

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5th APRIL 2017

ITEM NO. 11

Ward: Whitley

App No.: 170095

App Type: Reserved Matters

Address: Green Park Village, Longwater Avenue

Proposal: Application for approval of reserved matters following outline approval for Phase 3B1 for 23 dwellings (10/01461/OUT)

Applicant: St Edward Homes

Date valid: 1st February 2017

Major Application: 13 week target decision date: 3rd May 2017

Planning Guarantee: 26 week date: 5th July 2017

RECOMMENDATIONS

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

Conditions to include:

1. Approved plans (with respect to area of Phase 3B1 only - plots 300-322).

Informatives

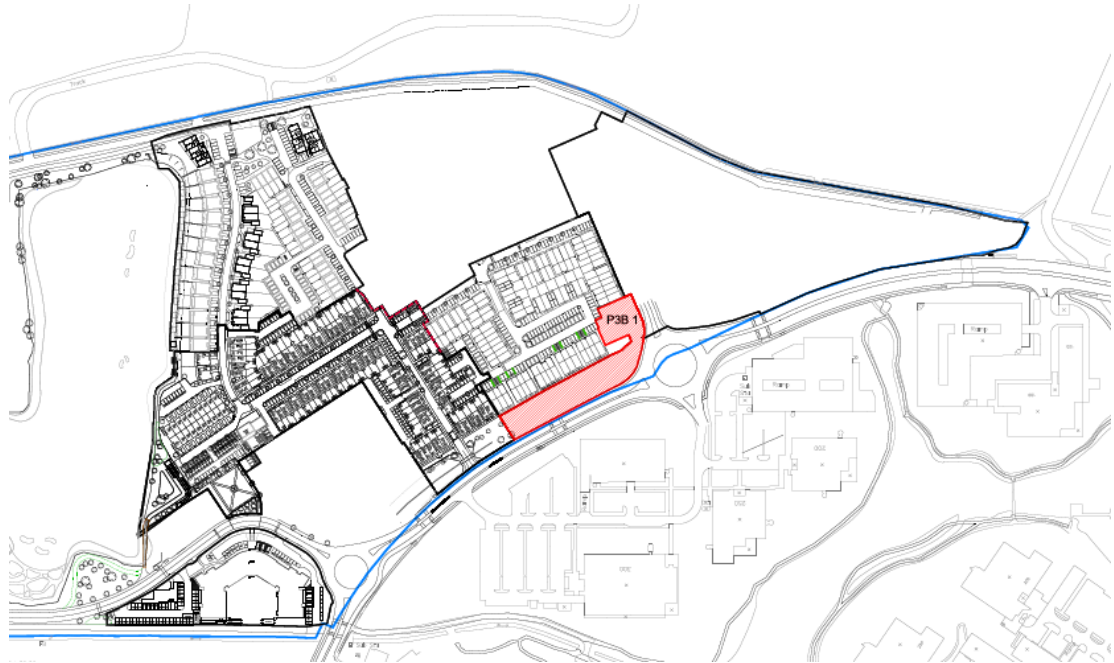
1. The original planning permission 10/01461/OUT (102172) still stands and all its conditions and informatives still apply, in particular the landscape conditions 10, 11 & 12 include ongoing requirements. This approval and that permission should be read together.
2. The applicant has informed the Council 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 in the Green Park Village (GPV) site at the eastern side of the overall Green Park Village development, adjacent to Longwater Avenue. This forms Phase 3B1 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) and 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. 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, November 2010. In addition, reserved matters should also include landscaping details to meet the requirements of condition 9.

- 1.5 Please note that place or street names used in this report are as shown on the submitted information and are not necessarily how these street or places will be formally named.



Phase 3B1 Site Boundary Plan



Consented Outline Siting

2. PROPOSAL AND SUPPORTING INFORMATION

2.1 The application is for the approval of reserved matters for Phase 3B1, which is for 23 apartments, cycle and bin stores, and landscaping, including a strip to the Longwater frontage which incorporates the Longwater Ditch.

