

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 17

PLANNING APPLICATIONS COMMITTEE: 18th July 2018

Ward: Whitley

App No.: 180546

App Type: Reserved Matters

Address: Green Park Village, Longwater Avenue

Proposal: Application for approval of reserved matters following outline approval for Phase 4 for 118 dwellings (10/01461/OUT)

Applicant: St Edward Homes

Date valid: 3rd April 2018

Major Application: 13 week target decision date: 3rd July 2018

Extended decision date: 3rd August 2018

Planning Guarantee: 26 week date: 2nd October 2018

RECOMMENDATIONS

GRANT approval of Access (not approved by the original outline), Appearance, Layout, Scale and Landscape Reserved Matters

Conditions to include:

1. Approved plans.
2. Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall be kept available for the parking of vehicles at all times.

Informatives

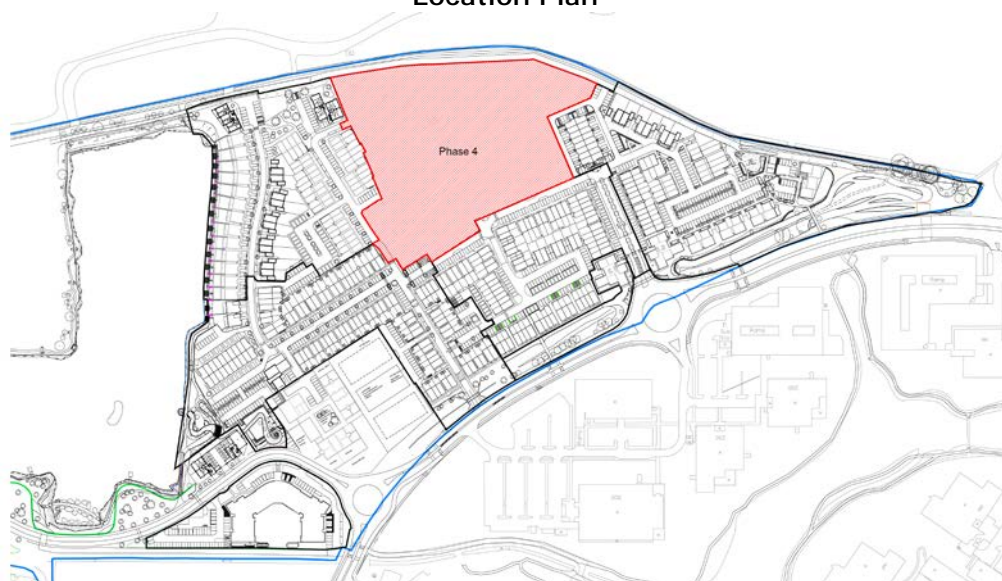
1. The original planning permission 10/01461/OUT (102172) still stands and all its conditions and informatives still apply, in particular the landscape conditions 10, 11 & 12 include ongoing requirements. This approval and that permission should be read together.
2. The applicant has informed the Council that they operate their own programme of training and apprenticeships. The Applicant is advised to liaise with Reading UK CIC with regard to developing a specific Employment Skills Plan for this scheme, in accordance with the guidelines and principles set out in the Council's Employment, Skills and Training Supplementary Planning Document (2013)
<http://www.reading.gov.uk/media/1064/Employment-Skills-and-Training-Supplementary-Planning-Documents-Adopted-April-2013/pdf/Employment-Skills-And-Training-Supplementary-Planning-DocumentsApr13.pdf>

1. INTRODUCTION

- 1.1 The application site is the north-eastern part of the overall Green Park Village (GPV) development. This forms Phase 5 of the approved hybrid application i.e. Phase 1 in detail and the remainder in outline (under permission 10/01461/OUT (102172).
- 1.2 The site boundary is shown on the plan below.

