

MAIDENHEAD DEVELOPMENT CONTROL PANEL

16 November 2022

Item: 3

Application No.:	22/01878/REM
Location:	Grove Park Industrial Estate Waltham Road White Waltham Maidenhead SL6 3LW
Proposal:	Reserved matters (appearance and landscaping) pursuant to outline planning permission 18/03348/OUT for outline application for access, layout and scale only to be considered at this stage with all other matters to be reserved for the erection of up to x79 dwellings and erection of a nursery building (D1) following demolition of a number of existing buildings.
Applicant:	Sorbon Estates Ltd
Agent:	Mrs Rosalind Gall
Parish/Ward:	White Waltham Parish/Hurley And Walthams

If you have a question about this report, please contact: James Overall on or at james.overall@rbwm.gov.uk

1. SUMMARY

- 1.1 Outline permission was granted in February 2021 (ref: 18/03348/OUT) for the erection of up to x79 dwellings and erection of a replacement nursery building (D1) following demolition of a number of existing buildings at Grove Park Industrial Estate, White Waltham. The outline permission considered access, layout and scale only, with all other elements to be considered at reserved matters stage.
- 1.2 The current application seeks permission for those details reserved by the outline permission, namely the appearance and landscaping for 79 residential units and 1 nursery building, on the site of the existing industrial park.
- 1.3 The assessment of this reserved matters application cannot seek to alter those matters which have been approved or deviate materially beyond the approved parameters at outline stage. Scale was approved at the outline stage and the number of residential units granted is 79 with the upper heights of the development having been set by the approved parameter plans and cannot alter materially from these approved drawings. Likewise, access and layout have also been approved at the outline stage and cannot alter materially from the approved drawings. The parcels of land within which the 2 storey and 2.5 storey dwellinghouses will be positioned has also been approved.
- 1.4 This reserved matters application therefore is bound considerably by matters already approved (scale, layout and access) and the accompanying parameter plans. This assessment must therefore focus on whether the details of appearance and landscaping are acceptable.
- 1.5 It is considered that the appearance of the development is acceptable as it is of a high-quality design which would not have a detrimental impact upon the character of the surrounding area, and thus is in accordance the relevant adopted plan and neighbourhood plan policies.
- 1.6 The proposed hard and soft landscaping of the site is also of high quality and would enhance the environment and amenity of the site for future residents whilst also ensuring that the development sits well within the established landscape character of the area.
- 1.7 The proposal would comply with the terms of the Interim Sustainability Position Statement resulting in a 61.04% reduction in carbon emissions, with the applicant also willing to submit a Unilateral Undertaking securing a carbon off-set payment and lifestyle contribution totalling £108,398. This money is to be spent on energy saving and carbon reduction initiatives throughout the Borough which would help achieve the aims of the Council's Corporate Strategy at this time of a Climate Emergency.

It is recommended the Committee authorises the Head of Planning:

1.	To grant planning permission on the satisfactory completion of an undertaking to secure a contribution to the Council's Carbon Offset Fund and with the conditions listed in Section 15 of this report.
2.	To refuse planning permission if an undertaking to secure a contribution to the Council's Carbon Offset Fund, has not been satisfactorily completed as the proposal would fail to meet the terms of the Council's Interim Sustainability Position Statement and Borough Local Plan policy SP2

2. REASON FOR COMMITTEE DETERMINATION

- Given the determination of the original outline application by committee and the scale of the development, the Head of Planning considers this application should be referred to the Maidenhead Development Management Committee.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The site comprises of Grove Park Industrial Estate, which lies to the north-east of the settlement boundary of White Waltham as identified in the Hurley and the Walthams Neighbourhood Plan, excluding Grove House, which lies in the south-western corner of the estate and the three large commercial buildings on the eastern side of the estate.
- 3.2 Access is via Waltham Road, which runs parallel to the southern boundary of the site. There are three two-storey buildings to the south of the site near the entrance of the park (Beechwood, Oakwood and Ashwood House) and two 2-storey buildings in the north-east corner of the site (Maple Court and Cedar Court) with the remaining buildings comprising of single storey buildings sited perpendicular or parallel to the internal access road. There are areas of soft landscaping with trees and parking, which intercept the buildings. The buildings are predominately in industrial use (E(g), B2 and B8); however, there is a nursery sited towards the centre of the site.
- 3.3 The site originally formed part of White Waltham Airfield, which was used by the RAF during World War 2. Maple and Cedar Court were originally built as dormitories in conjunction with the original Airfield use, and some of the single storey buildings also remain as constructed by the RAF. The other single storey buildings, along with Beechwood, Oakwood and Ashwood House are purpose-built brick buildings.
- 3.4 To the west and north of the site are agricultural fields, while to the east of the site is a yard for Carters Steam Fayre with agriculture beyond. White Waltham Airfield lies to the north-east. To the south is more agricultural land and Bury Court and St. Mary's Church. Whilst Waltham lies to the south-west.

4. KEY CONSTRAINTS

- 4.1 The site lies entirely within the Metropolitan Green Belt. It is also designated as contaminated land with a historic landfill to the west (Cherry Garden, White Waltham). Within the site lie several trees along the northern, southern, western and eastern boundaries and within the site, which are protected by Tree Preservation orders. To the south-east of the site, on the opposite side of White Waltham is St. Mary's Church and Bury Court Conservation Area.

5. THE PROPOSAL

- 5.1 Permission is sought for the reserved matters of appearance and landscaping for the redevelopment of the existing industrial estate to provide 79 dwellings (in the form of detached, semi-detached and terraced houses) and 1 replacement nursery building.
- 5.2 The mix of accommodation is set out below:

2-bedroom houses	23
3-bedroom houses	40
4-bedroom houses	14
5-bedroom houses	2
Total	79

- 5.3 Two principal areas of open space, one of which includes a play area, would be provided. These are both situated in the south-west of the site. Green buffer open space is also proposed throughout the site.
- 5.4 The scale, access and layout of the scheme are matters approved under the outline permission ref: 18/03348/OUT.
- 5.5 The proposed buildings will use a variety of materials, with the predominant ones being red or yellow brickwork for the walls, white framed UPVc windows, and anthracite or brown roof tiles. Parts of elevations will use white painted render or tile hanging as an occasional feature material. In addition to utilising a variety of materials, a number of different features will be used to create identity, including: chimneys, open porches, brick banding, window arches and projecting bay windows. Roofs will predominantly be hipped with deep overhanging gables and eaves.
- 5.6 The proposed hard landscaping involves a number of different materials, colours and styles. For instance, parking bays and driveways are proposed to be constructed with:
- 1 Marshalls Keyblock (Natural) in a staggered pattern
 - 2 Marshalls Keyblock (Charcoal) in a staggered pattern
 - 3 Marshalls Keyblock (Burnt Ochre) in a staggered pattern
 - 4 Marshalls Tegula (Harvest) in a staggered pattern
- Whereas pathways and roads are to be constructed with either asphalt or self-binding gravel.
- 5.7 In terms of soft landscaping, the development proposes to introduce a large amount of vegetation, with thousands of shrubs and hedges from a wide variety of species, as well as planting 129 individual trees of 39 different species. The three species of tree with the most amount of planting are:
- Acer campestre 'Streetwise' (Field Maple)
 - Malus hupehensis (Chinese Crab Apple)
 - Prunus avium 'Plena' (Wild Cherry Blossom - white)
- These three species will make up one third of the newly planted trees.
- 5.8 There are two small differences to the Outline permission – that of the garage/dwellinghouse position shift within plot 25, and the ridge height reduction for a number of 2-storey dwellings to below that of the of previously agreed parameter plans. From a legal standpoint, as to whether the aforementioned alterations to the scheme result in the submission of reserved matters not being 'substantially in accordance' with the Design Strategy and parameter plans; there is no statutory threshold for when something is deemed to be substantially in accordance, and thus it is down to the judgement of the decision maker. Given that only two minor matters have been altered from the outline permission, and all other matters remain the same/in accordance with the approved details, when considering the scale of the development and when the scheme is viewed as a whole, the details of reserved matters are considered to be substantially in accordance with the design strategy and approved parameter plans.

6. RELEVANT PLANNING HISTORY

- 6.1 There is extensive planning history relating to existing buildings and advertisement consent. The following planning history relates to redevelopment within the site:

Reference	Description	Decision
22/02241/CONDIT	Details required by Condition 6 (Sample/Specification Of Hardsurfacing); Condition 13 (Cycle Parking) and Condition 17 (Surface Water Drainage Scheme) of	Pending Consideration

	planning permission 18/03348/OUT.	
22/02240/CONDIT	Details required by Condition 7 (Slab Levels), Condition 8 (Lighting), Condition 10 (CEMP), Condition 12 (Tree Protection), Condition 22 (Construction), Condition 24 (CEMP Construction) of Planning Permission 18/03348/OUT.	Pending Consideration
22/02239/CONDIT	Details required by Condition 4 (Materials), Condition 5 (Means of Enclosure), Condition 9 (Ecology), Condition 14 (Play Area) and Condition 15 (LEAP) of Planning Permission 18/03348/OUT.	Pending Consideration
18/03348/OUT	Outline application for access, layout and scale only to be considered at this stage with all other matters to be reserved for the erection of up to x79 dwellings and erection of a nursery building (D1) following demolition of a number of existing buildings.	Application Approved 15 th Feb-21
13/01648/FULL	Change of use of Unit 5 from B1 (business) to D1 (nursery) as an extension to day nursery at units 3a, 3b and 4	Application Approved 12 th Nov-13
10/02841/FULL	Change of use of Unit 3a from B1 (business) to B1 (nursery)	Application Approved 26 th Jan-11
09/01007/FULL	Change of use of Unit 3b and 4 from B1 (business) to B1 (nursery)	Application Approved 21 st Jul-09
08/03081/FULL	Change of use of Unit 19 from B1 (business) to D1 (nursery/creche)	Application Approved 17 th Feb-09
04/41593/FULL	Demolition of Units 1 to 6, 24 and 25, and erection of 6 new office buildings plus shower and locker building	Application Approved 6 th Aug-04
00/35838/FULL	3 No. 2-storey office buildings with associated car parking (Amendment to planning approval 97/32002)	Application Approved 16 th Nov-00
99/34098/FULL	Estate Road Extension and Revised Parking Layout	Application Approved 5 th Apr-00
97/32002/FULL	2 No. 2-storey office buildings and associated car parking	Application Approved 5 th Nov-98
90/01573/FULL	Change of use of existing development from use class 3 to B1, Units 1-7, 18, 19, 21-24 and 26	Application Approved 19 th Feb-91

7. DEVELOPMENT PLAN

7.1 The main relevant policies are:

Adopted Borough Local Plan (2013-2033)

Issue	Policy
Spatial Strategy for the Borough	SP1
Climate Change	SP2
Sustainability and Placemaking	QP1
Green and Blue Infrastructure	QP2

Character and Design of New Development	QP3
Development in Rural Areas and Green Belt	QP5
Housing Development Sites	HO1
Housing Mix and Type	HO2
Affordable Housing	HO3
Employment Land	ED2
Historic Environment	HE1
Managing Flood Risk and Waterways	NR1
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Environmental Protection	EP1
Air Pollution	EP2
Artificial Light Pollution	EP3
Noise	EP4
Contaminated Land and Water	EP5
Infrastructure and Developer Contributions	IF1
Sustainable Transport	IF2
Open Space	IF4
Community Use	IF6
Utilities	IF7
Protected Employment Sites	ED2

Adopted Hurley and the Waltham's Neighbourhood Plan (2015-2030)

Issue	Neighbourhood Plan Policy
Sustainable Development	ENV1
Climate Change, Flood and Water Management	ENV2
Housing Development	WW1
Community Facilities	Gen 5
Character and Appearance, including Special Character	Gen 2
Highways and Parking	T1

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

- Chapter 2: Achieving sustainable development
- Chapter 4: Decision making
- Chapter 5: Delivering a sufficient supply of homes
- Chapter 6: Building a strong, competitive economy
- Chapter 8: Promoting healthy and safe communities
- Chapter 9: Promoting Sustainable Transport

- Chapter 11: Making effective use of land
- Chapter 12: Achieving well-designed places
- Chapter 13: Protecting Green Belt land
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment

Supplementary Planning Documents

- Borough Wide Design Guide

Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- 8.56 RBWM Landscape Assessment
- 8.57 RBWM Parking Strategy
- 8.58 Affordable Housing Planning Guidance
- 8.59 Interim Sustainability Position Statement
- 8.60 Corporate Strategy
- 8.61 Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

114 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 12th August 2022 and the application was advertised in the Local Press on 28th July 2022.

1 letter was received neither objecting nor supporting the application. The comments simply requested a couple of elements to be taken into consideration and can be summarised as follows:

Comment	Where in the report this is considered
1. Please ensure provision for hedgehogs i.e. no fences to the ground, in order to allow easy transit through the site.	Section x
2. Please consider the road entrance and exit as this is a relatively busy road	Section vii

Statutory Consultees

Consultee	Comment	Where in the report this is considered
Lead Local Flood Authority	Further information is required in order to overcome concerns raised. Without this information, we recommend that application 22/01878/REM is not approved at present.	Section x

Consultee responses

Consultee	Comment	Where in the report this is considered
Conservation Design Officer /	No built heritage implications. Therefore, no comments in this instance.	Section vi
Highways	No comments.	Section vii

Thames Water	No comments.	
Berkshire Archaeology	The application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that a condition is applied, should permission be granted, in order to mitigate the impacts of development.	Section vi
Housing	<p>The number of 4 affordable homes complies with the S106.</p> <p>The dwelling types of 3x 3-bed houses and 1x 2-bed house are larger than suggested in the S106 however this is welcomed as they will accommodate larger families. The Affordable Rent tenure is acceptable.</p> <p>Plot 66 – the 2-bed house is shown as GIA 99.2m2 which is the same size as the 3-bed and larger than some of the market 2-bed houses. Nevertheless, the generous floor area is acceptable.</p> <p>The Affordable Housing Land Plan in the S106 shows the 4 affordable dwellings in the same location as the current proposal.</p>	Section iii
Environment Agency	No comment, please see any comments provide at outline stage (none received).	

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Principle of development
- ii Appearance
- iii Landscaping
- iv Climate Change and Sustainability
- v Affordable Housing
- vi Housing Provision and Quality
- vii Impact on heritage assets
- viii Parking and Highways Impacts
- ix Impact on neighbouring amenity
- x Provision of suitable residential environment
- xi Environmental Considerations
- xii Other material considerations

9. Principle of Development

Principle of development

- 10.2 The principle of the development was considered at the outline stage. Being in the Green Belt, it was considered that the proposal would fall within the exemption, 'redevelopment of previously developed land' and would not have a greater impact on openness than the existing development. The proposal is therefore considered to represent appropriate development in the Green Belt. The principle of the development to replace the existing industrial estate was accepted and permission was granted for the scale, access and layout of the development, along with parameter plans depicting the scale, height and land use of each parcel of land within the site. Whilst the site remains in the Green Belt, it forms part of an adopted site allocation (WW 1) of the Neighbourhood Plan, and there can be no objection to the principle of the development, given this has already been established under the Outline permission.
- 10.3 Neighbourhood Plan Policy WW1 of the Neighbourhood Plan sets out a number of recommendations/ requirements for the redevelopment of this site, which are:
- the majority of dwellings comprising smaller 2 and 3-bedroom houses of no more than two storeys in height;
 - providing for a range of housing, including dwellings for downsizers and first-time buyers;
 - having a positive impact on local character; and
 - ensuring safe and secure access onto Waltham Road.
- 10.4 Some of these requirements have already been met by the approved Outline permission. The remainder will be addressed in the following sections of this report.

