006-4-(P)121 rev.B
- Roof Plan ref. 12006-4-(P)124 rev.A
- Indicative Sections ref. 12006-4-(P)126 rev.A
- Proposed Substation ref. 12006-4-(P)130 rev.A
- Proposed Fencing Detail ref. 12006-4-(P)131 rev.A
- Proposed Short Stay Cycle Shelter ref. 12006-4-(P)132 rev.A
- Proposed Bin Store ref. 12006-4-(P)133 rev.A
- Finished Levels Scheme Sheet 1 of 2 ref. Y22039-D101-REV1
- Finished Levels Scheme Sheet 2 of 2 ref. Y22039-D101-REV1
- Drainage Layout Plan sheet 1 of 2 ref. Y22039-D200-REV1
- Drainage Layout Plan sheet 2 of 2 ref. Y22039-D201-REV1

- Planning Statement ref. JM_PS_03
- Design and Access Statement ref. 12006-4-DA01 rev.B
- LVIA Addendum Unit 4 (inc. photomontages) rev.B
- Landscape and Ecological Management Plan ref. 334-UW-P-LEMP rev.A
- Transport Statement ref. 21095/22086/MOS/TS
- BREEAM Pre-Assessment Planning Tracker G36 Unit 4 Rev 01 (18/11/22)
- Energy Strategy Report ref. 13213_P02
- Drainage Strategy ref. Y22039.v1
- Surface Water Drainage Calculations ref. Y22039-V01