- 1.3 Work has commenced on Phase 1, Phase 1c (road), Phase 2A (Extra Care) and Phase 3A.
- 1.4 The outline approval requires details for the reserved matters to be submitted, i.e. layout, scale, appearance, accesses to and within the development (not already approved by the outline) and landscaping.
- 1.5 The reserved matters need to be in accordance with the principles of a number of approved drawings as set out under Condition 5 of the original permission and, in particular, in accordance with the Development Guidelines in the approved Design and Access Statement (as amended by 172336). In addition, reserved matters should also include landscaping details to meet the requirements of condition 9.
- 1.6 Please note that place or street names used in this report are as shown on the submitted information and are not necessarily how these streets or places will formally be named.

Location Plan



2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 The application is for the approval of reserved matters for Phase 5 for 118 dwellings, associated car parking and landscaping.
- 2.2 The schedule of units proposed is as follows:

No of beds	Number
1 bed	0
2 bed	5
3 bed	64
4 bed	49
Total	118

- 2.3 *The following plans were received on 3rd April 2018:*
 - Location Plan Extent of Phase 4 - Drawing no: PL-P4-001
 - Phase 4 Masterplan - Drawing no: : PL-P4-002 Rev P13

- Block Plan Extent of Phase 4 - Drawing no: PL-P4-003
- Phase 4 Street Scene Elevations - Drawing no: PL-P4-004
- Phase 4 Street Scene Elevations F-H - Drawing no: PL-P4-004A
- House Type A1, A1H, A1-5H Plans & Elevations Hardie Plank - Drawing no: PL-P4-005
- House Type A1-3/A1-3H Plans & Elevations Brick - Drawing no: PL-P4-005A
- House Type A1-1, A1-1H Plans & Elevations Hardie Plank - Drawing no: PL-P4-006
- House Type A1-4, A1-4H Plans & Elevations Brick - Drawing no: PL-P4-007
- House Type A2/A2H Plans & Elevations Hardie Plank - Drawing no: PL-P4-008
- House Type B1/B1H Plans & Elevations Hardie Plank - Drawing no: PL-P4-009
- House Type B3/B3H Plans & Elevations Brick - Drawing no: PL-P4-010
- House Type C2/C2H Plans & Elevations Hardie Plank - Drawing no: PL-P4-011
- House Type C3-1/C3-1H Plans & Elevations Hardie Plank - Drawing no: PL-P4-012
- House Type C3-3/C3-3H Plans & Elevations Brick - Drawing no: PL-P4-013
- House Type C4/C4HC4-1/C4-1H Plans & Elevations Hardie Plank - Drawing no: PL-P4-014
- House Type D1/D1H Plans & Elevations Hardie Plank - Drawing no: PL-P4-016
- House Type G3/G3H Plans & Elevations Hardie Plank - Drawing no: PL-P4-017
- House Type G4 Plans & Elevations Hardie Plank - Drawing no: PL-P4-018
- House Type J1/J1H/J2/J2H Plans & Elevations Hardie Plank - Drawing no: PL-P4-019
- Site Refuse Plan - Drawing no: PL-P4-020
- General Arrangement Plan Sheet 1 - Drawing no: MA.3067-04.1001 Rev A
- General Arrangement Plan Sheet 2 - Drawing no: MA.3067-04.1002 Rev A
- General Arrangement Plan Sheet 3 - Drawing no: MA.3067-04.1003 Rev A
- General Arrangement Plan Sheet 4 - Drawing no: MA.3067-04.1004 Rev A
- General Arrangement Plan Sheet 5 - Drawing no: MA.3067-04.1005 Rev A
- Tree Planting Support Drawing 1 of 3 - Drawing no: MA.3067-04.2001 Rev A
- Tree Planting Support Drawing 2 of 3 - Drawing no: MA.3067-04.2002 Rev A
- Tree Planting Support Drawing 3 of 3 - Drawing no: MA.3067-04.2003 Rev A
- Planting Plan Drawing 1 of 4 - Drawing no: MA.3067-04.3001 Rev A
- Planting Plan Drawing 2 of 4 - Drawing no: MA.3067-04.3002 Rev A
- Planting Plan Drawing 3 of 4 - Drawing no: MA.3067-04.3003 Rev A
- Planting Schedule Drawing 4 of 4 - Drawing no: MA.3067-04.3004 Rev A
- Detailed Landscape Sections - Drawing no: MA.3067-04.4001 Rev A
- Typical Construction Details - Hard Landscape - Drawing no: MA.3067-04.5001 Rev A
- Typical Construction Details - Soft Landscape 1 - Drawing no: MA.3067-04.5002 Rev A
- Typical Construction Details - Soft Landscape 2 - Drawing no: MA.3067-04.5003 Rev A
- Typical Construction Details - Soft Landscape 3 - Drawing no: MA.3067-04.5004 Rev A
- Existing Survey Levels - Drawing no: 4170445-SK100 Rev I2
- Phase 4 Refuse Vehicle Swept Path Analysis - Drawing no: 4170445-SK1300 Rev I2
- Proposed Finishes Layout - Drawing no: 4170445-SK1000 Rev I2
- External Works Construction Details - Drawing no: 4170445-SK1010 Rev I1
- Proposed Services and Street Light Layout - Drawing no: 4170445-SK1050 Rev I2
- Proposed Levels Layout - Drawing no: 4170445-SK1100 Rev I2
- Phase 4 Drainage Layout - Drawing no: 4170445-SK1200 Rev I2
- Drainage Construction Details - Drawing no: 4170445-SK1210 Rev I1