Approved Matters

- 10.5 The approved parameters under the outline consent depict the layout of the residential development within the plot including parcels of land for housing of either 2 storeys or 2.5 storeys, areas of open space and a replacement nursery building. The external accesses onto Waltham Road have also been approved. The Outline permission also considered scale/height of the development and approved a series of parameters plans in relation to this. The matters of scale, layout and access are fixed, and the maximum parameters agreed cannot be amended at this reserved matters stage.
- 10.6 Scale has been determined by approved parameter plans. These consist of:
1. 1115/C104D (Coloured Street Elevation)
 2. 1115/C103F (Parameter Plan)
- 10.7 Plan 1115/C103F (Parameter Plan) indicates the location/layout of each building in relation to the number of storeys proposed. This consists of 2 and 2.5 storey dwellinghouses across the whole site, with the 2.5 storey dwellings located on either side of an avenue.
- a. Plan 1115/C104D (Coloured Street Elevation) indicates the proposed minimum and maximum heights for all the building types across the site. The 2 storey dwellinghouses are to have maximum height falling within the parameters of 10m and 10.5m; whilst the 2.5 storey dwellinghouses are to have a maximum height falling within the parameters of 10m and 12m. The nursery building whilst being single storey, is shown to have a maximum *ridge* height between 9m and 10.5m.
- b. Harm usually worsens as bulk and scale of development increases and therefore, whilst minimum parameters have been agreed, it is considered that these are not fixed, as the purpose of agreeing parameters is to ensure the development does not have a detrimental impact upon factors surrounding the site.
- c.
- d. In the originally submitted plans under this reserved matters application, all of the dwellings (the two and two and a half storey) were of a similar height; however, a lower minimum ridge height has been negotiated by the planning officer as it was deemed important for there to be some

variation in ridge heights across the site, especially between the 2 and 2.5 storey properties. As per paragraph 10.9, this reduction in ridge height for some of the properties is not deemed to be detrimental, and as such is considered to remain within the remits of those matters agreed at Outline stage.

Access

- 10.11 External access to the site has been approved, with one new access point being created off Waltham Road, approximately 48m west of the existing site access. The purpose of this new access road is to provide an access solely for the residential properties, whilst the existing access will be used by the retained offices and the replacement nursery. The current reserved matters application does not seek to alter the approved external access.
- 10.12 The internal road layout tries to use some of the existing roads. It allows for good connectivity within the site and is set by the approved plans. The Highways Authority reviewed this at Outline stage and confirmed that they had no objections. This internal road layout is unchanged from the Outline permission, albeit the current application includes details of the design and appearance of these roads/accesses, including materials.

Layout

- 10.13 The layout only has a minor change from the outline permission, which sees plot 25 being adjusted slightly to relocate the garage to the west side of the plot, thereby relocating the dwelling to east side. As this change is minor and not deemed to be detrimental, it is considered to still fall under matters agreed at Outline stage.

Reserved Matters

- 10.14 The consideration of the final matters of detailed appearance and landscaping must be viewed in the context of the approved matters and parameter plans agreed at Outline stage. It is not for the Local Planning Authority to now be able to seek variations at odds with those matters previous agreed and approved. This assessment must therefore focus on the reserved matters of appearance and landscaping.

i. Appearance

- 10.15 Policy QP3 of the BLP expects all new development to contribute to achieving sustainable high-quality design in the Borough by following a number of design principles, including respecting and enhancing the local character of the environment. Policy Gen 2 of the Neighbourhood Plan states that new development should reflect the architectural and historic character and scale of the buildings and landscape of the respective Parishes by using materials which reflect those used within the surrounding area.
- 10.16 The proposed scheme has been designed in a way, which uses similar and established materials, details and feature to those used within the surrounding locality. The proposed dwellings will have a vernacular feel, with an added contemporary touch.
- 10.17 The proposed buildings have been designed using a limited palette of materials which reflect the existing surrounding context, although utilising modern materials and building techniques. This is considered to create a sense of place and is thus looked upon favourably.
- 10.18 The predominant materials will consist of red or yellow brickwork for the walls, white framed windows, and anthracite or brown roof tiles. Parts of elevations will use white painted render or tile hanging as an occasional feature material.
- 10.19 Features will include chimneys, open porches, brick banding, window arches and projecting bay windows. Roofs will predominantly be hipped with deep overhanging gables and eaves.
- 10.20 As per paragraph 10.10, within the originally submitted plans under this reserved matters application, all of the dwellings (the two and two and a half storey) were of a similar height;

however, a lower minimum ridge height has been negotiated by the planning officer as it was deemed important for there to be some variation in ridge heights across the site, especially between the 2 and 2.5 storey properties. Consequently resulting in 37 dwellinghouses reducing their ridge (and eaves) heights by between 0.197-0.874m; which is considered to have improved design and external appearance across the site. Overall the proposed scheme is considered to result in a high quality appearance which complies with the relevant BLP and neighbourhood plan policies.

ii. Landscaping

10.21 Policy QP3 states that a development proposal will be considered high quality design and acceptable where it provides high quality soft and hard landscaping.

10.22 There are few significant landscape features within the existing site – the site being overwhelmed predominantly by buildings and hard-surfacing. The most significant existing landscape feature is an avenue, with trees either side, which is to be retained.

10.23 The landscape strategy for the proposed development is in accordance with the Outline application as follows:

1. The retention, protection and enhancement of the mature trees and tree groups on the boundaries of the site to provide appropriate buffers between the proposed development and adjacent properties;
2. The retention and protection of as many of the TPO trees as possible. Extra heavy standard replacement trees will be provided along the site frontage where necessary;
3. The retention and enhancement of the hedgerows and trees along the boundaries of the application site to “contain” the effects of the proposed development and to provide an appropriate buffer between the development and the landscape around the site;
4. The provision of a scheme of tree, hedgerow, shrub and woodland planting within and along the boundaries of the application site to assist in the integration of the proposed development in its landscape setting on the edge of White Waltham;
5. The use of hard and soft landscape features within the development which complement the architectural forms and which reflect the character and appearance of the townscape within White Waltham; and
6. The planting palette for the landscape scheme includes locally indigenous species of trees and shrubs.

10.24 New tree planting is a key element of the scheme with street tree planting and frontage planting to the dwellings creating a green character to the streets. Larger tree planting around the open space areas further reinforces the green character to be achieved across the development. The amount of landscaping will be a significant improvement on the existing, providing both a high-quality environment for new residents and a soft edge to the new built development within the site.

10.25 The development proposes to introduce a large amount of vegetation, with thousands of shrubs and hedges from a wide variety of species, as well as planting 129 individual trees of 39 different species. The three species of tree with the most amount of planting are:

- *Acer campestre* 'Streetwise' (Field Maple)
- *Malus hupehensis* (Chinese Crab Apple)
- *Prunus avium* 'Plena' (Wild Cherry Blossom - white)

These three species will make up one third of the newly planted trees.

10.26 Application 22/02239/CONDIT is currently seeking the discharge of some conditions, including No. 9, which relates to biodiversity enhancements. Under this discharge of condition application, a Biodiversity Enhancement Plan (Ethos Environmental Planning, June 2022) was submitted,

which details the native planting, which will be provided as part of the landscaping including native hedgerows, trees and shrubs (some of which is detailed in paragraph 10.25 (above)). Further to this, the report also provides the types and locations of bird and bat boxes/tubes and log piles. The specifications and locations of the hedgehog access points in the fences are also detailed within the report. Whilst this is covered by the previously imposed condition, it is noted that the scheme does propose native and wildlife friendly landscaping, which is looked upon favourably.

10.27 In terms of hard landscaping, various materials are proposed to help break up any massing the development site may have, which ultimately develops a sense of place. This is further assisted by the placement of vehicular speed ramps, which form the entrance to various stretches of dwellinghouses. The roads and pavements within the site have been designed to appear subservient to the green landscaped areas with use of good quality materials.

10.28 The proposal includes a play area, which is currently under review through previously applied conditions (14 & 15). This is to be located within the open space closest the entrance to the residential area of the site. This play area proposes to include:

- 9 Nest swing
- 10 Seesaw
- 11 Roundabout
- 12 Multi-use Unit

This use of the land is looked upon favourably from a landscaping perspective, as it provides a large sense of place, and provides amenities for local residents, adding to the high-quality landscaping within the site. Overall the scheme is considered to proposed high quality soft and hard landscaping which complies with the relevant BLP and neighbourhood plan policies.

Trees

10.29 Policy NR3 of the states that proposals should seek to protect and retain trees, woodlands and hedgerows; and where harm is unavoidable, mitigation and enhancement measures should be imposed. In line with this Policy, the application has been accompanied by the relevant Tree information including a full survey, constraints plan and details of tree protection and method statement. The proposal involves the planting of a significant number of trees across the site, as well as ornamental and native shrubs and hedges. No objections are raised in relation to trees and adequate protection can be secured for those trees and important landscaping features which are to be retained. Tree protection conditions have already been secured on the Outline permission (21, 22, 23 and 24). This is considered to be adequately covered.

iii. Climate Change and Sustainability

10.30 The Council's Interim Sustainability Position Statement (ISPS) and Policies SP2 and QP3 of the Borough Local Plan require developments to be designed to incorporate measures to adapt to and mitigate climate change. This is reflective of the Council's Climate Change Emergency and Corporate Strategy aims and initiatives.

10.31 The ISPS requires all development proposals (with the exception of householder residential extensions and non-residential development with a floorspace below 100sqm) to make the fullest contribution to minimising carbon dioxide emissions. These developments should be net-zero carbon and should be accompanied by a detailed energy assessment and a completed Carbon Reporting Spreadsheet to demonstrate how the net-zero target will be met. Where the net-zero carbon outcome cannot be achieved on-site due to feasibility issues, any shortfall should be provided through a cash in lieu contribution to the Boroughs Carbon Offset Fund, which will be ring fenced to secure delivery of greenhouse gas reductions elsewhere in the Borough. This offset is required unless it is demonstrated that this would undermine the viability of the development. Major development proposals should further seek to reduce potential overheating and reliance on air-conditioning systems and demonstrate this.

10.32 The proposed development of 79 dwellings incorporates the following sustainability measures in accordance with the ISPS:

- c) A reduction in Carbon Dioxide Emissions of 61.04% site wide against Part L of the Building Regulations Baseline, achieved by air source heat pumps for all homes and nursery and a total of 84 PV panels with 4 panels on each of 21 houses
- d) Restriction of water usage to 105 litres per person per day
- e) Introduction of high-speed internet capabilities to all units
- f) Provision of active electric vehicle charging points to 20% of the parking spaces plus the remaining 80% designed with passive charging points
- g) This comes with a carbon off-set contribution of £108,398 for the carbon off-set fund which will be secured via a unilateral undertaking.

10.33 A condition will be attached to the permission to ensure that the developer will be bound by the recommendations of the sustainability statement (**condition 1**). In addition, a legal agreement will be secured to obtain the financial contribution for the carbon off-set fund and lifestyle contribution.

iv. Affordable Housing

10.34 A viability appraisal submitted with the outline application, concluded that a policy compliant level of affordable housing would not be viable, primarily due to a significant issue surrounding the BLV (benchmark land value) and the increase of build costs.

10.35 The matter of affordable housing is not to be re-visited or altered as part of this reserved matters application; however, it should be noted that a S106 legal agreement has been signed by both parties, allowing for four 2-bed units (plots 64-67) to be provided as Affordable Housing. No more than 20 market homes are allowed to be occupied until these affordable homes have been provided; and no more than 50% of the market homes are allowed to be occupied until the freehold ownerships of the affordable units have been transferred/granted to the Owner's preferred Registered Provider or other Registered Provider approved in writing by the Council.

10.36 Whilst the S106 only requires 2-bed units to be affordable, it is noted that the proposal will provide three 3-bed units and one 2-bed unit. Furthermore, the 2-bed has a generous floorspace as par with some 3-beds and greater than some of the market 2-bed dwellings. This is looked upon favourably and compliments the scheme, as it allows for larger families within the affordable units to be affordable.

v. Housing

Housing type and mix

10.37 BLP policy HO2 (Housing Mix and Type) sets out that development proposals should provide an appropriate mix of dwelling types and sizes, reflecting the most up to date evidence as set out in the most recent Berkshire SHMA, which in this case in 2016.

10.38 The Housing Size Mix by tenure set out in the 2016 SHMA for Eastern Berks and South Bucks HMA is as follows:

	1-bed	2-bed	3-bed	4+ bed
Market	5-10%	25-30%	40-45%	20-25%
Affordable	35-40%	25-30%	25-30%	5-10%
All dwellings	15%	30%	35%	20%

10.39 The proposed housing mix is set out below:

2-bedroom houses	23	29.114%
3-bedroom houses	40	50.633%
4-bedroom houses	14	17.721%
5-bedroom houses	2	2.532%
Total	79	100%

- 10.40 The majority of the units are 3-bedroom and therefore meets the recommendations of the SHMA, which identifies a shortfall of 3-bed units across the Borough. Whilst there is a lower number of 4-bedroom units than recommended, not every individual development proposal is required to meet the recommendations of the SHMA. In providing 40 3-bedroom units, this development proposal is addressing a recognised shortfall in housing size within the Borough. In particular, given there are not any 1-bed units, and none of the units are flats/apartments, the provision of 79.747% of the dwellings as 2/3-bedroom units allows for the scheme to focus on smaller family housing, which is looked upon favourably.
- 10.41 It should further be noted that allocation WW 1 within HWNP requires the majority of dwellings to comprise of smaller 2 and 3-bedroom houses. In addition, condition 25 of the outline planning permission stipulated that the reserved matters shall consist of 23 x 2-bed, 40 x 3-bed, 14 x 4-bed and 2 x 5-bed houses, for the reason to ensure that a satisfactory housing mix was provided.
- 10.42 All dwellings would comply with the nationally described spaces standards and a condition will be applied to ensure 30% of units to comply with the higher accessibility standards of Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations and 5% achieving Requirement M4(3) (Wheelchair user dwellings) for the purpose of ensuring compliance with policy HO2 of the BLP. These measures will be secured in perpetuity by **condition 2**, and the applicant has confirmed they are happy to, and able to meet this.

vi. Impact on heritage assets

St Mary's Church and Bury Court Conservation Area

- 10.43 The site is adjacent to St Mary's Church and Bury Court Conservation Area which lies to the south-east on the opposite side of Waltham Road. In relation to its special character, the Council must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local Plan policy HE1 requires new development to preserve or preserve the character of the historic environment, which includes conservation areas and their settings.
- 10.44 The relevant Conservation Area Appraisal identifies that trees and vegetation on the southern boundary of Grove Park adjacent to Waltham Road, as shown on the Map of Main Features of Conservation Area within the appraisal, to be important in screening this area from the Conservation Area. The proposal would not alter the identified section of screening and would thereby preserve the setting and character of the conservation area in this respect. This is the same conclusion reached during the Outline application.

vii. Highway considerations, sustainable transport and parking provision

- 10.45 Parking provision was considered under the Outline application, in terms of layout. The number of spaces has not changed at reserved matters stage, and highways have no further comments to make. Highway conditions formed part of the Outline permission.

viii. Impact on neighbouring amenity

- 10.46 The impacts of the proposed development were considered as part of the Outline application and the proposal was considered to be acceptable in that regard. The proposed details of appearance and landscaping would not result in any additional harmful impacts to surrounding businesses or properties. The proposed scheme is therefore considered to comply with the relevant BLP and neighbourhood plan policies.

ix. Provision of suitable residential environment

- 10.47 A key consideration is looking to ensure that the proposed residential development will provide a suitable standard of residential accommodation for new occupiers both in terms of indoor and outdoor living space.

