

Former Oughtibridge Paper Mill Planning Compliance Statement

CEG, Barratt David Wilson Homes, Sky House Co Limited

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Contents

1.0	Introduction	1
	Background	1
	Site Context	1
	The Proposed Development	2
	Content of the Application Submission	2
	Pre-Application Consultation	3
	Report Structure	3
2.0	Compliance with Approved Parameter Plans	4
	Condition 04 – Accordance with Parameter Plans	4
3.0	Compliance with Relevant Conditions	7
	Condition 01 – Time period for submission of application for approval of all reserved matters	7
	Condition 20 – Access to Wharncliffe Side Waste Water Treatment Works	7
	Condition 21 – Provision of public open space	7
	Condition 33 – Development quantum	8
	Condition 34 – Site Levels	9
	Condition 35 – Accordance with Drainage Assessment	9
	Condition 38 – Vegetated buffer zone	10
4.0	Summary	11

Appendices

Appendix 1 Drawing Schedule

1.0 Introduction

- 1.1 This Planning Compliance Report accompanies an application for the approval of reserved matters (layout, scale, appearance, and landscaping) of outline planning permission 18/04258/OUT in respect of the former Oughtibridge Paper Mill, Sheffield.
- 1.2 The report demonstrates compliance with the parameter plans and wider conditions established as part of the outline planning permission.

Background

- 1.3 Outline planning permission submitted by CEG was approved on 28th October 2016 for the redevelopment of the Oughtibridge Paper Mill site for housing. Subsequently, Minor Material Amendments (secured by way of Section 73 applications to vary planning conditions) have been approved by the Sheffield City Council (SCC) in November 2017 and January 2019. This application for the approval of reserved matters relates to the most recent permission dated 31st January 2019 (app ref. 18/04258/OUT) which resulted in minor adjustments to the parameter plans.
- 1.4 CEG has already made a significant investment in facilitating various site enabling works, which were the subject of a separate discharge of condition application (app ref. 17/02624/COND1) approved in February 2018, including the demolition of existing buildings, remediation of the previous industrial contamination and regrading of the site to reduce flood risk.
- 1.5 In addition, a separate full planning permission (app ref 17/05134/FUL) was approved in February 2018 for the delivery of the vehicular access, new vehicular bridge crossing the River Don and a spine road, which is also in the process of being constructed on site.
- 1.6 Following approval of the outline application and completion of these substantial preparatory works, CEG has partnered with two housebuilders, Barratt David Wilson Homes (BDWH) and Sky House Co Limited, in order to deliver the housing and associated regeneration across the site. The inclusion of two housebuilders (further details of which are provided below) which provide differing residential offers will deliver a unique and creative solution to the comprehensive redevelopment of the site for housing.
- 1.7 This Compliance Report acts as a ‘navigation’ document for the reserved matters submission and provides details of the reserved matters specified in condition 03 attached to outline planning permission 18/04258/OUT (which cover layout, scale, appearance and landscaping), as well as its relationship to other relevant outline planning conditions.

Site Context

- 1.8 The site consists of previously developed land located to the north of the village of Oughtibridge and to the south of Wharncliffe Side (both within the authority area of Sheffield). The land was previously in use as a paper mill. The majority of the buildings have now been demolished and the site is currently being remediated to facilitate residential development. The site is intersected by the River Don and incorporates a number of existing trees and structures along its banks.
- 1.9 Land to the south of the River Don is located within SCC’s local authority area and land to the north of the river is located within Barnsley Metropolitan Borough Council’s (BMBC) local authority area.
- 1.10 It was confirmed at Barnsley Metropolitan Borough Council’s (BMBC) Planning Regulatory Board on 23rd February 2016 pursuant to Section 101(1)(b) of the Local Government Act 1972

that SCC was to act as lead authority in determining the planning applications at the site of Oughtibridge Mill, Sheffield. An identical copy of this application for the approval of reserved matters has been submitted to BMBC in accordance with Article 11 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Proposed Development

- 1.11 The reserved matters boundary is shown on the accompanying Location Plan (dwg ref. 1929.02). This relates to the full extent of the approved outline planning permission boundary. The proposed development of the site comprises of 290 residential units within the parameters set by the outline permission (discussed in further detail below).
- 1.12 As set out above, the homes are to be delivered by a combination of BDWH and Sky House Co Limited. BDWH will deliver the majority (255) of homes across the site, with CODA/Sky House Co Limited delivering 35 homes within the area of the site earmarked for higher density housing on parameter plans 03 and 04. This has enabled a separate but complimentary approach to be applied to this part of the site, which forms its own character area.
- 1.13 The wider site proposals include the change of use of the two existing buildings proposed to be retained within the site to deliver 13 residential apartments. This forms a separate, but concurrent, planning application which will be delivered as part of the Coda/Sky House development. This change of use will fit with the wider scheme and benefit from infrastructure being delivered as part of the reserved matters works.