Other documentation and studies:

- Design and Access Statement, Ref: 30934/18- GPV-Phase 4, prepared by Broadway Malyan, dated 16th February 2018

3. PLANNING HISTORY

3.1

- 85/TP/690 - Business uses including light industrial, warehousing and ancillary offices together with associated service areas, roads, aprons and car parking areas, Land north of Foudry Brook. Approved 26/07/1995.
- 85/TP/691 - Business uses including light industrial, warehousing and ancillary offices together with associated service areas, roads, aprons and car parking areas,
- 10/01461/OUT (102172) - A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works - Approved 1/7/2011
- 151070/REM - Phase 1c - Road - Approved 14/1/16
- 151761/REM - Phase 2A Extra Care And Flats above Parking - Approved 19/1/16
- 160700/REM - Phase 3A 74 houses - Approved 11/8/16
- 162050/REM - Phase 2 - 30 flats - Approved 24/1/17
- 161893/REM - Phase 5 83 Houses - Approved 31/1/17
- 170087/REM - Phase 3C Lakeside margins - Approved 15/5/17
- 170095/REM - Phase 3B1 23 dwellings - Approved 26/5/17
- 170096/REM - Phase 3B2 143 dwellings - Approved 9/6/17
- 172236/NMA - To change phasing plan, parameter plans and the Design and Access Statement with regard to blocks within Phase 6B - Approved 11/6/18

4. CONSULTATIONS

(i) Statutory

4.1 None

(ii) Non-Statutory

Ecology

4.2 As per the Phase 1 Habitat Survey submitted with 10/01461/OUT, the application site consists of tall ruderal, marshy grassland, disturbed land and trees. Ecological enhancements and mitigation strategies were previously agreed upon for the entire development under the Green Park Biodiversity Action Plan (see Condition 13 of 10/01461/OUT) - this document does not appear to be available online.

- 4.3 It is not clear in what state the application site currently is nor what enhancements/ mitigation is proposed for the Phase 4 area.
- 4.4 Before this application is determined it is recommended that the applicant clarify the above by having their ecologist issue a statement setting detailing what works have and have not been undertaken, giving a description of the application site as it currently is and what ecological enhancements will be provided. They should also provide an electronic copy of the Green Park Biodiversity Action Plan.