Impact on future occupiers of the development

- 10.48 As stated in the Housing section of this report at 10.42, all the dwellings have been designed to meet the Nationally Described Space standards and thus would accord with policy HO2 and the Borough Wide Design Guide SPD in this respect.
- 10.49 The spacing distances are not unreasonable for a development of this character. It is therefore considered that any potential harm would be minimal and therefore cannot be considered detrimental. A condition is recommended (condition 3) to ensure that two, first floor side facing windows serving WC's have obscured glazing and are of a fixed, non-opening design below 1.7m from the internal floor level.

Amenity Space

- 10.50 Each dwellinghouse has been designed with a suitably sized garden area to meet the requirements of the Borough Wide Design Guide SPD.

x. Environmental Considerations

Ecology

- 10.51 Paragraph 174 of the NPPF states new development should minimise impacts on and provide net gains for biodiversity. Similarly, policy NR2 in the BLP outlines that development proposals are expected to demonstrate how they maintain, protect and enhance the biodiversity of application sites. Policy ENV 1 of the Neighbourhood Plan requires development proposals to maintain and enhance biodiversity. The submitted landscape plan notes public boundary treatments as "timber post and rail chestnut pale fencing, metal railings and self-closing gates". These types of boundary treatment are usually good at allowing wildlife, such as hedgehogs, to pass through gaps. Furthermore, conditions have already been imposed under the Outline permission relating to a CEMP (condition 10) and biodiversity enhancements (condition 9). As such, this is considered to be adequately covered.

Flooding and Sustainable Drainage

- 10.52 The LLFA have commented on the proposal, stating that further information is required to demonstrate that no increased level difference in surface water impact will occur as a result of the development.
- 10.53 It is however noted that under the original Outline application (18/03348/OUT), the LLFA's comments state, "*all concerns have now been resolved*" in relation to their previous comments surrounding increased level difference in surface water impact. As such, a condition (17) was imposed on the outline permission to secure an appropriate surface water drainage scheme. This is one of the conditions currently under review as part of the discharge of conditions applications.
- 10.54 The matter of sustainable drainage was considered at the outline stage and cannot be considered under this reserved matters application. Details of the sustainable drainage have been submitted under the discharge of condition application ref. 22/02241/CONDIT (currently under consideration at the time of writing), which the LLFA have been consulted upon.

xi. Other Material Considerations

Section 106 contributions

- 10.55 As part of the Outline planning application a legal agreement was secured between Sorbon Estates Limited, Sorbon Investments Limited and RBWM. This legal agreement 4 units of affordable housing, which are noted as plots 64-67.
- 10.56 Finally, in addition to that already agreed, the current application is subject to a Unilateral Undertaking for a £108,398 contribution towards the Council's carbon off-set fund.

Housing Land Supply

- 10.57 Paragraphs 10 and 11 of the NPPF set out that there will be a presumption in favour of Sustainable Development. The latter paragraph states that:

For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 10.58 Footnote 8 of the NPPF (2021) clarifies that:

'This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74)' or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

- 10.59 The Borough Local Plan has now been adopted and the Council can demonstrate a 5-year housing land supply (for avoidance of doubt this is due to the BLP which demonstrates 5-years of deliverable sites and through meeting the Housing Delivery Test following the adoption of the new plan).

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 The development is CIL liable. The final CIL payment will be calculated and agreed on the commencement of development. Based on current calculations it is anticipated to be in the region of £1.4 million which will contribute towards the delivery of identified infrastructure within the Borough.

12 CONCLUSION

- 12.1 The application is for the approval of reserved matters relating to the appearance and the landscaping of the development only. The principle, scale, layout and access of the development are matters which have been formally approved under the original Outline permission for a comprehensive development of the Grove Park Industrial Estate.
- 12.2 The proposed scheme is considered to be of high-quality, complying with all relevant policies and planning permission should be forthcoming, subject to conditions and the unilateral undertaking to secure a contribution towards the Council's carbon off-set fund.

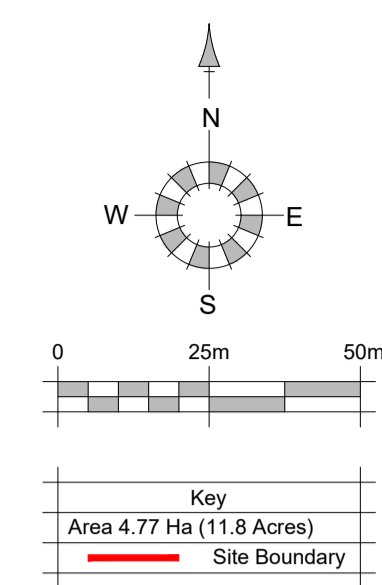
13. APPENDICES TO THIS REPORT

- Appendix A – Site location plan and site layout
- Appendix B – Plan and elevation drawings

14. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 All recommendations contained within the Sustainability & Energy Statement by Bluesky Unlimited, dated 24th October 2022 and received 25th October 2022 (or any updated Sustainability Statement submitted to and approved in writing by the Local Planning Authority) shall be carried out and adhered to for the lifetime of the development.
Reason: To ensure the development complies with Policies SP2 and QP3 of the Borough Local Plan 2022; the Council's Interim Sustainability Position Statement (ISPS) and paragraphs 7, 8 & Chapter 14 of the NPPF 2021.
- 2 The development hereby approved, shall fully comply with the following accessibility standards :i) 30% of the dwellings (24) hereby approved shall meet the higher accessibility standards of Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010: Access to and use of buildings ii) 5% of the dwellings (4) hereby approved shall achieve Requirement M4(3) (Wheelchair user dwellings) of the Building Regulations 2010: Access to and use of buildings
Reason: To ensure the development is compliant with Policy HO2 of the Borough Local Plan 2022.
- 3 The first floor window(s) in the side elevations of plots 47 & 54 shall be fitted with obscure glass and shall be of a fixed, non-opening design below 1.7 metres from the internal floor level. These window shall not be altered.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Borough Local Plan QP3.
- 4 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Appendix A



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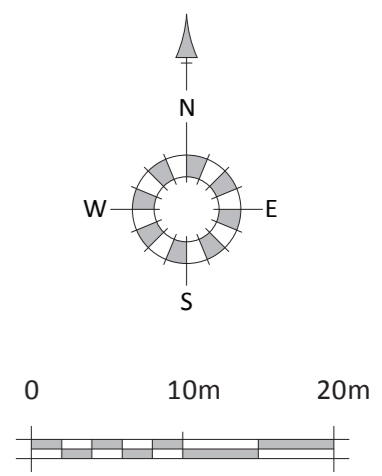
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SCALE:	1:1250 (A1 ORIGINAL)	DRAWING:	Site Location Plan
DRAWN:	jg	21055	S101
DATE:	Jan2018		-

Broadmeade House
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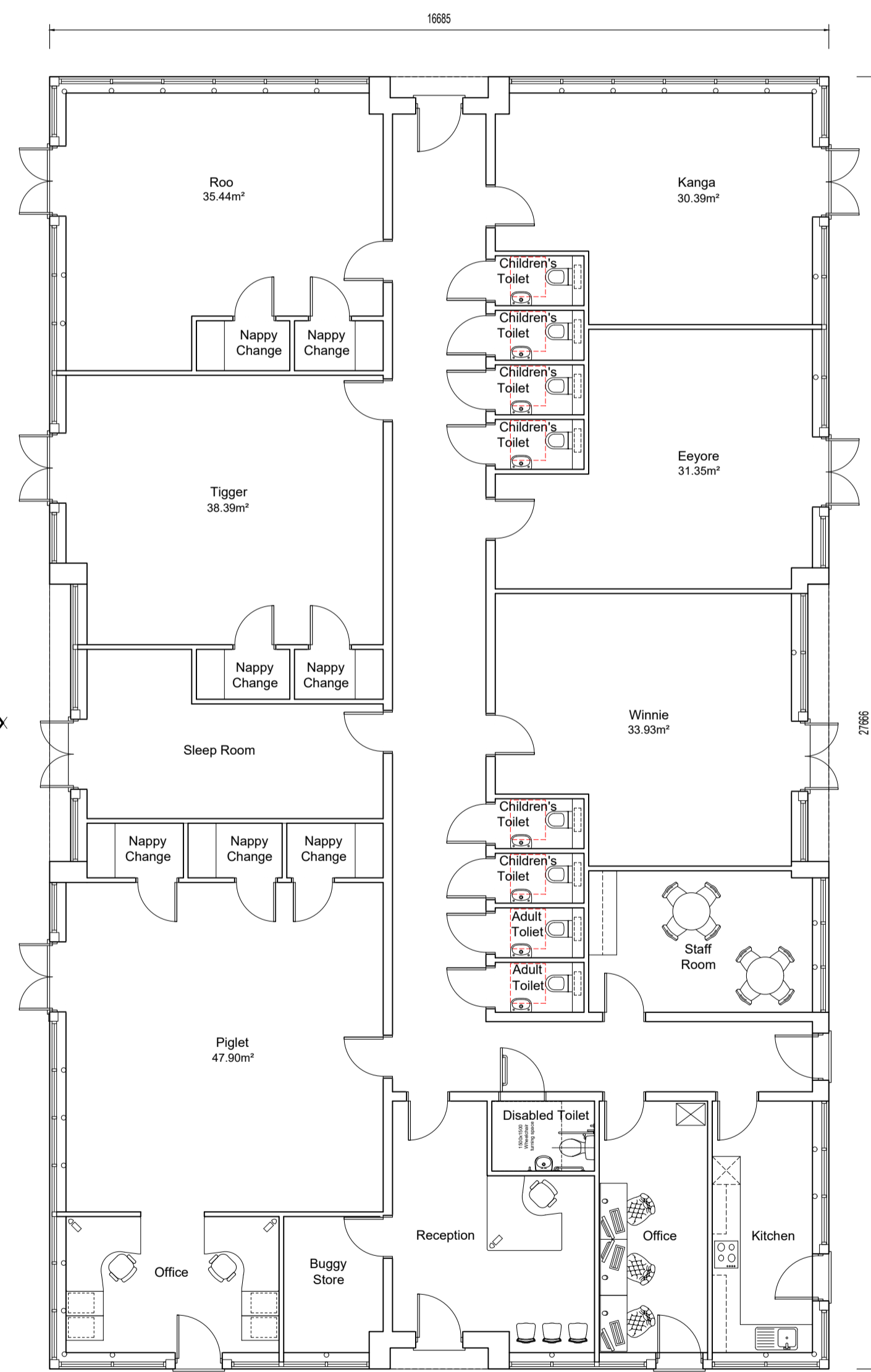
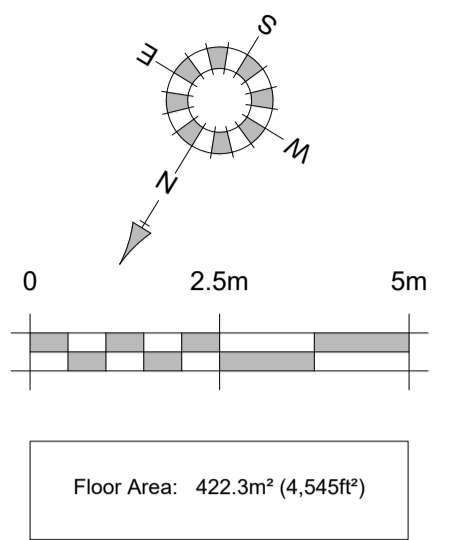
Appendix B