Barratt Developments

- 1.14 Barratt Developments is one of the nation's largest housebuilders, with a track record of delivering the highest quality homes in places people aspire to live. David Wilson Homes is one of three consumer brands which makes up the heart of Barratt Developments. David Wilson Homes is supported with decades of experience in building family homes and is known for beautifully designed houses that are built to the highest quality. David Wilson Homes is an award-winning homebuilder and holds NHBC 5 star status.

Sky House Co Limited

- 1.15 Based on the back-to-back housing concept created by award winning Architects CODA, 'Sky House' aims to create sensitively compact communities that are centred around a series of open spaces for the residents to use. 'Sky House' is derived from the house's unique roof gardens and expansive glazing, creating homes that are bright, airy and spacious with unrivalled views from every level.
- 1.16 The design proposed by the reserved matters submission takes reference from the region's industrial past, with the saw toothed roofs in a sensitive contemporary style. The 'Sky House' will be eco-friendly, with highly insulated, low energy appliances and compact design meaning minimal heat loss and lower than average monthly running costs.

Content of the Application Submission

- 1.17 The application for approval of reserved matters is submitted in compliance with condition 03 of the Outline Planning Permission which states:

No development of a phase shall be commenced unless and until full particulars and plans have been submitted to and approved by the Local Planning Authority in respect of (a) Appearance, (b) Landscaping, (c) Layout and (d) Scale (matters reserved by the permission).

1.18 Planning drawings providing full details of appearance, landscaping, layout and scale of the proposed development are submitted as part of the application. Details of all external materials to be used are indicated on the application drawings (notably Materials Layout dwg ref. 1929.03 Rev A) submitted as part of the application. A schedule of drawings submitted for consideration as part of this reserved matters application is provided at **Appendix 1**.

1.19 The other conditions addressed by this submission are set out within Table 1.1 below.

Table 1.1 Relevant Conditions

Condition	Summary
01	Time period for submission of application for approval of all reserved matters
03	Particulars and plans of reserved matters
04	Accordance with parameter plans
20	Access to Wharnccliffe Side Waste Water Treatment Works
21	Provision of public open space
33	Development quantum
34	Site Levels
35	Accordance with Drainage Assessment
38	Vegetated buffer zone

1.20 The remainder of this Compliance Report considers and addresses each of the relevant conditions in turn by providing an account of how the submission satisfies that condition. Compliance is demonstrated by cross-reference to the following free-standing documents submitted with the application:

- 1 Drawing package – compilation of scheme layout plans, elevations and sections (please refer to drawing list included at Appendix 1);
- 2 Reserved Matters Design Report (August 2019).

1.21 As referred to above, change of use of the existing buildings on site to residential use is subject to a separate planning application which is submitted concurrently with the reserved matters submission.

Pre-Application Consultation

1.22 The design proposals for the reserved matters submission have developed through pre-submission discussions between the applicant team and SCC over a number of months, and the detailed layout has been amended as far as possible to incorporate a number of comments received from planning and technical officers at SCC.

Report Structure

1.23 The remainder of this report considers each of the relevant outline planning conditions addressed by this reserved matter submission in turn, setting out the relevant planning condition and its reason, and details of how the detailed proposals comply.

2.0 **Compliance with Approved Parameter Plans**

- 1.1 The parameter plans formed the starting point for designing the detailed layout. Alongside this the layout has been designed to accommodate the results of updated technical work and specific commercial and operator-led requirements following CEG's selection of their housebuilder partners. The detailed layout has also been the subject of pre-application discussions as detailed above and has been amended as far as possible to incorporate a number of comments received from planning and technical officers at SCC.