Natural Environment - Trees/Landscape

- 4.5 With reference to the Soft Landscape Strategy - Tree Planting, this shows the proposed tree species. I have no strong objections to the species proposed except for the Robinia pseudoacacia 'Frisia' - this tree is susceptible to disease and decline. Many in Reading have gone into irreversible decline. This should be substituted with an alternative which should be a native species as these are currently lacking in the tree planting palette.
- 4.6 With reference to Planting Plan 1 of 4 MA.3067-04.3001 A, 2 of 4 MA.3067-04.3002 A, 3 of 4 MA.3067-04.3003 A and Planting Schedule 4 of 4 MA.3067-04.3004 A, these are fundamentally acceptable with the exception of the tree species mentioned above, subject to any comment GS Ecology may have on the overall species. I note that the plans, in relation to T8 species, state that this will be coordinated with Phase 3A specifications. Confirmation of this species will be required.
- 4.7 Tree Planting Support drawing 1 of 3 MA.3067-04.2001 A, 2 of 3 MA.3067-04.2002 A and 3 of 3 MA.3067-04.2003 show the extent of underground root cells within the tree pits, the extent of which offers acceptable soil volume to most trees. The exception to this is for the two Quercus ilex between parking spaces 600/602/603 & spaces 616/617/620 for which a soil volume of 13m³ has been allowed for each tree. This species is an ultimately large tree and the space available within the parking area should allow them to reach their full potential as a pair. 13m³ is not sufficient for a large species hence soil cell provision should be extended.
- 4.8 Detailed Landscape Sections MA.3067-04.4001 A shows indicative tree pits details for the Central Mews and the Northern Crescent (assumed to be the 'Boulevard'). The Central Mews indicative tree pits shows the use of root cells within the parking areas as is shown on the Tree Planting Support drawings. However, root cells are not shown for the Northern Crescent indicative tree pit, when these are shown on the Tree Planting Support drawings. Clarification is required.
- 4.9 The tree pit details shown on Typical Construction Details - Soft Landscape 2, MA.3067-04.5003 A are acceptable.
The tree pit details shown on Typical Construction Details - Soft Landscape 1, MA.3067-04.5002 A are acceptable.
The tree pit details shown on Typical Construction Details - Soft Landscape 3, MA.3067-04.5004 A are acceptable
- 4.10 With reference to Proposed Services and Street Light Layout drawing 4170445-SK1050 Rev I2, the position of the service routes and lighting is mainly acceptable in relation to tree planting, however, there is potential conflict between the services routes in front of plots 656-664 and the linear root cell area. I am aware that services can be fed through the root cells but confirmation will be required that it is acceptable in this case.

- 4.11 In relation to street lighting, there are 2-3 locations where this is a direct conflict between street lighting locations and new tree locations: front of Plot 592, 656/657 and to a lesser extent r/o 639. Relocation of the street lights is required.
- 4.12 I note that this drawing does not include foul water drainage, details of which will be required, along with any soakaways proposed, to ensure no conflict with planting.
- 4.13 Boundary treatment details will need to be secured to provide mammal gaps, including in the fencing along the northern boundary with the woodland walk.
- 4.14 Landscape maintenance and aftercare details will be required covering a minimum 5 year period.
- 4.15 In conclusion, the principles shown are fine but there are finer details that need to be resolved which could be done via conditions - standard landscape conditions and boundary treatment condition (with mammal gaps).

Transport

- 4.16 This application relates to Phase 4 of the outline consent consisting of 118 dwellings (of which 113 are houses & 5 are apartments), associated car parking and landscape. Phase 4 of the site is located on the Northern boundary of the wider Green Park Village site.

Layout

- 4.17 Phase 4 includes some amendments to the outline approved site layout, however, the internal road layout still complies with the principles agreed at outline stage and designed to the requirements of the Department for Transport document "The Manual for Streets".
- 4.18 A series of primary and secondary vehicular routes provides connectivity within the site. The contorted vehicular framework will provide an even spread of vehicular traffic. Roads within the development will be provided with a carriageway width of between 4.8 and 6.0 metres, with traffic calming features as well as on-street parking areas to keep vehicle speeds low. A maximum speed limit of 20mph will apply through the site.
- 4.19 The internal road layout within this phase also includes shared surface areas where pedestrians have priority. These areas are designed to achieve a maximum design speed of 10mph.
- 4.20 The primary and secondary streets within the phase will be surfaced in asphalt and the shared surface roads will be surfaced in concrete block paving with the footways delineated with flush concrete kerbs. The changes in surfacing will assist in reducing vehicle speeds in these areas.
- 4.21 All the footways are generally to be provided between the properties and the proposed car parking spaces to ensure pedestrians have a safe walking area away from reversing vehicles. The only properties which have the footway at the front of the parking spaces are those located on Northern Crescent.