Front Elevation



Rear Elevation



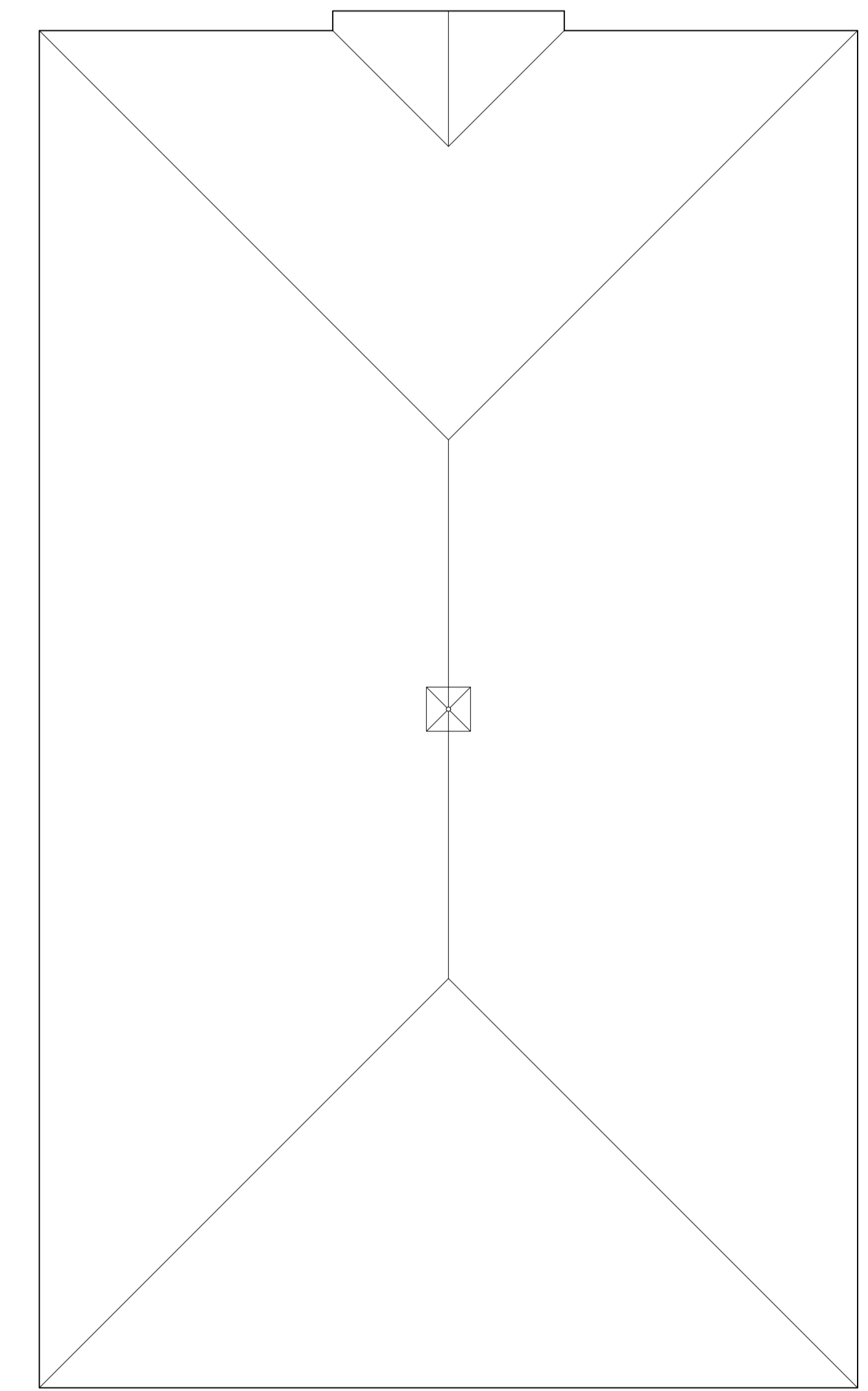
Ground Floor Plan



Side Elevation A



Side Elevation B



Roof Plan

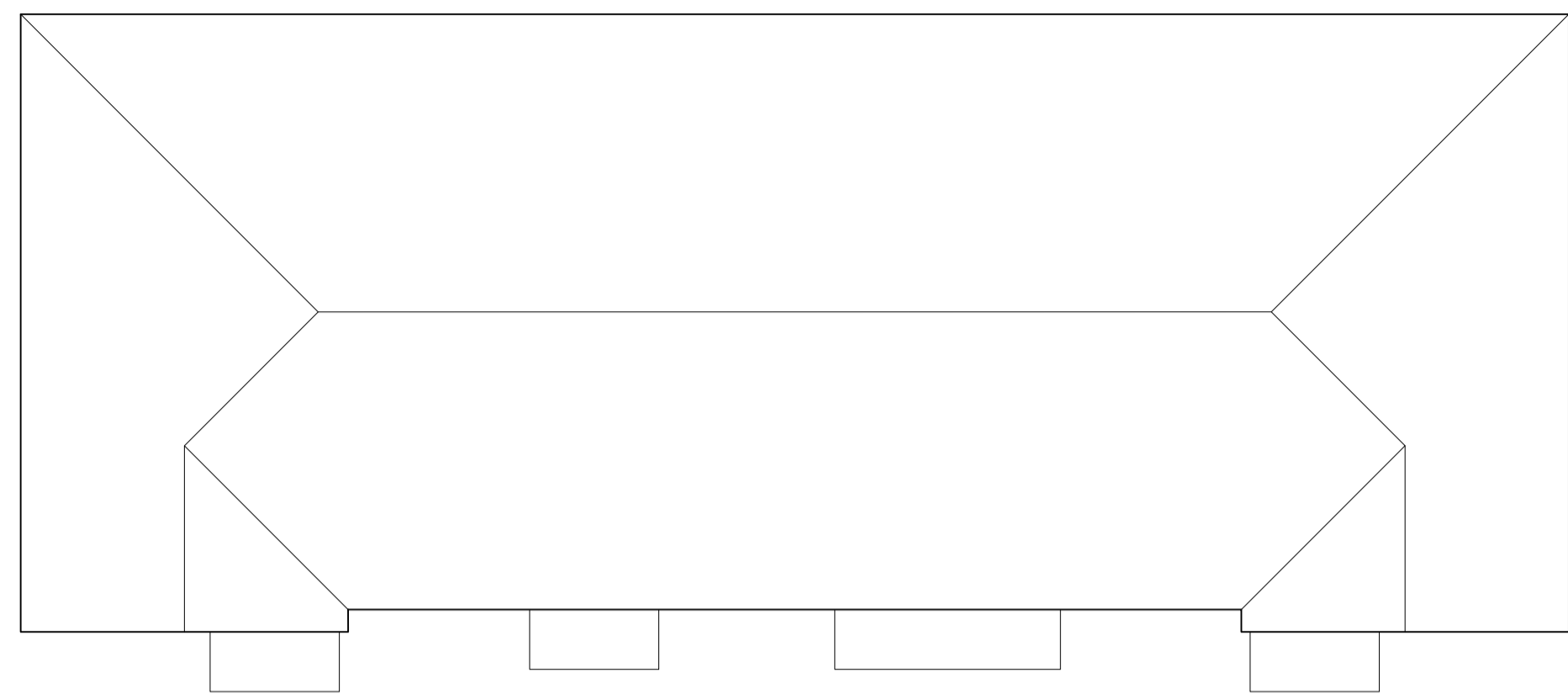
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Preliminary

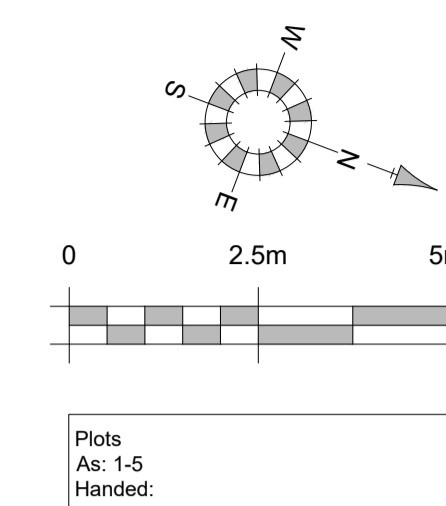
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SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Nursery Building Proposed Plans and Elevations
DRAWN:	NL	21055	P126
DATE:	11/01/22		

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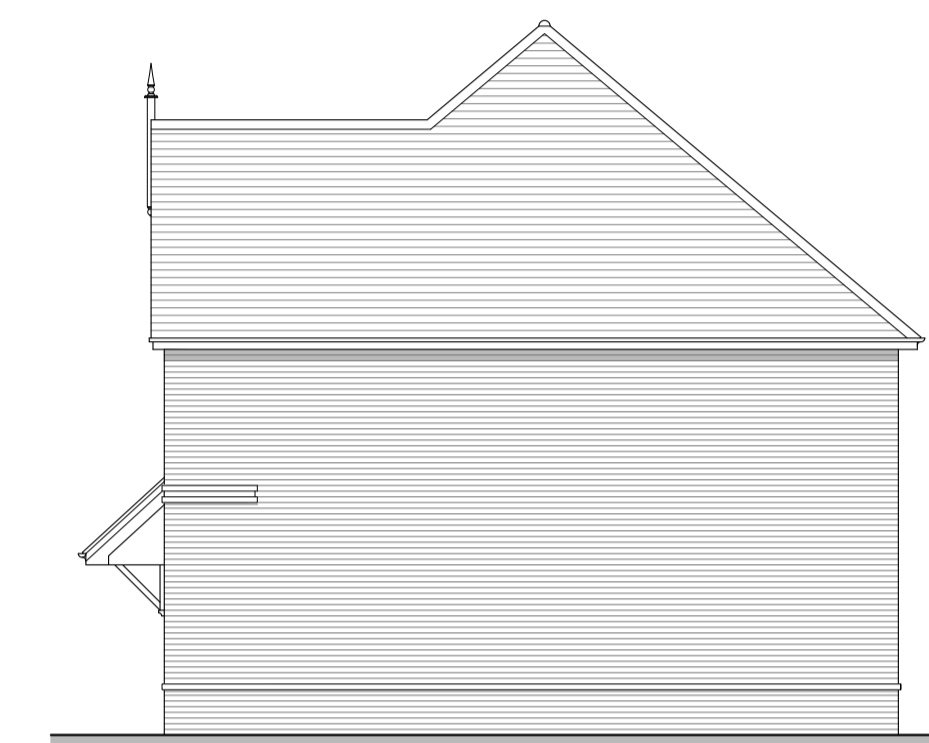
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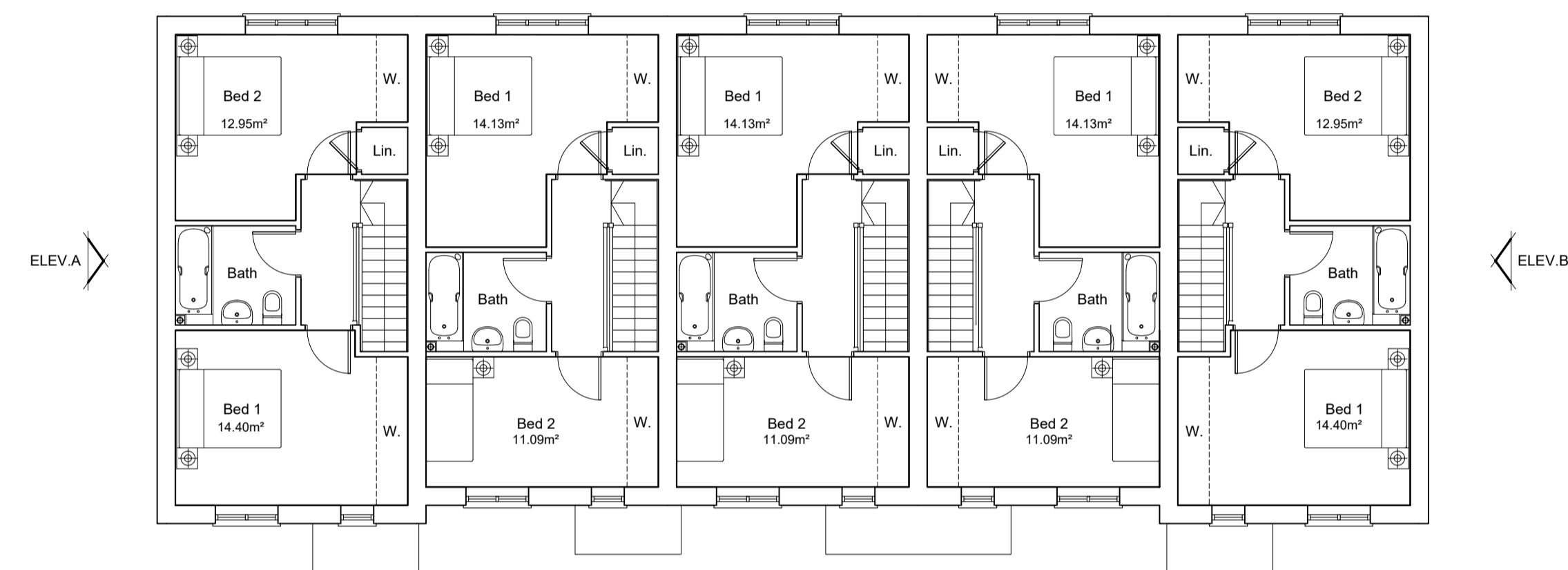
Roof Plan



Front Elevation



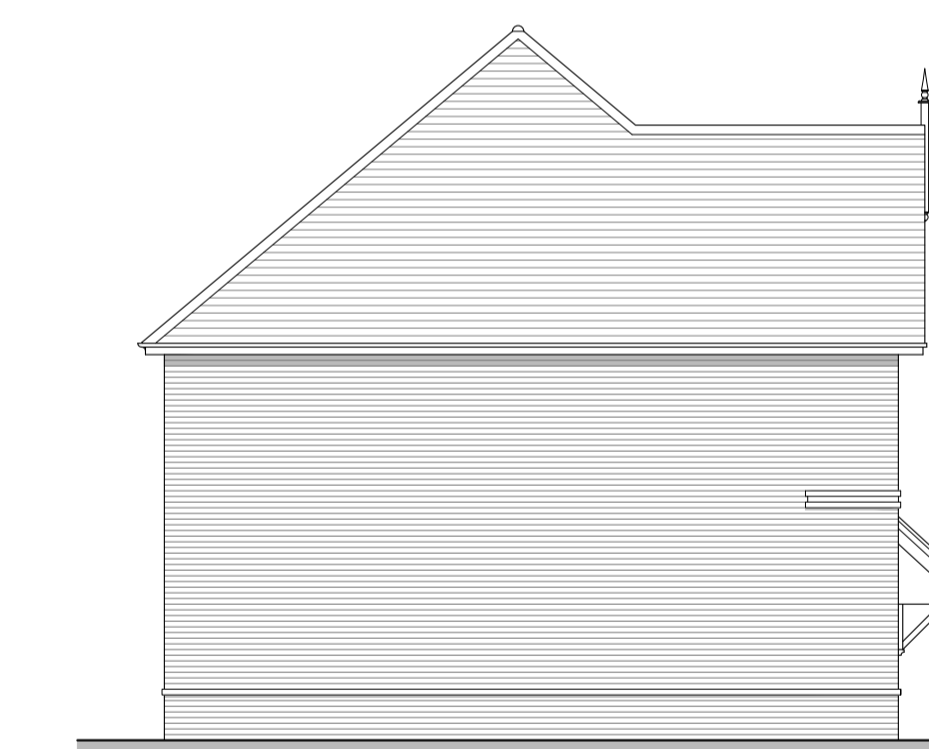
Side Elevation B



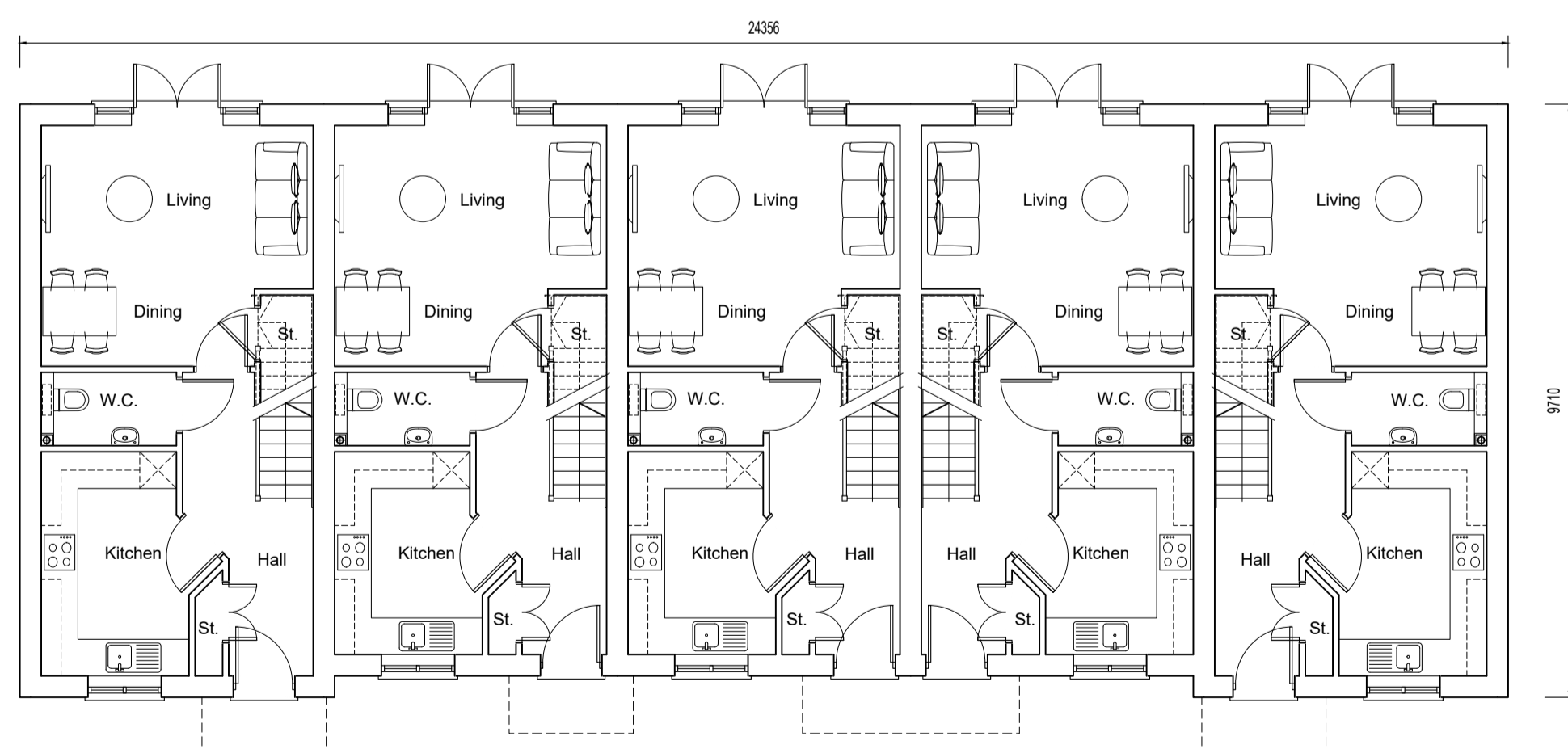
First Floor Plan



Rear Elevation



Side Elevation A



Ground Floor Plan

HOUSE TYPE: A	
Ground Floor	40.11m ² 432m ²
First Floor	40.11m ² 432m ²
Total GIA	80.21m² 863m²
<small>GIA measured to face of structure. Areas below 1.5m height excluded.</small>	