Condition 04 – Accordance with Parameter Plans

- 2.1 The relevant part of condition 04 and its reason state:

The development shall be carried out broadly in accordance with the following approved plans:

01 Use and Development Area (Dwg. Ref. no. 1526:10 Rev Q)

02 Landscaping and Open Space (Dwg. Ref. no. 1526:11 Rev K)

03 Storey Heights (Dwg. Ref. no. 1526:12 Rev C)

04 Density (Dwg. Ref. no. 1526:13 Rev E)

05 Access (Dwg. Ref. no. 1526:14 Rev E)

06 Tree Removal Plan (Dwg. Ref. no. 1526:15 Rev J)

Reason: In order to define the permission.

Response to Condition 04

- 2.2 The condition requires proposals to be carried out broadly in accordance with the approved parameter plans. The extent to which the detailed proposals broadly accord with the parameter plans has been discussed with SCC Officer's prior to the submission of the reserved matters application.

01 Use and Development Area (Dwg. Ref. no. 1526:10 Rev Q)

- 2.3 The location of the main site vehicular access point and new vehicular bridge (which are in the process of being constructed as part of full planning permission 17/05134/FUL) are in the same location as shown on Parameter Plan 01 (and 05), and the indicative internal primary vehicular access routes and indicative pedestrian routes are within broadly similar locations to those indicated on Parameter Plan 01. A green corridor will be created along the site's main spine road through consideration of the landscaping of gardens fronting onto this route in accordance with the Indicative Landscape Corridor set out on Parameter Plan 01, details of which are shown on the accompanying Landscape Masterplan (dwg ref. 3548-1).
- 2.4 The extent of residential development and open space broadly accords with that shown on Parameter Plan 01 (discussed further under Parameter Plan 02 below).
- 2.5 The reserved matters layout incorporates the woodland buffer as indicated on Parameter Plan 01 (and 02).

- 2.6 The detailed layout delivers the area including dwellings with frontage access onto Langsett Road North and the retained landscape buffer to the rear in accordance with Parameter Plan 01 (and 02 and 05).
- 2.7 The site layout maintains access to the waste water treatment works and steps to Langsett Road North and retains existing buildings fronting onto Langsett Road North (which will be subject to a separate change of use application/s) in accordance with Parameter Plan 01.
- 2.8 As shown on the detailed layout (dwg ref. 1929.01 Rev J) a dedicated pedestrian/cycle riverside route is provided alongside the river connecting the new vehicular bridge with the site's eastern boundary in broad accordance with the indicative route shown on parameter plan 01. The location and design of the route has been determined through pre-application discussions with SCC landscape and design officers, and specifically with SCC's more strategic aspirations for this route in mind, as well as the benefits of maximising the usability and multifunctional purpose of the riverside amenity space. The route will be constructed to adoptable standards at the request of SCC.
- 2.9 Parameter Plan 01 identifies an aspiration, but not a strict requirement, for a potential pedestrian link west of the site adjacent to Wharnccliffe Arms to be provided subject to further assessment. Following this further detailed assessment, it has become clear that the constraints in this part of the site, including topography/levels and existence of significant existing trees to be retained, as well as the need to achieve adoptable standards and DDA compliance, preclude the delivery of a link in this location. As such, whilst reasonable efforts have been made to investigate achieving a link in this location, such a link is simply not practicable. However, the detailed layout does provide a pedestrian link at the main site access and along the internal spine road. This arrangement is acceptable in planning terms.
- 2.10 In summary, the detailed development as proposed by the reserved matters application is in broad accordance with Parameter Plan 01.

02 Landscaping and Open Space (Dwg. Ref. no. 1526:11 Rev K)

- 2.11 The reserved matters layout incorporates the woodland buffer and the location of riverside green corridors identified on Parameter Plan 02. The detailed layout also delivers the retained landscape buffer to the rear of the frontage property parcel facing onto Langsett Road North and adjacent to the Wharnccliffe Arms in the form of tree retention (also reflected on parameter plan 06).
- 2.12 The detailed layout incorporates a small area of central open space leading from the new vehicular bridge in broad accordance with Parameter Plan 02. Whilst the area does not comprise the full extent of open space shown on Parameter Plan 02, the layout will achieve a more open and high quality entrance to this development parcel in accordance with the principles intended by the parameter plan, and in full accordance with the requirements of condition 21 (discussed in further detail below). The majority of public open space provided on the site is focussed along the riverside corridor and the high quality amenity opportunity that this affords, and where bespoke and informal opportunities for recreation and children's play will also be provided (discussed in further detail below). A further area of useable and landscaped open space has also been provided on the site frontage adjacent to the main site access, which will provide for a sense of arrival and further opportunities for informal recreation and public art (see plan 3548-2-Concept Sketch 1). The open space provision across the site is compliant with condition 21.
- 2.13 Overall the detailed development as proposed by the reserved matters application is in broad accordance with Parameter Plan 02.