2.2 The schedule of units is as follows:

House Type	Number
1B Apartment	9
2B Apartment	14
Total	23

2.3 *The following plans were received on 20th January 2017 unless otherwise stated:*

- Location Plan - Extent of Phase 3B1- Drawing no: PL-P3B1-001 Rev P2, received 3rd February 2017
- Site Layout Plan - Drawing no: PL- P3B1-002 Rev P2, received 3rd February 2017
- Block Plan - Extent of Phase 3B1 - Drawing no: PL- P3B1-003 Rev P2, received 3rd February 2017
- Gateway Apartments (GWAs) 3B1 Plans - Drawing no: PL- P3B1-005 Rev
- Gateway Apartments (GWAs) 3B1 Elevations - Drawing no: PL- P3B1-006 Rev P1
- Site Refuse Plan - Drawing no: PL-P3B1-007 Rev P1
- Phase 3B Street Scene Elevations - Drawing no: PL-P3B-004 Rev P1
- Phase 3B1 Existing Survey Levels - Drawing no: 4160316-SK1002 Rev P1
- Phase 3B1 Proposed Finished Floor Levels - Drawing no: 4160316-SK1111 Rev P1
- Phase 3B1 Landscape Masterplan - Drawing no: D2307 L.140
- Phase 3B1 Detailed Hard Landscape General Arrangement Plan - Drawing no: D2307 L.242
- Phase 3B1 Detailed Soft Landscape General Arrangement Plan - Drawing no: D2307 L.345

Other documentation and studies:

- Design and Access Statement Phases 3B1 & 3B2, prepared by Broadway Malyan, Reference 320934/6, received 20th January 2017

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. Land north of Foudry Brook. Approved 26/07/1995.
- 07/00572/SCO - Request for a Scoping Opinion in respect of development relating to approximately 17,000 sq m of B1 floorspace, 737 residential units and community facilities to include a one form entry primary school. Observations Sent 02/07/2007.
- 07/01275/OUT - A planning application for mixed-use development comprising: "Phase 1 (submitted in full with no matters reserved and as defined on Plan Ref. PA-P1-002): the construction of housing - 46 houses and 22 apartments (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 and infrastructure,

landscaping and other associated works; and subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals): the construction of housing - 669 dwellings (Class C3), extra care housing with ancillary community uses (Class C2), 16,000 square metres office space (Class B1), one-form entry primary school including nursery (Class D1), health surgery (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 and infrastructure, landscaping and other associated works." Approved 31/03/2009.

- 10/00587/SCO - Request for a Scoping Opinion in respect of development relating to 730-750 new homes including an 80 unit Continuing Care Retirement Community scheme with extra care ancillary community facilities, 8 family homes for disabled persons, 16,000 sq m of use class B1 floor space, a One Form Entry Primary School with sports pitches for dual use with the local community, associated local centre, community and recreation facilities, a network of dedicated pedestrian and cycle routes and the provision of more than 8 hectares of open space, fully equipped children's play facilities and sports pitches, in addition to a 4 ha lake. Observations Sent 24/06/2010.
- 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
- 142001/APPCON - Condition 27 Phase 1 of 102172 - Discharged 17/2/15
- 150271/APPCON - Condition 4 of 102172 - Discharged 2/4/15
- 150718/APPCON - Condition 16 of 102172 - Discharged 29/5/15
- 150267/APPCON - Condition 15 Phase 1 of 102172 - Discharged 5/8/15
- 151054/NMA - Phasing Plan amendment - Approved 7/8/15
- 151159/APPCON - Condition 51 of 102172 - Discharged 8/9/15
- 151069/ADV - Billboard Sign - Approved 27/11/15
- 151071/APPCON - Condition 42 -ground investigation - Part Discharge 27/11/15
- 151070/REM - Phase 1c - Road - Approved 14/1/16
- 151761/REM - Phase 2A Extra Care And Flats above Parking - Approved 19/1/16
- 152276/NMA - Phase 1 Urban House - Approved 24/2/16
- 151068 - Marketing Suite (temp for 5 years) - Approved 29/2/16
- 160452/NMA - Phase 1 Urban House - Approved 20/4/16
- 160927/APPCON - Parking Management Strategy Phase 2A - discharged 5/7/16
- 160396/NMA - Phasing Plan - Approved 5/8/16
- 160700/REM - Phase 3A 74 houses - Approved 11/8/16
- 161229/NMA - Phase 1 Flats 1-10 - Approved 16/9/16
- 161406/NMA - Phase 1 houses - Approved 16/9/16
- 150727/APPCON - Condition 45 Japanese Knotweed - Approved 26/9/16
- 161746 - Phasing Plan - Approved 19/10/16
- 161881/NMA - Condition 30 removal - Code for Sustainable Homes - Approved 28/10/16
- 162050/REM - Phase 2 - 30 flats and retail - Approved 24/1/17