Parking Provision

- 4.22 The parking provision for the whole of the Green Park Village Application site was approved under the outline planning permission. For dwellings, the agreed level of parking is 1 space per 1 and 2 bed flat and 2 spaces per 3/4 dwelling.

- 4.23 The Phase 4 development comprises of 118 dwellings of which 113 are houses & 5 are apartments. This gives 226 spaces allocated for the houses, 5 spaces for the FOG apartments and 5 visitor parking spaces within the phase. It is noted that 5 spaces are provided outside of the red line area for this phase.
- 4.24 The parking spaces for the dwellings within this phase are predominantly to the front of the units or within courtyards. All dwellings will be provided with a rear gate for convenient access to the allocated parking spaces. The dwellings located on the northern boundary are provided with a 6000m x 3000m garage which is slightly below the Council's standards but is still large enough to accommodate a family sized vehicle.
- 4.25 The external parking bays and shared surface parking areas are acceptable and provide adequate manoeuvring space for vehicles to enter and leave the parking areas.

Cycle Storage

- 4.26 The Council's adopted Parking Standards and Design SPD identifies minimum cycle parking standards for residential developments. A minimum standard of 0.5 spaces per 1 or 2 bedroom flat and 2 spaces per dwelling house is required to meet the Council's standards.
- 4.27 All of the proposed houses are to have sheds located in the rear gardens with access provided via rear gates which is acceptable.
- 4.28 Cycle storage for the apartments will be in a secure, covered under entrance stair store located in close proximity to the apartments they serve. I am happy for the full details relating to cycle storage to be addressed under condition 23 of the outline permission.

Refuse Strategy

- 4.29 All of the dwellings are provided with refuse storage areas with the rear gardens and bin collection points have been identified to enable on-street servicing to occur.
- 4.30 A swept path analysis using a 10.2m long vehicle has been submitted to demonstrate that a refuse vehicle can negotiate around the site including the shared surfaced areas.
- 4.31 There are no transport objections to phase 4 subject to the conditions placed on the original planning permission 10/01461/OUT (102172).

(iii) Public Consultation

- 4.32 No comments

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.
- 5.2 The following national and local planning policy and guidance is relevant to this application:

National

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

Reading Borough Local Development Framework - Adopted Core Strategy (2008)

CS1: Sustainable Construction and Design

CS2: Waste Minimisation

CS3: Social Inclusion and Diversity

CS4: Accessibility and Intensity of Development

CS5: Inclusive Access

CS7: Design and the Public Realm

CS9: Infrastructure, Services, Resources and Amenities

CS14: Provision of Housing

CS15: Location, Accessibility, Density and Housing Mix

CS16: Affordable Housing

CS20: Implementation of Reading Transport Strategy

CS22: Transport Assessments

CS24: Car / Cycle parking

CS36: Biodiversity and Geology

CS38: Trees, Hedges and Woodland

Reading Borough Local Development Framework - Sites and Detailed Policies Document (2012)

SD1: Presumption in Favour of Sustainable Development

DM1: Adaptation to Climate Change

DM3: Infrastructure Planning

DM4: Safeguarding Amenity

DM5: Housing Mix

DM10: Private and Communal Outdoor Space

DM12: Access, Traffic and Highway-related Matters

DM18: Tree Planting

Reading Borough Council Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)

Planning Obligations under Section 106 (2015)

Sustainable Design and Construction SPD (2011)

Employment and Skills and Training SPD (2013)

6. APPRAISAL

(i) Principle of Development

- 6.1 The principle of residential development was established by the grant of the outline consent (10/01461/OUT), as amended by 172336. The purpose of this application is to obtain approval of those details not provided at outline stage. Officers can confirm that the residential proposals are generally in accordance with the parameters and principles set out by the approved scheme.