03 Storey Heights (Dwg. Ref. no.1526:12 Rev C)

- 2.14 As shown on the accompanying plans (dwg ref. 1929.12 & (07) 001 - 006) storey heights broadly comply with Parameter Plan 03, with taller development proposed in the development parcel adjacent to the retained existing buildings (to be developed by Sky House Co. Limited).
- 2.15 As such, the detailed development as proposed by the reserved matters application is in broad accordance with Parameter Plan 03.

04 Density (Dwg. Ref. no. 1526:13 Rev E)

- 2.16 Densities across the various development parcels have been calculated as 33.24 dwellings per hectare for the BDWH part of the site, and 66.6 dwellings per hectare for the Sky House Co. Limited development parcel. This accords with Parameter Plan 04 which indicates a mixture of lower and medium density development averaging 30-40 dwellings per hectare for the BDWH part of the site, and higher density development averaging between 50-100 dwellings per hectare for the Sky House Co. Limited part of the site. Furthermore, development within this development parcel references the scale, massing and proportions of the stone Mill Building in accordance with the annotation on Parameter Plan 04.
- 2.17 As such, the detailed development as proposed by the reserved matters application is in broad accordance with Parameter Plan 04.

05 Access (Dwg. Ref. no.1526:14 Rev E)

- 2.18 The location of the main site vehicular access point and new vehicular bridge (which are in the process of being constructed as part of full planning permission 17/05134/FUL) are in the same location as shown on Parameter Plan 05 (and 01).
- 2.19 The detailed layout delivers the area including dwellings with frontage access onto Langsett Road North in accordance with that shown on Parameter Plan 05 (and 01).
- 2.20 As such, the detailed development as proposed by the reserved matters application is in broad accordance with Parameter Plan 05.

06 Tree Removal Plan (Dwg. Ref. no. 1526:15 Rev J)

- 2.21 Tree removal across the site has been carried out as part of the advance infrastructure and enabling works (app ref. 17/02624/COND1) in accordance with Parameter Plan 06.
- 2.22 In summary, the detailed layout broadly accords with the approved parameter plans as required by condition 4 of the outline planning permission.

3.0

Compliance with Relevant Conditions

Condition 01 – Time period for submission of application for approval of all reserved matters

3.1

The relevant part of condition 01 and its reason states:

Application for approval in respect of any matter reserved by this permission must be made not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Response to Condition 01

3.2

Outline planning permission was granted on 28th October 2016. This submission comprises the application for approval of all reserved matters and is submitted within three years of the outline planning permission being granted.

Condition 20 – Access to Wharncliffe Side Waste Water Treatment Works

3.3

The relevant part of condition 20 and its reason states:

The access to Wharncliffe Side Waste Water Treatment Works shall be maintained throughout all phases of the development.

Reason: To ensure access to Wharncliffe Side Waste Water Treatment Works is maintained throughout the development.

Response to Condition 20

3.4

The site layout maintains access to the waste water treatment works in accordance with Parameter Plan 01 and condition 20.

Condition 21 – Provision of public open space

3.5

The relevant part of condition 21 and its reason states:

Save for any Advance Infrastructure and Enabling Works approved pursuant to Condition 5, a minimum of 1.38ha shall be provided as public open space for the development as a whole. Such public open space shall comprise of informal amenity space, including the riverside walkway, and facilities for children's play. No development within a phase shall commence until the Local Planning Authority has approved in writing the details of, and arrangements for, the setting out of on-site public open space as part of that phase of the development to include the following matters in respect of the phase:

- i *The delineation and siting of the proposed public open space;*
- ii *The type and nature of the facilities to be provided within the public open space, including where relevant children's play provision;*
- iii *The arrangements to ensure that the Public Open Space is laid out and completed during the course of the development; and*
- iv *The arrangements for the future maintenance of Public Open Space.*

The open space for that phase shall be completed in accordance with the approved details and arrangements for that phase.

Reason: To ensure adequate provision of public open space to meet the needs of future occupiers of the development in accordance with saved UDP Policy H16.