- 161893/REM - Phase 5 83 Houses - Approved 24/1/17
- 170136/SCR - Request for an Environmental Impact Screening Opinion in relation to their proposals for phase 6b of the Green Park Village development - Screening opinion sent 24/2/17
- 161926/APPCON - Phase 1 - 17-materials; 18- lighting; 19- access routes; 21- vehicle parking; 23- bicycle storage; 49- dewatering strategy - Approved 6/3/17
- 170117/APPCON - Conditions 15 -Archaeology (Phase 1 part and 2-6) and 49 - Dewatering (Phases 2-5) - Approved 10/3/17
- 170096/REM - Phase 3B2 for 143 dwellings - pending decision

4. CONSULTATIONS

(i) Statutory

4.1 None

(ii) Non-Statutory

Natural Environment - Ecology

4.2 Awaiting comments

Natural Environment - Trees/Landscape

4.3 The Officer states that "The information submitted only appears to relate to condition 9 a & d - part c (services) are missing and part b (play areas) is not relevant." In relation to part d and with reference to Phase 3B1 Detailed Soft Landscape General Arrangement Plan D2307 L.345, I have no objections subject to any comments Ecology may have on the suitability of the species proposed adjacent to the watercourse/ditch."

4.4 The Agent confirmed that a Service Plan was submitted for Phase 3B2 (the subject of a separate REM 170096), which links into the apartment block within Phase 3B1. The Natural Environment Officer responded that "the service plan submitted does not cover the full extent of Phase 3B 1 - part of the frontage is omitted. From the plan submitted, I note the inclusion of an 11Kv electrical cable through the existing, retained trees on the Longwater Av frontage (the part shown anyway) which I assume continues along the frontage - how will this be implemented without harming root systems?"

4.5 A further response from the agent is awaited and will be included in an update.

Transport

4.6 The Transport Officer's comments are as follows: "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 car parking is 1 space per 1 and 2 bed flat and 2 spaces per dwelling.

4.7 The Phase 3B1 development comprises of 23 dwellings in total. The parking provision associated with this phase was provided under Phase 3A. A total of 27 spaces parking spaces were allocated to the Phase 3B1 apartment block.

4.8 The parking is in accordance with the plan submitted for the outline application. The proposed layout of the parking areas are acceptable and provide adequate manoeuvring space for vehicles to enter and leave the parking areas. However, a car parking allocation plan for the Phase 3B1 apartments should be submitted. I am

happy to deal with this under condition 21 of the outline permission requiring a parking layout and strategy for this phase.

- 4.9 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 is required to meet the Council's standards. The adopted standards also states that cycle storage should be easy to use, where the cycle can be secured easily and quickly to the stand.
- 4.10 The cycle store is conveniently located on the ground floor of the building with external access on the north-western side of the building and an integral door into the apartment building. We require detailed plans confirming that the cycle parking layout within the store complies with the Council's adopted standards. However, I am happy to deal with this under condition 23 of the outline permission.
- 4.11 Refuse collection will occur from the adjacent mews areas. The refuse store is conveniently located on the ground floor of the building with external access on the north-western side of the building, approximately 12.5m from the collection point. A swept path analysis using a 10.2m long vehicle was submitted as part of the Phase 3A application drawings.
- 4.12 There are no transport objections in respect of Phase 3B1, subject to conditions and informatives from the original permission continuing to apply.

(iii) Public Consultation

- 4.13 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). 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 The Gateway Apartment, located on the western side of the Gateway Boulevard is to frame the entrance to the site from Longwater Avenue. This is as intended through the consented outline.
- 6.3 The block footprint has changed and it has been re-sited, which has led to a better separation between the block and the houses to the west and east (plots 146 and 184 within the approved Phase 3A)
- 6.4 The apartments have south facing balconies which wrap round the corner to visually lead onto the Boulevard and the façade has been amended from the outline consent and is now stepped. This has created a larger area of green space immediately adjacent to Plot 146, which is considered acceptable.
- 6.5 The block has hard and soft landscaping around it and access to other landscaped spaces adjacent to Longwater Avenue, which accord with the layout principles of the consented scheme
- 6.6 The cycle and bin stores are at ground floor level as at outline stage, albeit in a slightly different position due to the amended footprint of the block.
- 6.7 Overall the small amendments to layout are not considered to affect the principles established through the consented scheme and provide some subtle improvements.

(iii) Scale

- 6.8 The outline consent established storey heights and ridge height parameters. The proposed scale of Phase 3B1 complies with the consented strategy of four storeys.
- 6.9 The scale of the proposed building would therefore be consistent with what was approved by the outline consent and would be acceptable and in accordance with Policy CS7 of the Core Strategy.