(ii) Layout

- 6.2 This Phase forms the residential edge to the northern boundary of the development. The overall proposed layout has been amended from what was consented at outline stage. The changes are relatively minor in nature and seek to: enhance active frontages by bringing parking to the front of some properties; changes to a mews area providing a feature corner and improving the relation in to

the adjacent Phase 3B; and improvements to the proposed surface treatments to provide something which is more consistent, which strengthens the sense of place and legibility of the layout. Soft landscaping has also been used to further refine the character of the area.

Consented layout - outline



Proposed REM layout



- 6.3 All of the proposed houses would have bike/bin stores located in the rear gardens with access provided via rear gates which is acceptable and bin collection points have been identified to enable on-street servicing to occur. The location of refuse and cycle storage is acceptable as it accords with the layout principles established through the outline consent.
 - 6.4 Each of the houses would have private amenity space and the Flats over Garages (FoGs) access to the range of communal spaces within the wider Green Park Village and adjacent Green Park, which accord with the layout principles of the consented scheme.
 - 6.5 Overall the amended layout is not considered to affect the principles established through the consented scheme and provides some improvements.
- (iii) Scale
- 6.6 The outline consent established storey heights and ridge height parameters. The proposed heights of the buildings comply with the consented strategy of 2 or 2.5-3

storeys. Therefore, the scale of the proposed buildings would be within the parameters approved at the outline stage, and are considered to be acceptable and in accordance with Policy CS7 of the Core Strategy.

(iv) Appearance

- 6.7 The appearance of the dwellings in this Phase follow the same design approach and aesthetic treatment as the houses in Phases 1, 3A, 3B & 5 (already approved).
- 6.8 There is a hierarchy of formal, semi-formal and informal streetscapes in the overall GPV masterplan.
- 6.9 The houses across GPV are clad in varying colours to aid orientation and characterise the different areas of the development. This Phase is proposed to have four different type of area - Main Avenue elevation, Northern Crescent Elevation, Mews Area, and semi-formal streets (further details of specific colours and materials are set out in the accompanying DAS).
- 6.10 It is considered that the proposals would be acceptable in their appearance and design and that the materials palette presented is consistent with that approved at outline stage and is consistent with those approved through earlier Phases of the overall scheme. Therefore the proposal would be in accordance with Policy CS7 of the Core Strategy and the principles of high quality design set out in the NPPF.

(v) Accesses

- 6.11 The outline application covered means of access and therefore the traffic impact of the proposals were assessed and approved at this stage.
- 6.12 The Transport officer confirms that the internal road layout of Phase 4, complies with the principles agreed through the outline consent and designed to the requirements of the Department for Transport document "The Manual for Streets", and is therefore considered acceptable.
- 6.13 There are footways through this Phase making it accessible and permeable for pedestrians.
- 6.14 The number and location of parking spaces is acceptable, and although the garages serving the dwellings on the northern boundary are slightly below the Council's standards they are still large enough to accommodate a family sized vehicle. A condition is recommended to ensure that the garages would be kept available for the parking of vehicles, which is consistent with earlier phases.
- 6.15 Cycle storage would meet adopted standards and full details would need to be submitted to discharge condition 23 of the outline permission.
- 6.16 The refuse storage areas would accord with the principles established at the outline stage.
- 6.17 Transport has confirmed that the overall parking numbers, accesses into and the internal layout would be acceptable subject to the condition in the recommendation above. Transport related conditions on the outline consent would also still apply.