Response to Condition 21

- 3.6 The detailed layout plan incorporates a hierarchy of open space, including informal amenity space in the form of riverside green corridors and other site landscaping, formal public space and facilities for children's play, as well as the riverside walkway.
- 3.7 As referred to above, the majority of public open space provided on the site is focussed along the riverside corridor and the amenity opportunity that this affords. This area will provide for a combination of informal amenity space/managed riverside green corridors, as well as more formal opportunities for children's play. As shown on the Landscape Masterplan (drawing number 3548-1), BDWH propose a bespoke approach to the provision of children's play equipment, which comprises a series of 'trim trail' play equipment located along the riverside more befitting of the site context, alongside a more formal recreation area containing additional play equipment, seating, a proposed amphitheatre built into the slope and an area for ball games (see Riverside POS Concept Plan (drawing number 3548-3)).
- 3.8 Also focussed along the river corridor is the Riverside Walkway, comprising a combined pedestrian and cycle route delivered to adoptable standards along the route of the River Don, connecting into the new vehicular bridge. The route abuts the edge of the residential development and associated hardstanding (in parts) in order to maximise opportunities for shared services and overlooking, and to maximising the usability and multifunctional purpose of the riverside amenity space. The detailed design and specification of this route reflects detailed discussions with landscape and design officers, as well as SCC's more strategic aspirations for this route.
- 3.9 A further area of useable and landscaped open space has also been provided on the site frontage adjacent to the main site access. As set out on drawing number 3548-2, this area will be terraced and will contain new planting, seating areas and further opportunities for informal play whilst also affording the opportunity for provision of an entrance feature and public art. Steps are provided from this area directly onto Langsett Road North. This is an important area of open space which will provide a sense of arrival and further opportunities for both formal and informal recreation to a greater extent than that envisaged by the outline application as part of the site's hierarchy of open space.
- 3.10 Total open space provided across the site exceeds 1.38 ha in accordance with condition 21.
- 3.11 The other specific details required by condition 21 will be provided following the approval of reserved matters and prior to the commencement of development in line with the condition's trigger point.

Condition 33 – Development quantum

- 3.12 The condition and its reason states:

The development shall comprise no more than 320 dwellings.

Reason: to ensure that the development can be safely accommodated on the highway network in line with the submitted Transport Assessment.

Response to Condition 33

- 3.13 The reserved matters submission is for 290 units, which is below the threshold of 320 secured by Condition 33.
- 3.14 The separate change of use application results in the creation of 13 new dwellings, which remains below this threshold when considered alongside the reserved matters scheme.
- 3.15 The proposals can therefore be safely accommodated onto the highway network in line with the approved Transport Assessment and condition 33.

Condition 34 – Site Levels

- 3.16 The relevant part of condition 34 and its reason states:
- Site levels shall be set in accordance with the approved Flood Risk Assessment (FRA) Weetwood dated March 2016 and the following mitigation measures detailed within the FRA:*
- Site levels for the development platform and floor levels of any building are set no lower than the 1 in 1000 year (ie 0.1% annual probability) flood level.*
- No dwellings within a phase of development shall be occupied until the above mitigation measures have been fully implemented for that phase.*
- Reason: To prevent the increased risk of flooding to the proposed development and future occupants.*

Response to Condition 34:

- 3.17 All BDWH designs are instructed to be in accordance with the FRA as mentioned above, we confirm that the minimum proposed floor level is noted to be elevated above the 1:1000 level as prescribed.

Condition 35 – Accordance with Drainage Assessment

- 3.18 The relevant part of condition 35 and its reason states:
- Each phase of the development shall be carried out in accordance with the details shown on the submitted Drainage Assessment reference 2992/DA/Final/v1.0 dated 18/03/2016 prepared by Weetwood, unless otherwise agreed in writing with the Local Planning Authority.*
- Reason: In the interests of satisfactory and sustainable drainage.*

Response to Condition 35

- 3.19 The submitted Drainage Assessment provided illustrative schemes for the management of surface and foul water from the proposed development (to be subject to further refinement at Reserved Matters stage).
- 3.20 Foul water drainage from the site is to be disposed of by mains sewer as identified within the Drainage Assessment, and for which there is adequate capacity.
- 3.21 The drainage assessment proposed to direct all surface water run off from impermeable surfaces to the River Don, thereby replicating/mimicking the existing/natural drainage mechanisms.
- 3.22 The Drainage Assessment proposed that surface water continue to be discharged to the River Don, albeit at a reduced rate (of at least 30% compared with the existing peak flow). The assessment set out that attenuation storage could be provided in a number of ways and by a

combination of above and below ground storage facilities, the type, size and location of which would be confirmed at the detailed design stage.