(iv) Appearance

- 6.10 The Gateway Apartment block is proposed to be contemporary in appearance with Light Mist Hardiplank cladding on all facades except for the south-eastern element. This is to visually link the houses with the apartments.
- 6.11 The remainder of the building façade is proposed to be grey fibre cement cladding, which will be the same or similar for key locations. A vertical emphasis is used to create a consistent approach between the houses and the apartments on Longwater Avenue.
- 6.12 At outline stage it was intended that this block would be much simpler/ less “fussy” in appearance compared to the houses within other phases and the submitted details are consistent with this approach. It is considered therefore 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 links in with other parts of the development which have been approved in detail. 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

- 6.13 The outline application covered means of access and therefore the traffic impact of the proposals were assessed and approved at this stage. However, this phase does not include any accesses
- 6.14 With respect to parking the provision for the whole of the Green Park Village Application site was approved under the outline planning permission and for flats the agreed level is 1 space per 1 and 2 bed flat.
- 6.15 The Transport Officer has confirmed that the 27 car parking spaces associated with this phase are within the Phase 3A area (already approved under REM 161893). A car parking allocation plan is required, but the Transport Officer is content that this be submitted as part of a discharge of condition application under condition 21 of the outline consent.
- 6.16 A cycle store is proposed on the ground floor. Transport has confirmed that details of the layout should be submitted to discharge condition 23 of the outline consent.
- 6.17 Access to the refuse collection point is approximately 12.5 m from the refuse area, which is acceptable.
- 6.18 There are no transport objections in respect of Phase 3B1, subject to conditions and informatives from the original permission continuing to apply.

(vi) Landscaping/ open space

- 6.19 The landscape strategy is to create a robust and sustainable scheme using a blend of man-made and natural stone materials and to provide an attractive landscaped setting for the buildings aligned with Longwater Ditch. The proposed materials are a mix of concrete slab and block paving and asphalt, considered appropriate for the areas immediately around this apartment block
- 6.20 It is proposed to retain and enhance the Ditch with wetland planting and wildflower grasses to reflect the palette of species used elsewhere within Green Park, as well as new tree planting. The Natural Environment Officer has confirmed that the soft landscaping details are acceptable. Comments from the Ecology officer will be reported in an update.
- 6.21 The materials and the landscaping approach are 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) Infrastructure Provision (Section 106 and Community Infrastructure Levy)

Employment, Skills and Training

- 6.22 The original outline permission pre-dated the Council's Employment, Skills and Training SPD (2013). 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)

- 6.23 As the outline planning permission was granted before the Council's introduced CIL implementation of the development does not trigger liability to pay CIL.

(viii) Equality

- 6.24 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.
- 6.25 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

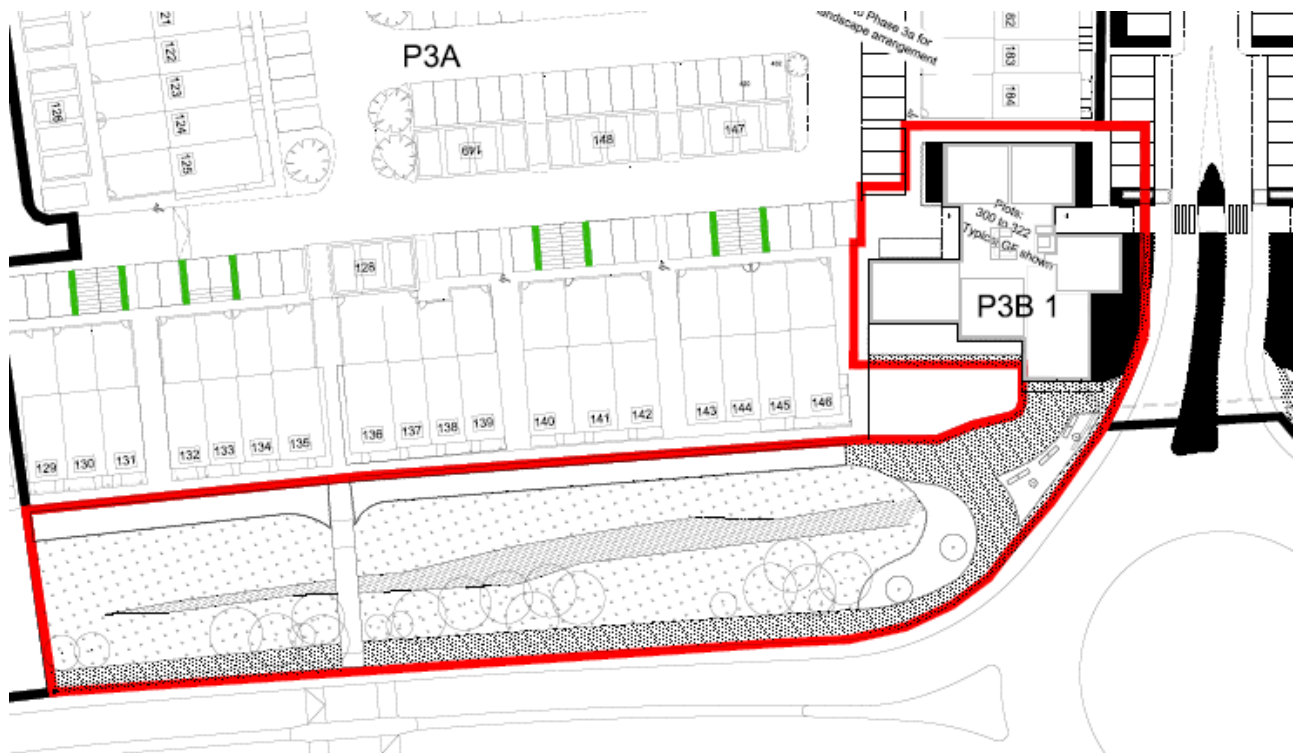
- 7.1 In conclusion the development of this site as detailed on the submitted plans and information is considered to be of an acceptable appearance and scale, and layout and design and accords with relevant adopted policies and the principles established by the outline permission. It is recommended that this reserved matters application be granted subject to conditions.