(vi) Landscaping/ open space

- 6.18 The overall landscape strategy proposed for this phase is to provide different opportunities or landscape design for the four characterised areas referred to as: Boulevard; Key Corners; Mews and Space Demarcation.
- 6.19 The northern boulevard would support mature tree planting to soften the carriageway; there would be impact planting for key corners for landmarks and viewpoints; mews would be predominantly hard surfacing with soft landscape elements to be provided where possible; and granite setts would demarcate the transition in zones.
- 6.20 The Natural Environment Officer identified a number of relatively minor issues (detailed in Section 4 above). Any further information will be reported in an update. However, they were satisfied that this finer detail could be resolved through discharge of conditions.
- 6.21 Therefore, the materials and the landscaping approach are considered to be consistent with those established through the outline approval. Landscaping conditions on the outline consent will still need to be met, and this is recommended as an informative.

(vii) Affordable Housing

- 6.22 The Approved S106 legal agreement (16th May 2011) includes for "*8 no. three bedroom houses for social rent suitable for wheel chair users with a floor area up to 110Sqm*" (Net Internal Area). This Phase includes these units (plots 588-595 - house type J1, J2, J1H and J2H as shown on Drawing no: PL-P4-019).

(viii) Infrastructure Provision (Section 106 and Community Infrastructure Levy)

Employment, Skills and Training

- 6.23 The original outline permission pre-dated the Council's Employment, Skills and Training SPD (2013) and it was not a material consideration at that time, and any conditions attached to a reserved matters decision must relate to those specific matters only.
- 6.24 However, the Applicant has confirmed that they operate their own programme of training and apprenticeships and have a company-wide target to increase site-based apprenticeships and training. An informative is recommended regarding working with Reading UK CIC to develop a scheme specific ESP.

Community Infrastructure Levy (CIL)

- 6.25 As the outline planning permission was granted before the Council's CIL implementation this Reserved Matters application does not trigger liability to pay CIL.

(ix) Equality

- 6.26 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. The principle of the development was approved at outline stage and details being considered under this application relate specifically to the function and form of the building and the layout of the external space.

- 6.27 This Phase includes 8 no. wheelchair units which would have a positive effect with regard to the protected groups of age and disability. There is no indication or evidence (including from consultation on the current application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

- 7.1 In conclusion the development of this site as detailed on the submitted plans and information is considered to be of an acceptable appearance and scale, and layout and design and accords with relevant adopted policies and the parameters as approved through the original outline permission. Some further details will be reported within an update report. Subject to the receipt of these, it is recommended that this reserved matters application be granted subject to conditions and informatives as set out above.