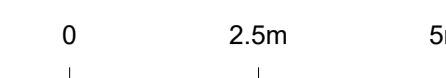
HOUSE TYPE: B	
Ground Floor	38.55m ² 415m ²
First Floor	38.55m ² 415m ²
Total GIA	77.10m² 830m²
<small>GIA measured to face of structure. Areas below 1.5m height excluded.</small>	

REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	20/09/22	First Floor Layout Amendments.	AM									
B	20/09/22	Room Sizes Added.	AM									
C	20/10/22	Roof pitch adjusted.	AM									

Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
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DRAWN:	NL	21055	P110
DATE:	11/01/22		C

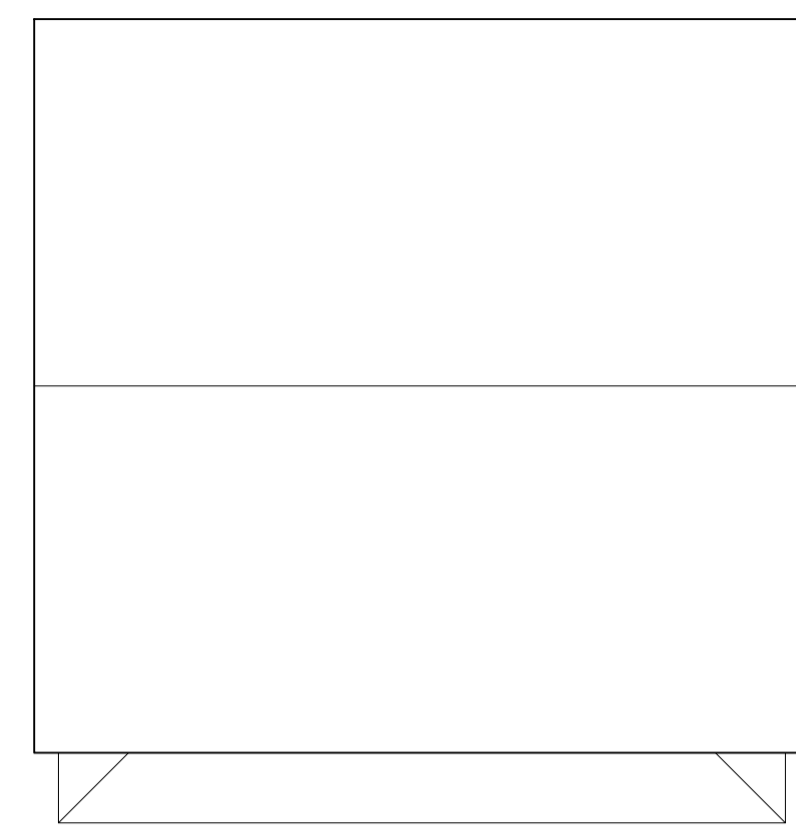
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Plots
As: 6, 7, 78 & 79
Handed:

HOUSE TYPE:		A
Ground Floor	41.52m ²	447m ²
First Floor	43.49m ²	469m ²
Total GIA	85.01m ²	915m ²

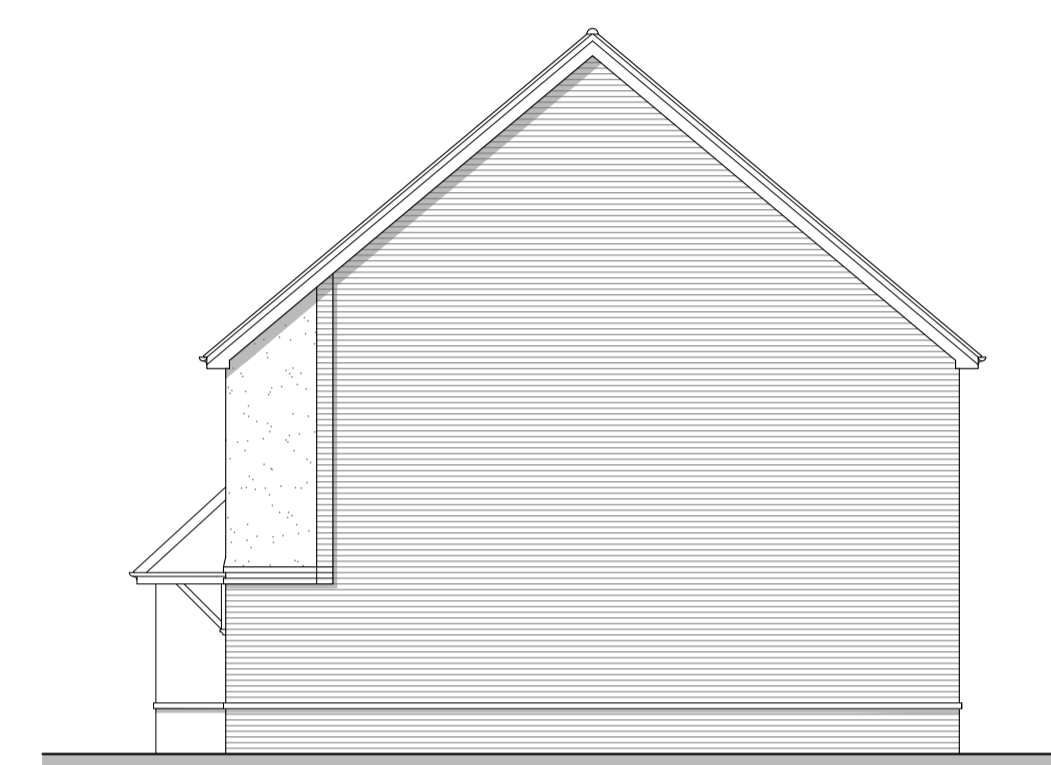
GIA measured to face of structure.
Areas below 1.5m height excluded.



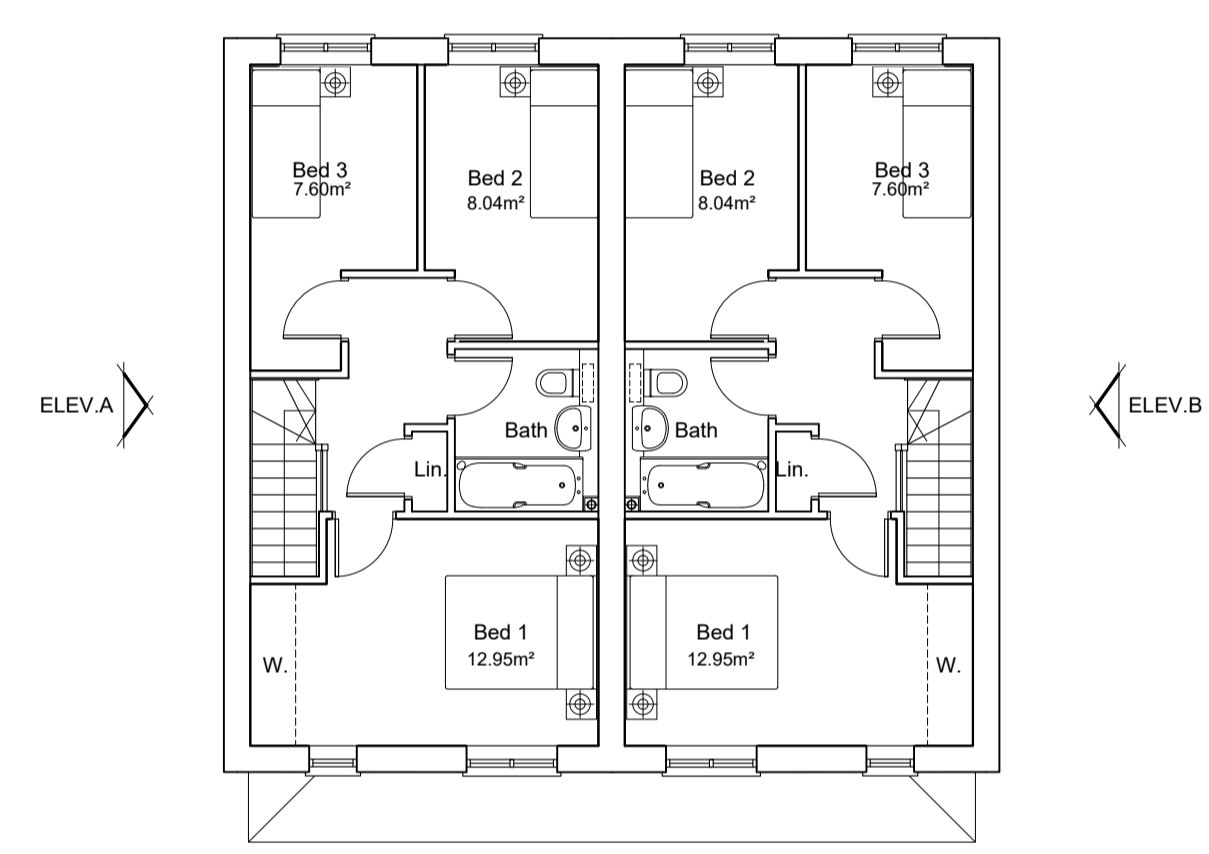
Roof Plan



Front Elevation



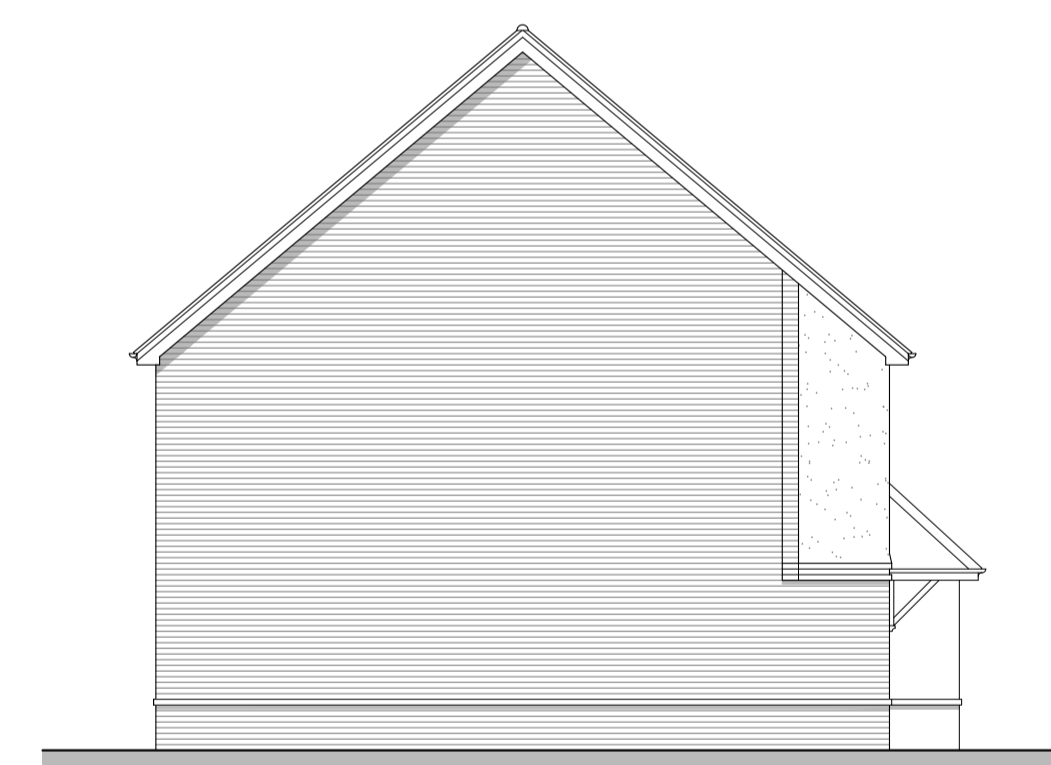
Side Elevation B



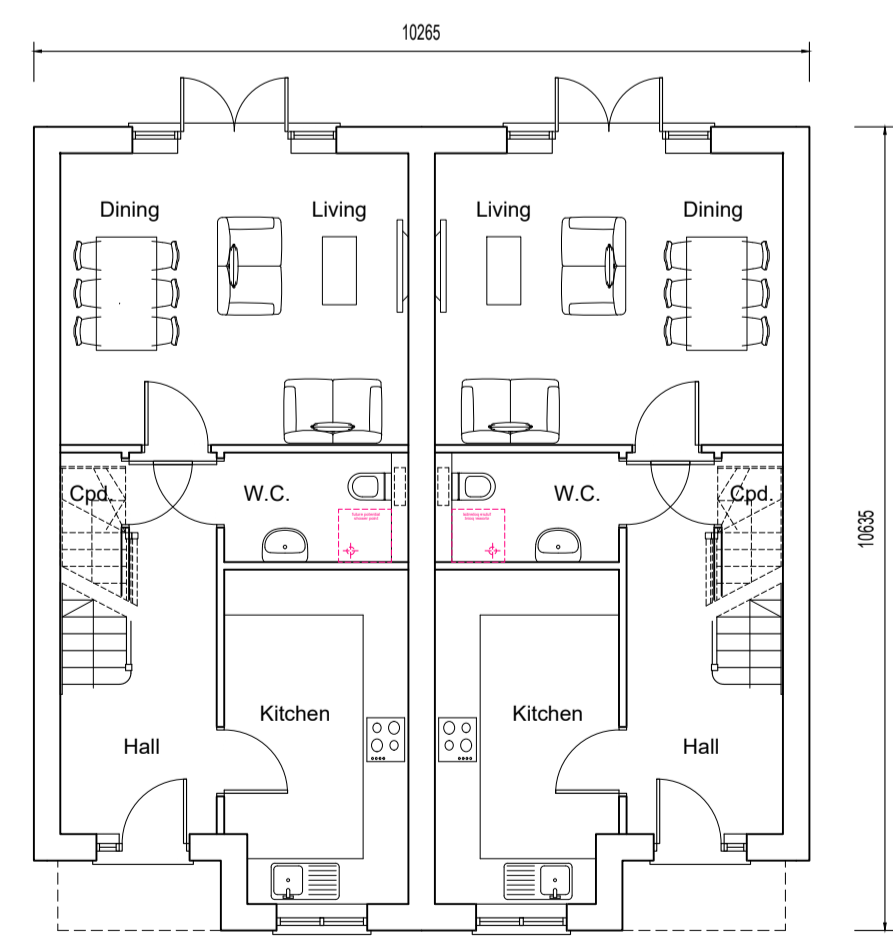
First Floor Plan



Rear Elevation



Side Elevation A



Ground Floor Plan

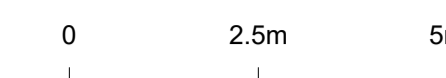
Planning

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B	20/09/22	Room Sizes Added.	AM					
C	20/10/22	Roof pitch adjusted	AM					

CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
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DRAWN:	NL	21055	P111
DATE:	11/01/22		C