3.23 The surface water drainage strategy discharges surface water at the required reduced rate direct to the River Don, in line with the requirements of the Drainage Assessment.

3.24 Officers at SCC have stated a preference for the provision of SUDS to form part of the site drainage strategy, and this has been extensively considered as part of the detailed design. However, drainage infrastructure provided on the Barnsley side of the development site, where any such measures would be provided, must be designed and constructed to BMBC's standards, and we are aware that such infrastructure would not be adopted by BMBC. It is therefore not possible for this area of the development to incorporate SUDS.

3.25 This approach has the advantage of providing for an efficient and well-designed layout whilst removing the need for the large attenuation basin identified shown on earlier versions of the draft layout to the benefit of the site layout and general appearance as requested by officers during pre-application discussions.

3.26 Further justification regarding the approach to surface water drainage will be provided in due course.

Condition 38 – Vegetated buffer zone

3.27 The relevant part of condition 38 and its reason states:

A minimum 5m wide vegetated buffer zone shall be provided in accordance with the Woodland Buffer indicated on Parameter Plan 01 Use and Development Area (Dwg. Ref. no. 1526:10 Rev Q).

Reason: In the interests of biodiversity and protection of the adjoining ancient woodland from deterioration.

Response to Condition 38

3.28 The reserved matters layout incorporates the 5m woodland buffer as shown on Parameter Plans 01 and 02. The buffer will be delivered beyond rear gardens to reinforce and protect the Ancient Woodland and its biodiversity.

4.0 Summary

- 4.1 This application for the consideration of reserved matters provides details of those matters reserved (appearance, landscaping, layout and scale) under outline planning permission 18/04258/OUT.
- 4.2 This Compliance Report considers the detailed scheme against the requirements of 18/04258/OUT and demonstrates that the detailed layout broadly accords with the approved parameter plans as required by condition 4 of the outline planning permission, and other relevant compliance conditions.
- 4.3 The site remains a complicated brownfield site which is subject to a number of key constraints, not least its division by the River Don and its relatively narrow linear form and challenging topography either side of this. Nevertheless CEG, alongside their housebuilder partners BDWH and SkyHouse Co. Limited, remain committed to developing the site and delivering the housing and regeneration benefits that the site has to offer at the earliest opportunity. CEG has already invested heavily in the demolition of existing buildings, remediation of the previous industrial contamination, regrading of the site to reduce flood risk and the construction of infrastructure including the new vehicular bridge across the river and the site access and spine road on site.
- 4.4 The parameter plans formed the starting point for designing the detailed layout. Alongside this the layout has been designed to accommodate the results of updated technical work and specific commercial and operator-led requirements following CEG's selection of their housebuilder partners, and has been amended as far as possible to incorporate comments received from planning and technical officers during pre-application discussions with SCC.
- 4.5 While the detailed layout may not fully address all comments made by officers during the pre-application process, overall the detailed layout broadly accords with the approved parameter plans as required by condition 4 of the outline planning permission, and other relevant compliance conditions, and is considered to provide the best approach to the regeneration of this complicated brownfield site, balancing the site's specific and unique constraints with the need to provide for an efficient and high quality residential development which is sympathetic to the character of the surrounding area and accords with the aims of sustainable development.