Case Officer: Alison Amoah

APPENDIX 1: APPLICATION DRAWINGS

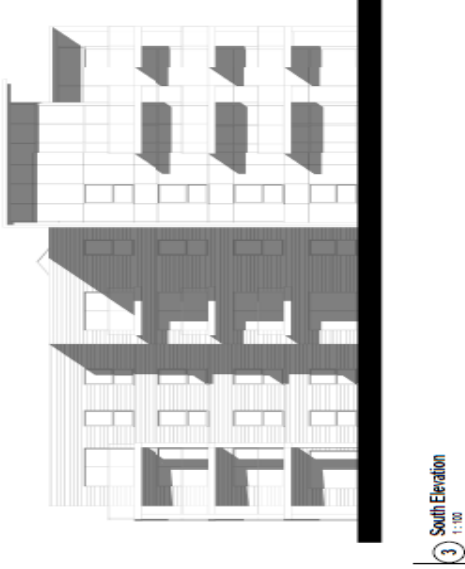
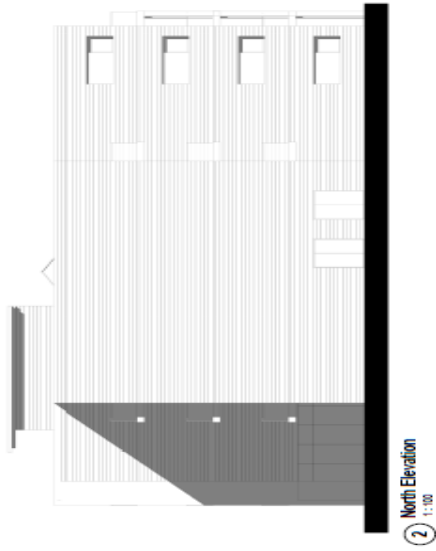
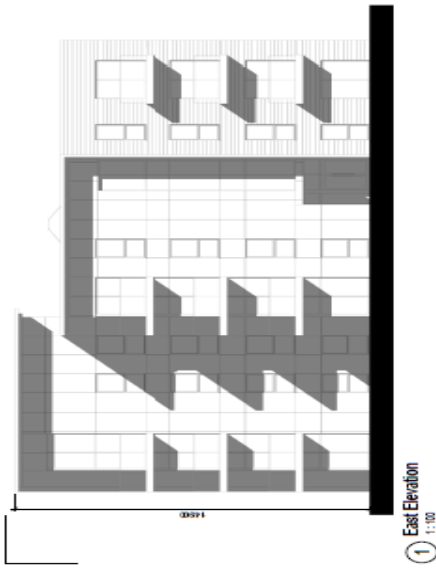


CGI of Boulevard Apartments (Phase 3B1 - lefthand block)



Site Layout

PLEASE REFER TO DESIGN AND ACCESS STATEMENT FOR PROPOSED MATERIALS



Elevations

Consultants and contractors are solely responsible for the accuracy and completeness of the drawings.

The above information shown on this drawing is for information only and does not constitute an offer of any financial product. It is the responsibility of the client to ensure that they are aware of the terms and conditions of any financial product offered.



- - GWA 382
- Plots
- 300,301,302,303,304,
- 305,306,307,308,309,
- 310,311,312,313,314,
- 315,316,317,318,319,
- 320,321,322



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