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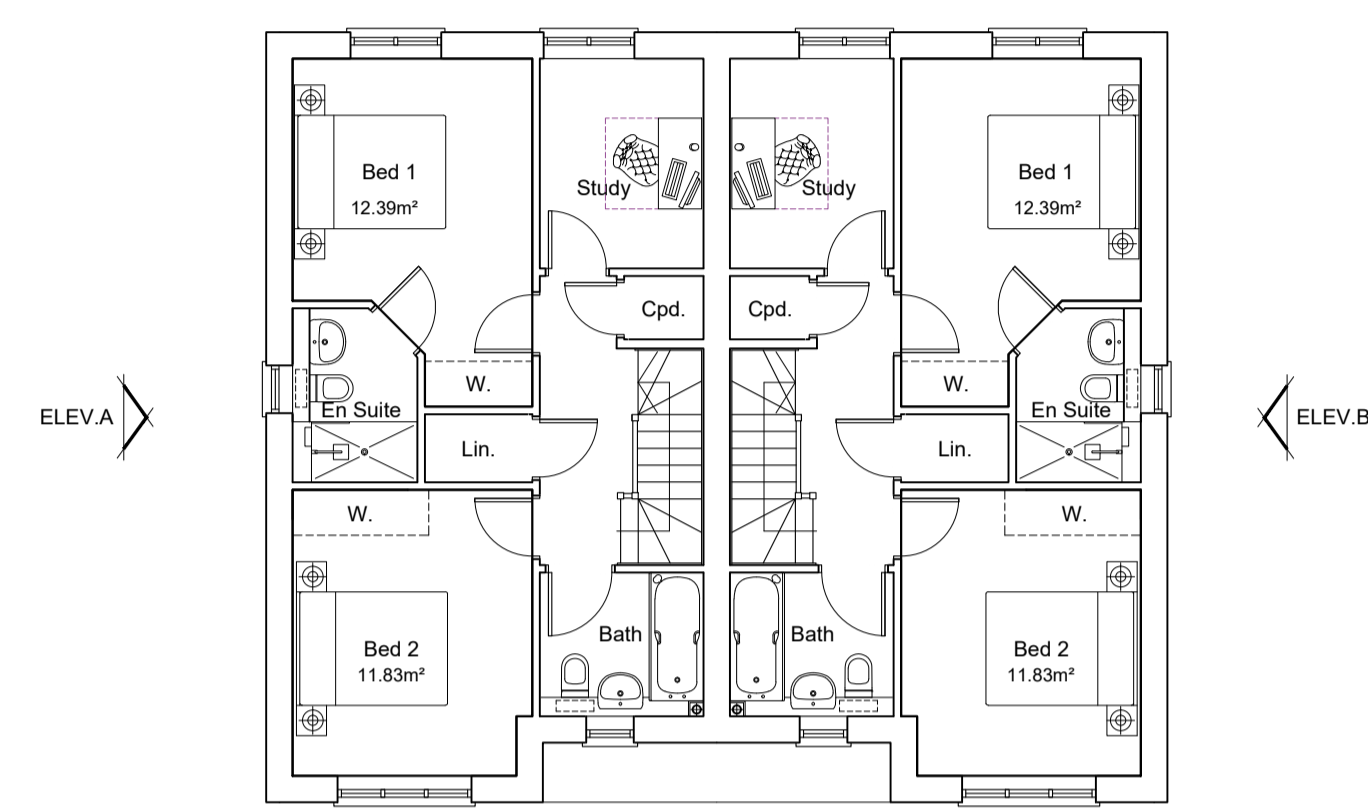
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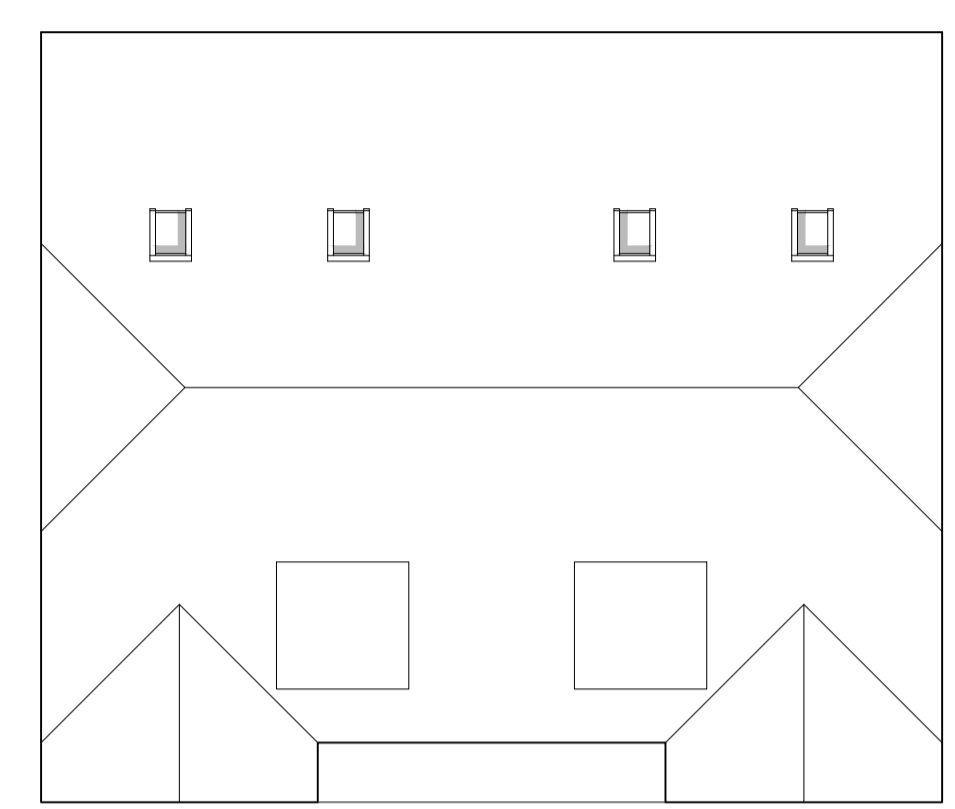
Plots
As: 8-9, 10-11, 21-22
Handed:

HOUSE TYPE:	A	
Ground Floor	49.60m ²	534m ²
First Floor	49.60m ²	534m ²
Second Floor	23.64m ²	254m ²
Total GIA	122.84m²	1322m²

GIA measured to face of structure.
Areas below 1.5m height excluded.



First Floor Plan



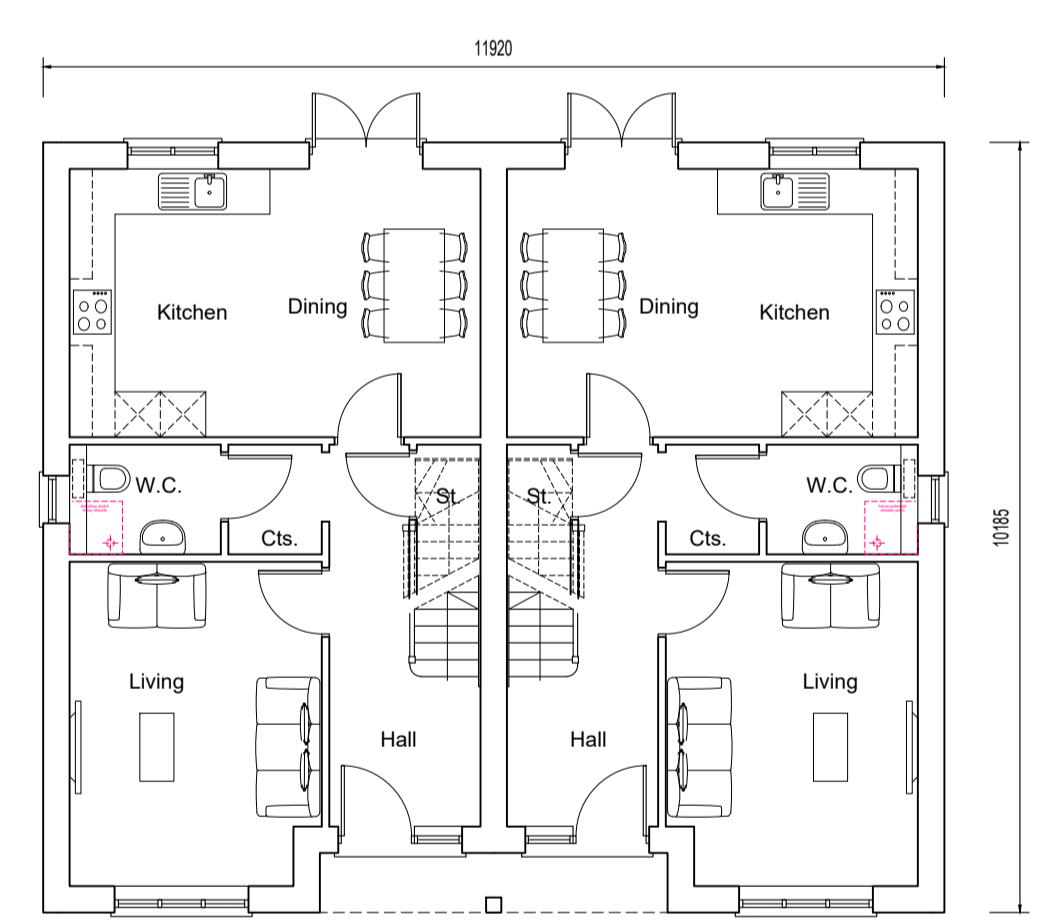
Roof Plan



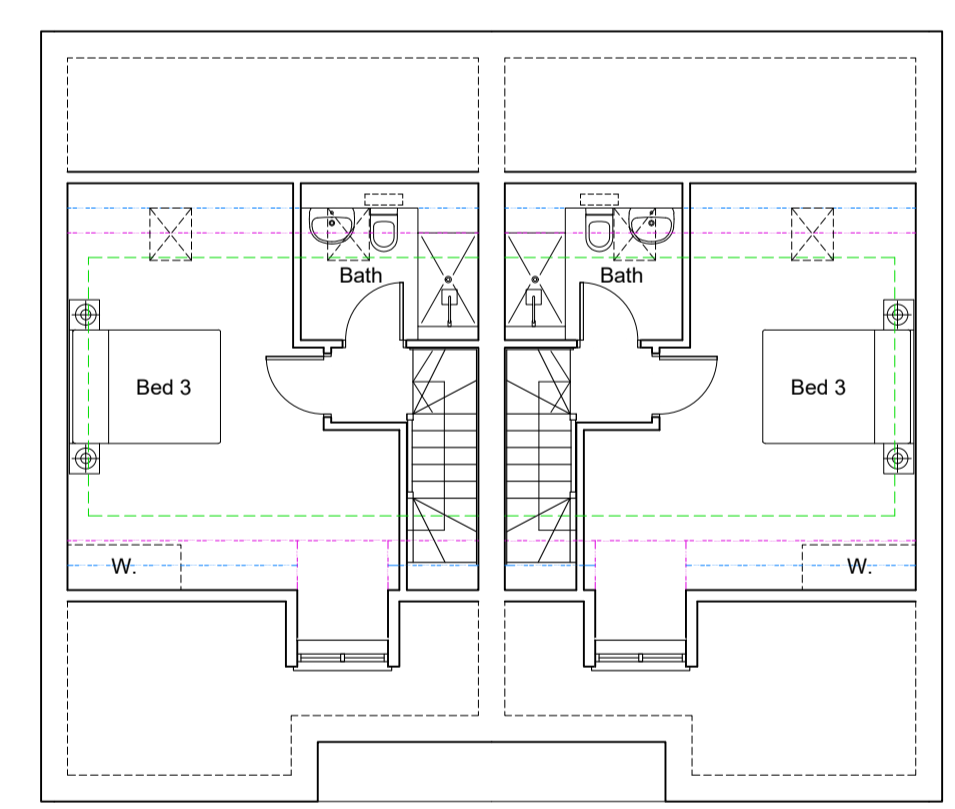
Front Elevation



Side Elevation B



Ground Floor Plan



Second Floor Plan



Rear Elevation



Side Elevation A

Skelling Heights	
1500 Skelling Line	-----
1800 Skelling Line	-----
2100 Skelling Line	-----
2400 Ceiling Line	-----

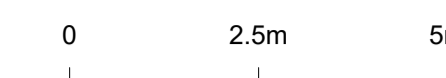
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A	27/05/22	Clients comments.	XX									
B	20/09/22	Room Sizes Added.	XX									

Planning

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DRAWN:	NL	21055	P112
DATE:	11/01/22		B

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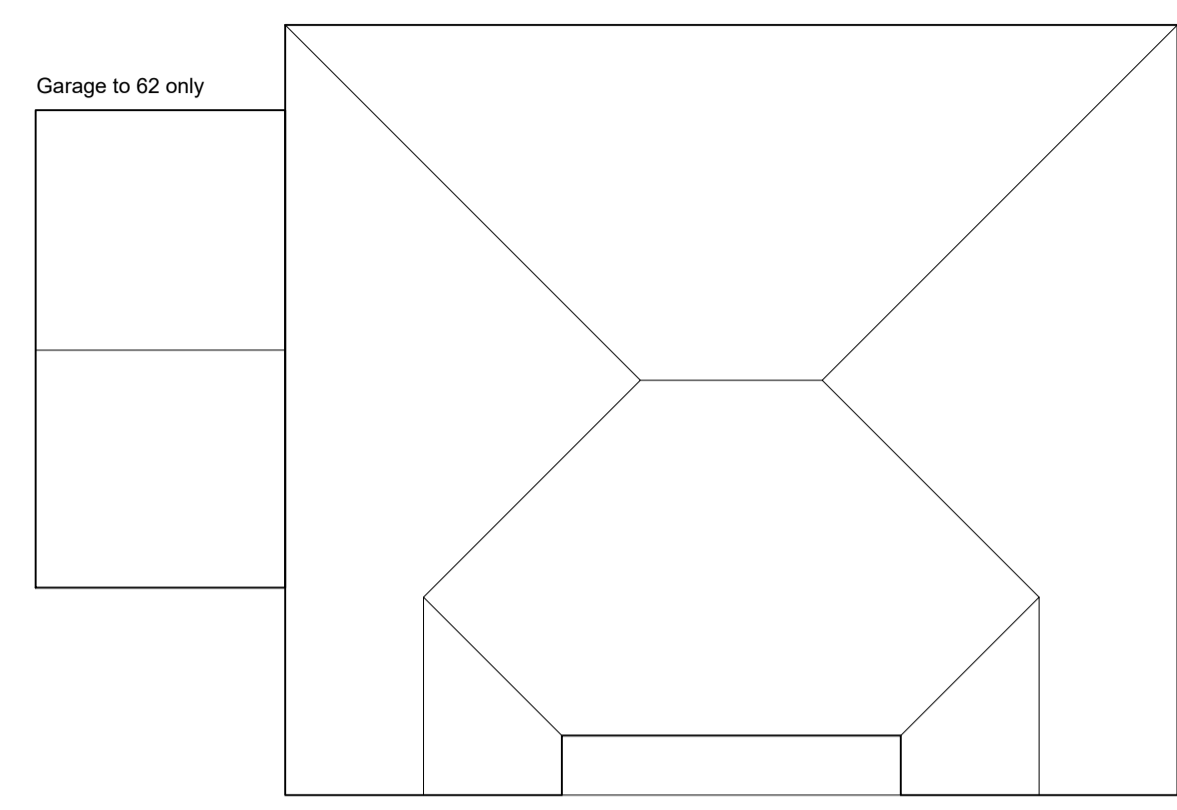
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Plots
As: 12-13, 52-53, 61-64
Handed:

HOUSE TYPE:	A	
Ground Floor	49.60m ²	534m ²
First Floor	49.60m ²	534m ²
Total GIA	99.20m ²	1068m ²