Case Officer: Alison Amoah

APPENDIX 1: APPLICATION DRAWINGS

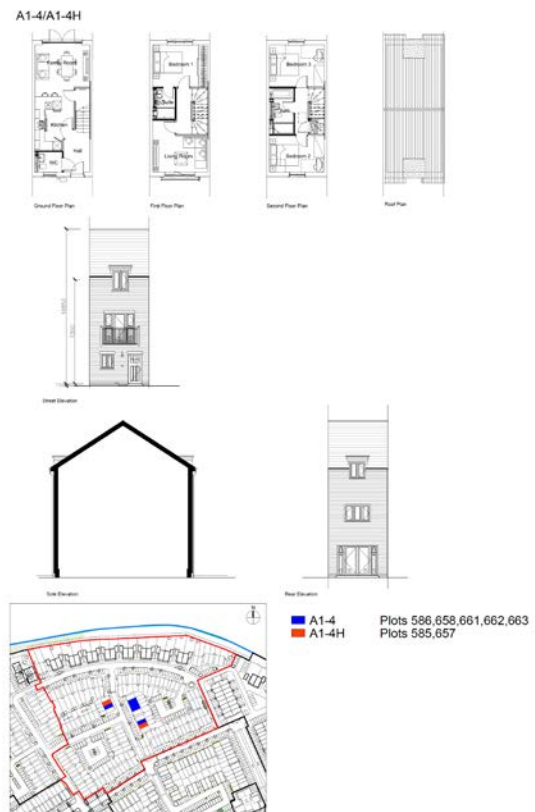
House Type A1/A1H & A1-5H



House Type A1-3/A1-3H



House Type A1-4/A1-4H



House Type A2/2H



House Type B1/B1H



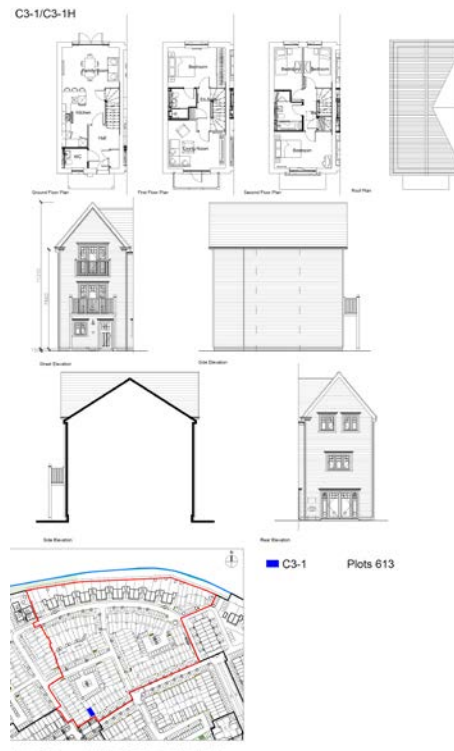
House Type B3/B3H



House Type C2-C2H



House Type C3-1/C3-1H



House Type C3-3/ C3-3H



House Type C4/C4H



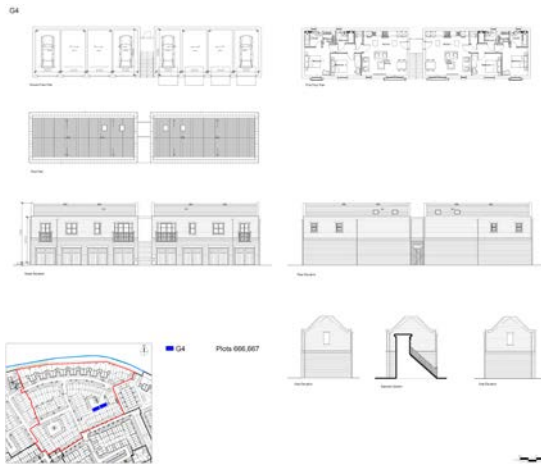
House Type D1/D1H



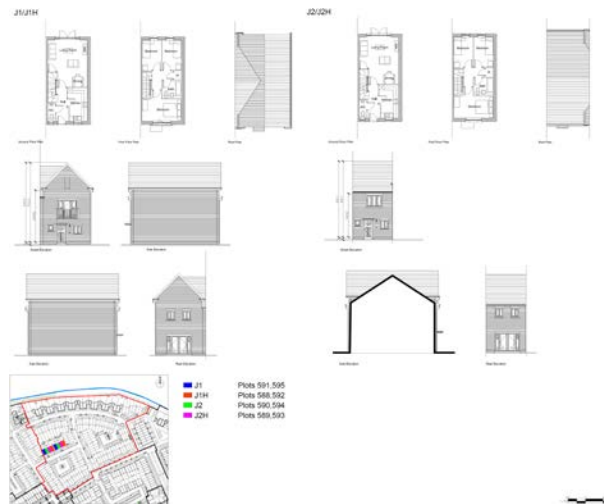
House Type G3/G3H



House Type G4



House Type J1/J1H & J2/J2H



Street scene Elevations

01 - Street elevation A-A
 02 - Street elevation B-B
 03 - Street elevation C-C
 04 - Street elevation D-D
 05 - Street elevation E-E

GPV
 GREEN PARK VILLAGE
 St Edward
 Designed for life

BroadwayMalpas™
 Architecture Urban Design

St Edward Homes
 Green Park Village
 Phase 4
 Block Plan
 Phase 2 Elevations

PLANNING
 Date: 15/06/2023
 Drawing No: 2023-01-01
 2023-01-01-01-01-01

3D Images