Appendix 1 Drawing Schedule

Drawing Title	Drawing Number	Revision	Sheet Size	Scale
BDWH Drawings				
Planning Layout	1929.01	Rev J	A1	1:1000
Location Plan	1929.02	-	A3	1:100
Materials Layout	1923.03	Rev D	A1	1:1000
Street Scenes	1929.04	Rev C	A1	1:200
Cross Sections	1929.05	Rev A	A0	1:200
Boundary Treatment Plan	1929.06	Rev B	A1	1:1000
Storey Heights Plan	1929.12	Rev B	A1	1:1000
Landscape Masterplan	3548-1	Rev A		
Entrance POS Concept Plan	3548-2	-	A2	1:250
Riverside POS Concept Plan	3548-3	-	A2	1:250
1800mm Artstone Screen Wall	1929.B.01	-	A3	1:20
1800mm Brick Screen Wall	1929.B.02	-	A3	1:20
600mm Artstone Screen Wall	1929.B.03	-	A3	1:20
1800mm Screen Fence	1929.B.05	-	A3	1:20
Various Boundaries	1926.B.06	Rev A	A3	1:20
1200mm Estate Railings	1929.B.07	-	A3	1:20
Large Double Garage	1929.DG.02	-	A3	1:100
Large Single Garage	1929.SG.01	-	A3	1:100
Abbeydale – H349 (AS)	1929.H349.01	-	A3	1:100
Abbeydale – H349 (OP)	1929.H349.02	-	A3	1:100
Abbeydale – H349 (AS)	1929.H349-S.01			
Ingleby – H403 (AS)	1929.H403.01	-	A3	1:100
Ingleby – H403 (OP)	1929.H403.02	-	A3	1:100
Ingleby – H403 Stone (AS)	1929.H403-S.01	-	A3	1:100
Ingleby – H403 Stone (OP)	1929.H403-S.02	-	A3	1:100
Millford – H411 (AS)	1929.H411.01	-	A3	1:100
Millford – H411 (OP)	1929.H411.02	-	A3	1:100
Millford – H411 Stone (AS)	1929.H411-S.01	-	A3	1:100
Bradgate – H417 (AS)	1929.H417.01	-	A3	1:100
Bradgate – H417 (OP)	1929.H417.02	-	A3	1:100
Bradgate – H417 Stone (AS)	1929.H417-S.02	-	A3	1:100
Shenton – H431 (AS)	1929.H431.01	-	A3	1:100
Shenton – H431 (OP)	1929.H431.02	-	A3	1:100
Shenton – H431 (AS) Stone	1929.H431-S.01	-	A3	1:100
Holden – H469 (AS)	1929.H469.01	-	A3	1:100
Holden – H469 (OP)	1929.H469.02	-	A3	1:100
Holden – H469 Stone (AS)	1929.H469-S.01	-	A3	1:100
Holden – H469 Stone	1929.H469-S.02	-	A3	1:100
Hadley – P341 (AS)	1929.P341.01	-	A3	1:100
Hadley – P341 (OP)	1929.P341.02	-	A3	1:100
Hadley/Archford – P341/P382	1929.P341/P382.01	-	A3	1:100
Hadley – P341 Stone (AS)	1929.P341-S.01	-	A3	1:100
Hadley – P341 Stone (OP)	1929.P341-S.02	-	A3	1:100

Drawing Title	Drawing Number	Revision	Sheet Size	Scale
Archford – P382 (Pair)	1929.P382.01	-	A3	1:100
Archford – P382 (Terrace) Elevations	1929.P382.02	-	A3	1:100
Archford – P382 (Terrace) Floorplan	1929.P382.03	-	A3	1:100
Archford – P382 (Pair) Stone	1929.P382-S.01	-	A3	1:100
Archford/Hadley – P382/P341	1929.P382/P341.01	-	A3	1:100
Cannington – T321 (Pair)	1929.T321.01	-	A3	1:100
Cannington/Cannington/Parkin – T321/T321/T427	1929.T321/T321/T427.01	-	A3	1:100
Cannington/Cannington/Parkin – T321/T321/T427	1929.T321/T321/T427.02	-	A3	1:100
Cannington – T321 – Stone	1929.T321-S.01	-	A3	1:100
Parkin/Cannington – T427/T321 Elevations	1929.T427/T321.01	-	A3	1:100
Parkin/Cannington – T427/T321 Floorplans	1929.T427/T321.02	-	A3	1:100
Parkin/Cannington/Cannington – T427/T321/T321 Floorplans	1929.T427/T321/T321.01	-	A3	1:100
Parkin/Cannington/Cannington – T427/T321/T321 Elevations	1929.T427/T321/T321.02	-	A3	1:100
CODA Drawings				
Landscaping Reference Plan	(90)002			
Proposed Landscaping Plan 1	(90)003			
Proposed Landscaping Plan 2	(90)004			
Proposed Landscaping Plan 3	(90)005			
House Type 1	(07)001			
House Type 2	(07)002			
House Type 2A	(07)003			
House Type 3	(07)004			
Reserved Matters Layout Plan	(09)009			

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