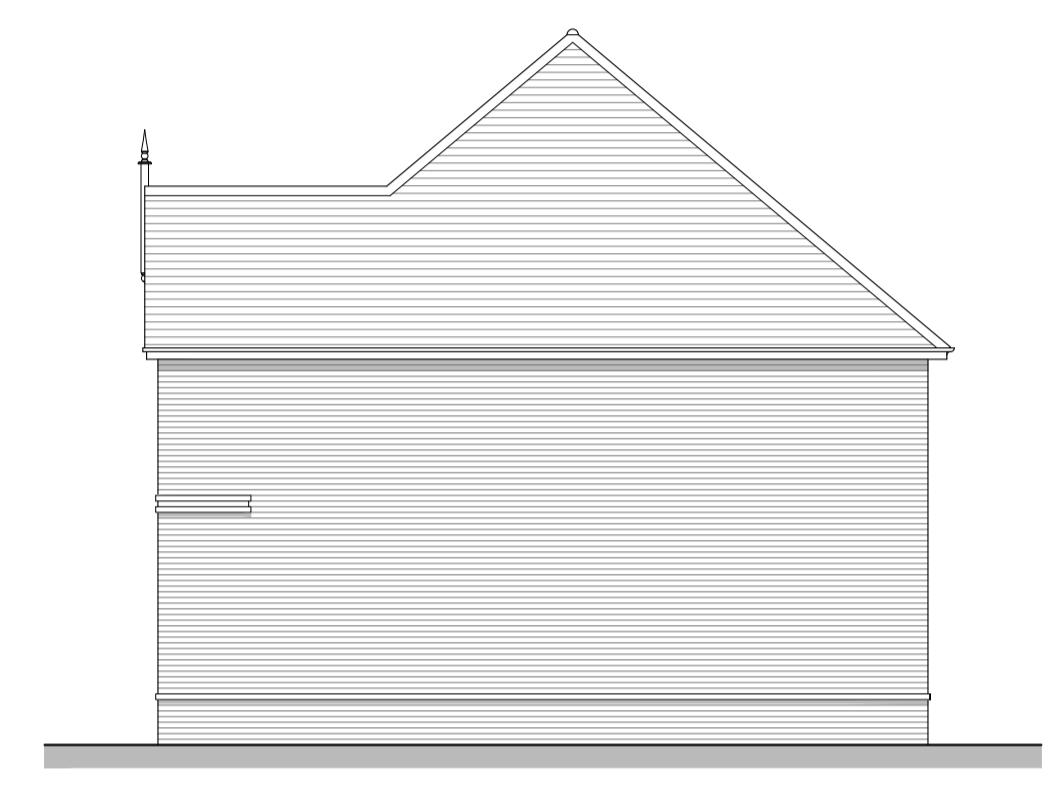
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Areas below 1.5m height excluded.



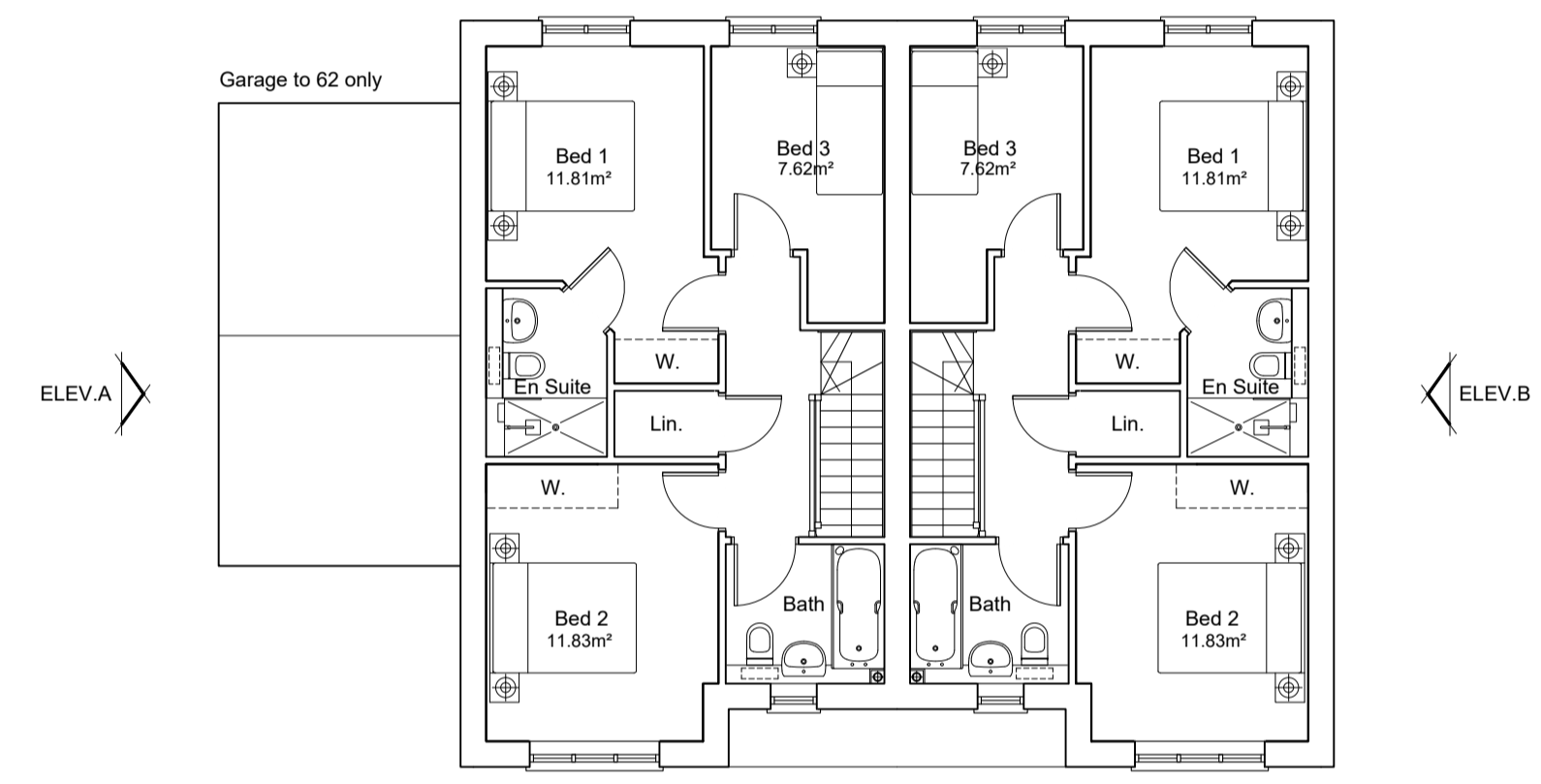
Roof Plan



Front Elevation



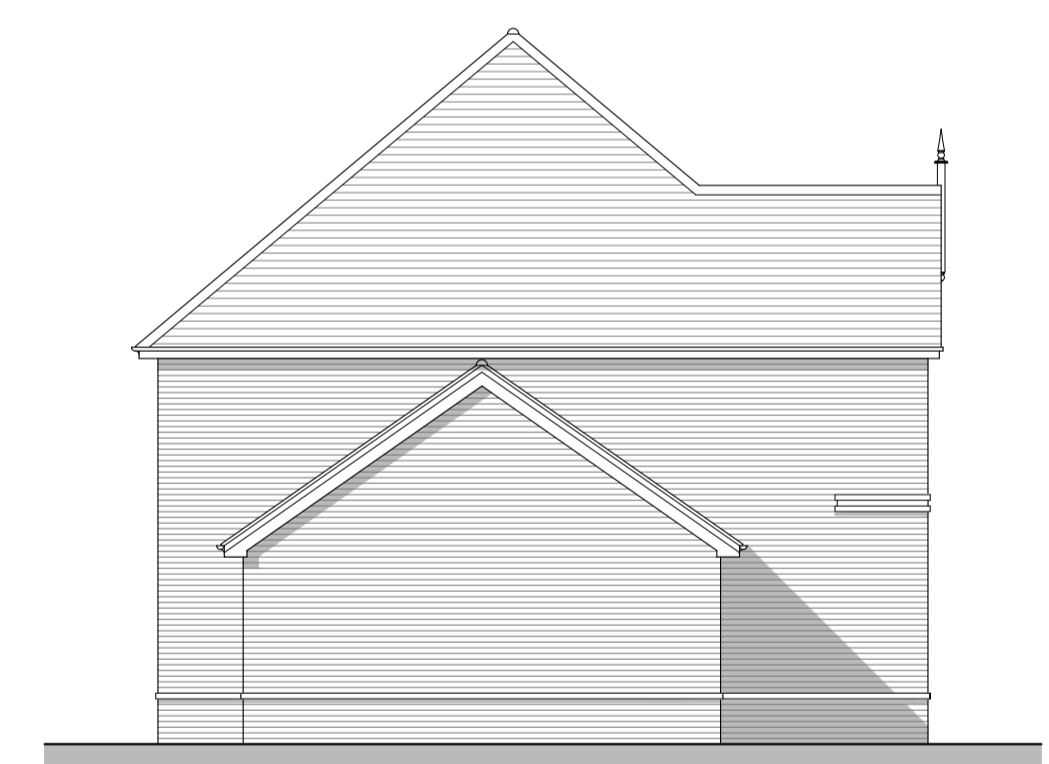
Side Elevation B



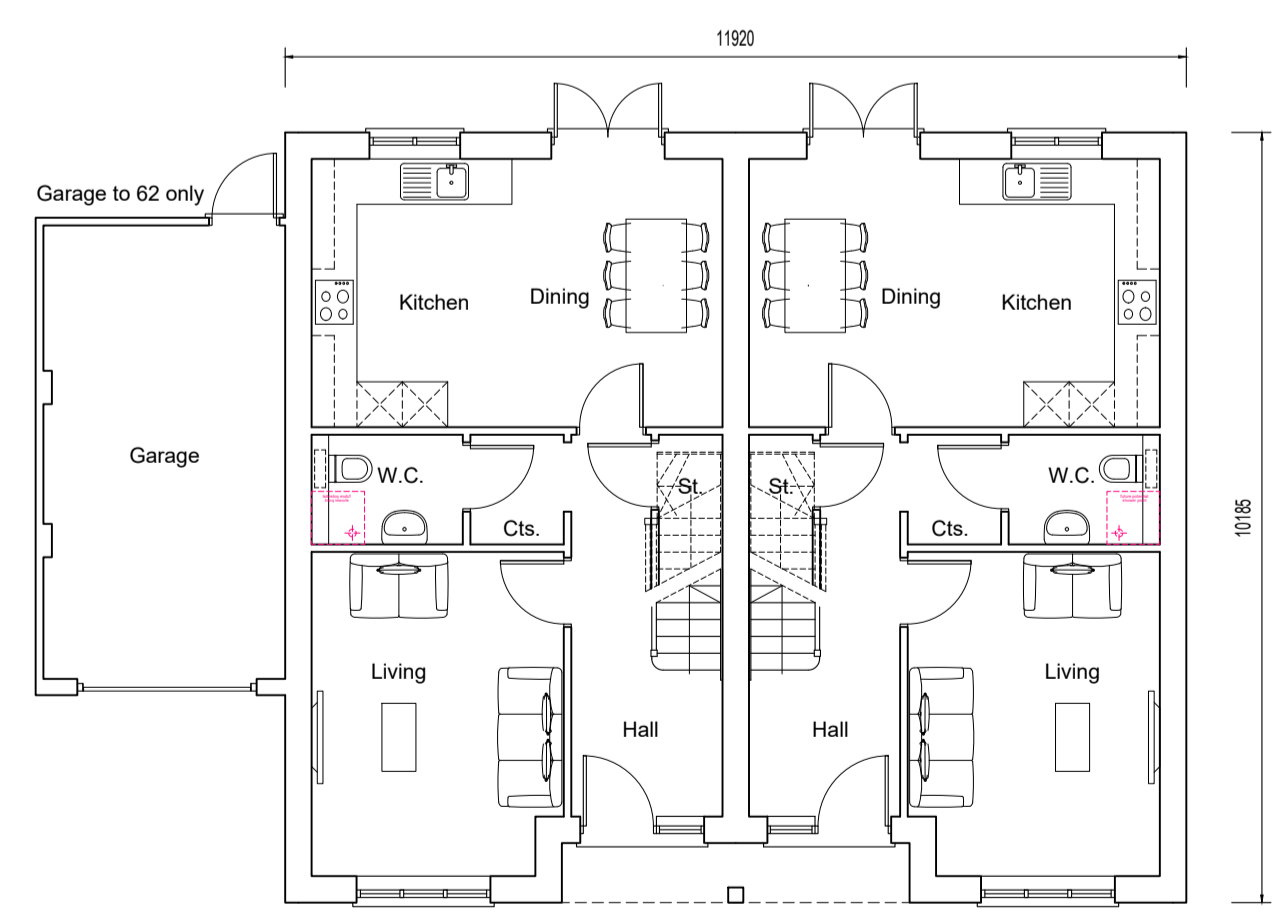
First Floor Plan



Rear Elevation



Side Elevation A



Ground Floor Plan

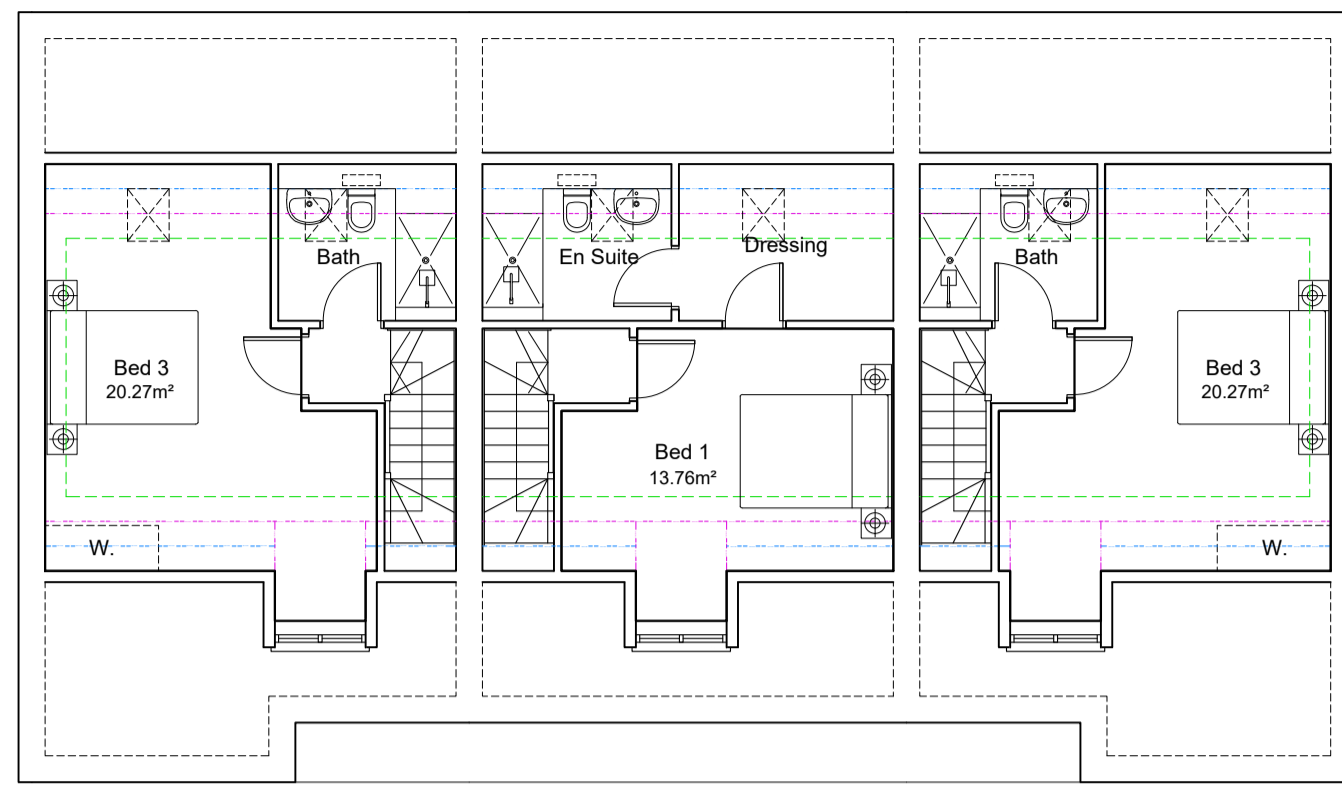
Planning

REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
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B	20/09/22	Room Sizes Added.	AM									
C	20/10/22	Roof pitch adjusted	AM									

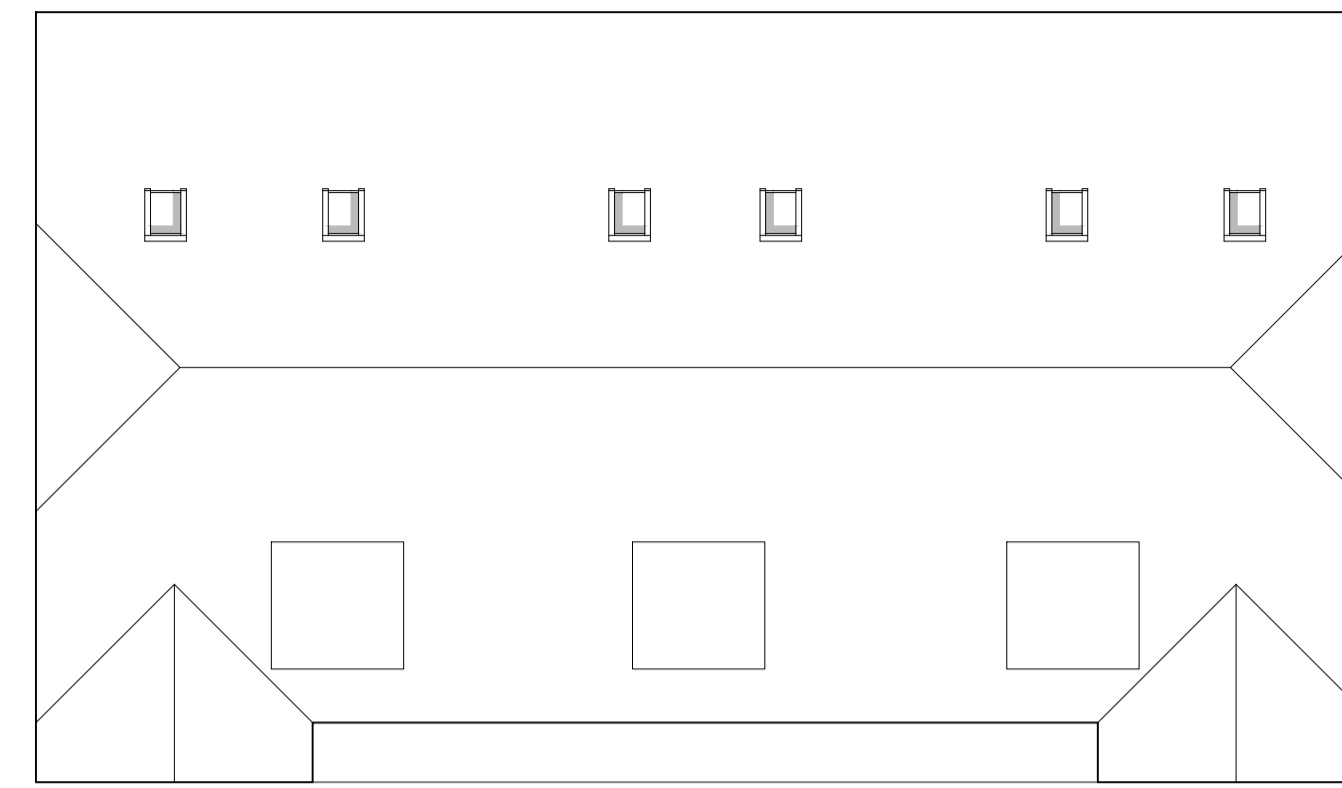
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DRAWN:	NL	21055	P113
DATE:	11/01/22		C

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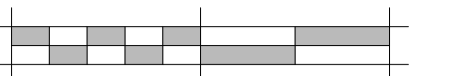
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Second Floor Plan



0 2.5m 5m



Plots
As: 14-16, 39-47
Handed:

HOUSE TYPE: A	
Ground Floor	49.69m ² 534m ²
First Floor	49.69m ² 534m ²
Second Floor	30.04m ² 323m ²
Total GIA	129.24m² 1391m²

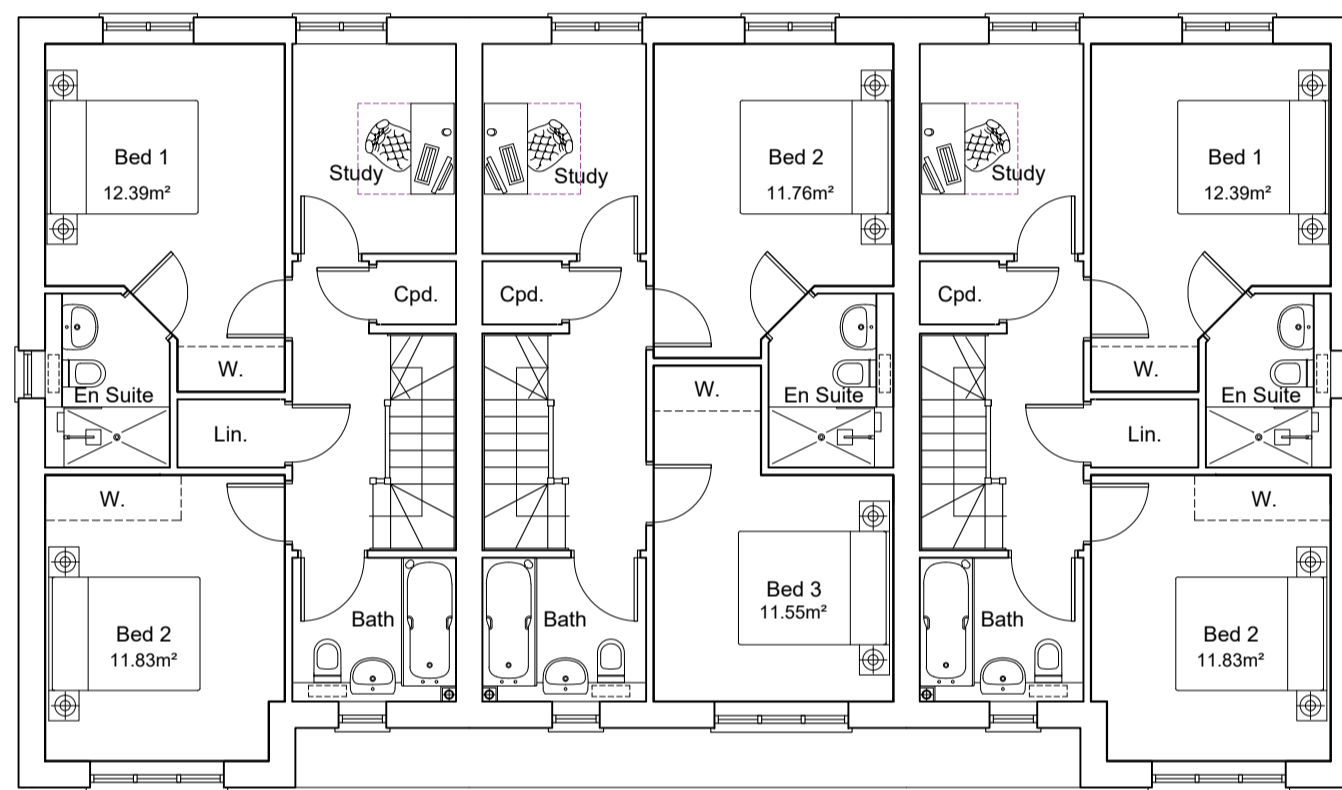
GIA measured to face of structure. Areas below 1.5m height excluded.

HOUSE TYPE: B	
Ground Floor	49.69m ² 534m ²
First Floor	47.27m ² 509m ²
Second Floor	30.04m ² 323m ²
Total GIA	126.91m² 1366m²

GIA measured to face of structure. Areas below 1.5m height excluded.

Skelling Heights

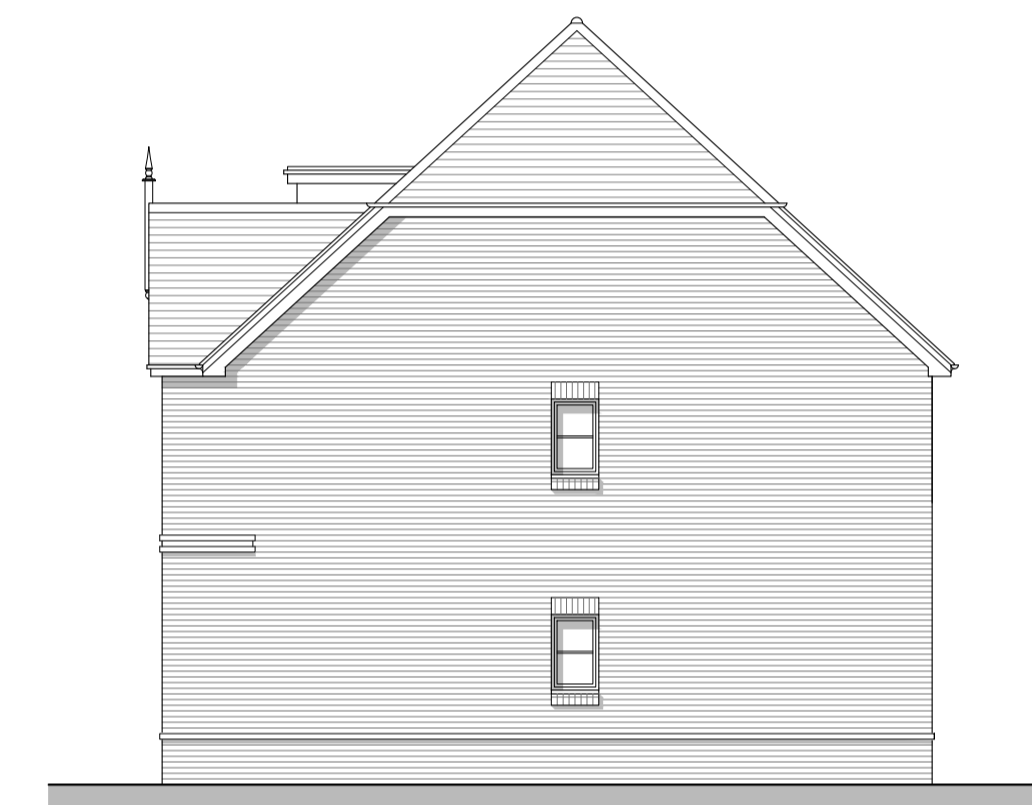
1500 Skelling Line	-----
1800 Skelling Line	-----
2100 Skelling Line	-----
2400 Ceiling Line	-----



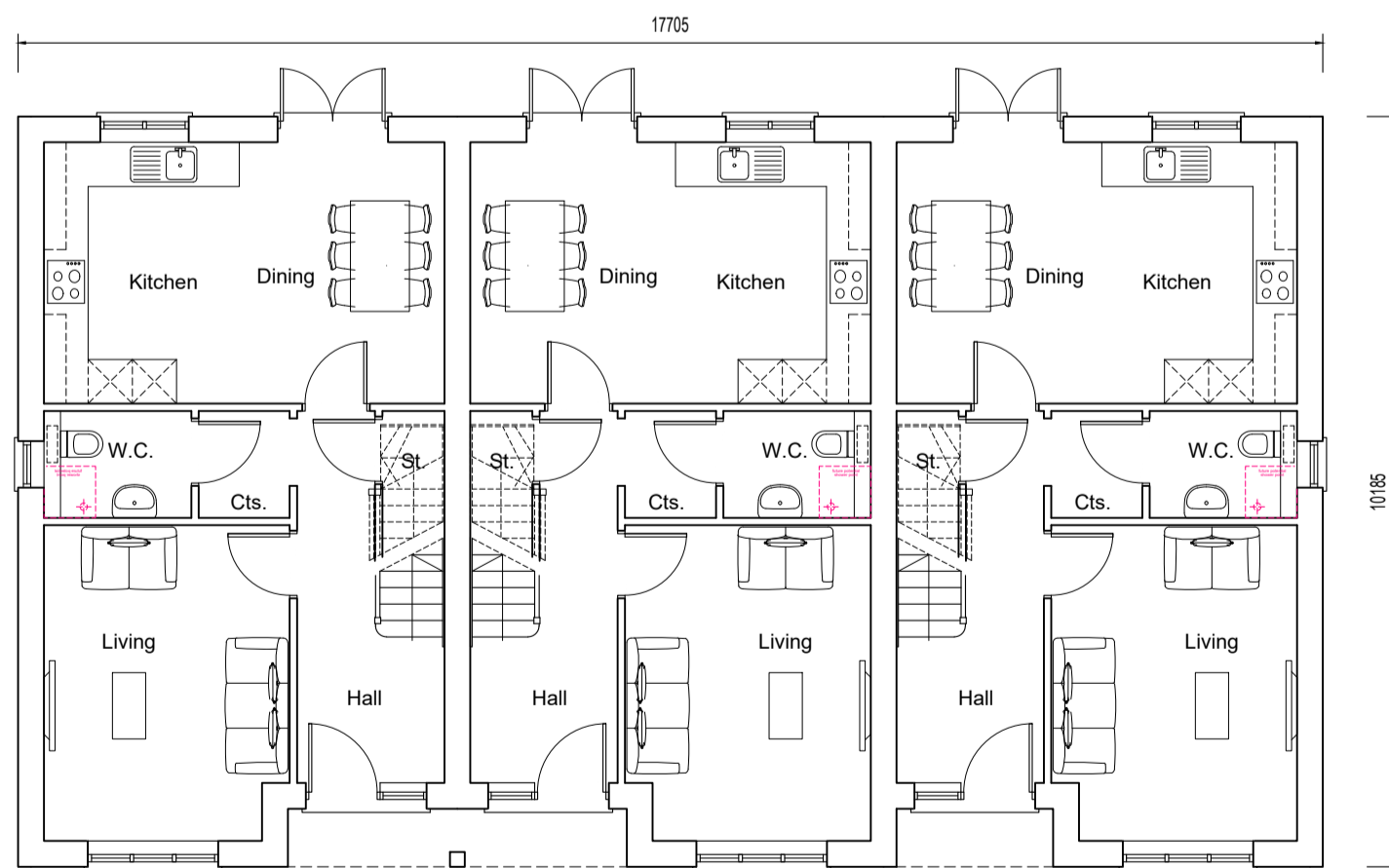
First Floor Plan



Front Elevation



Side Elevation B



Ground Floor Plan



Rear Elevation



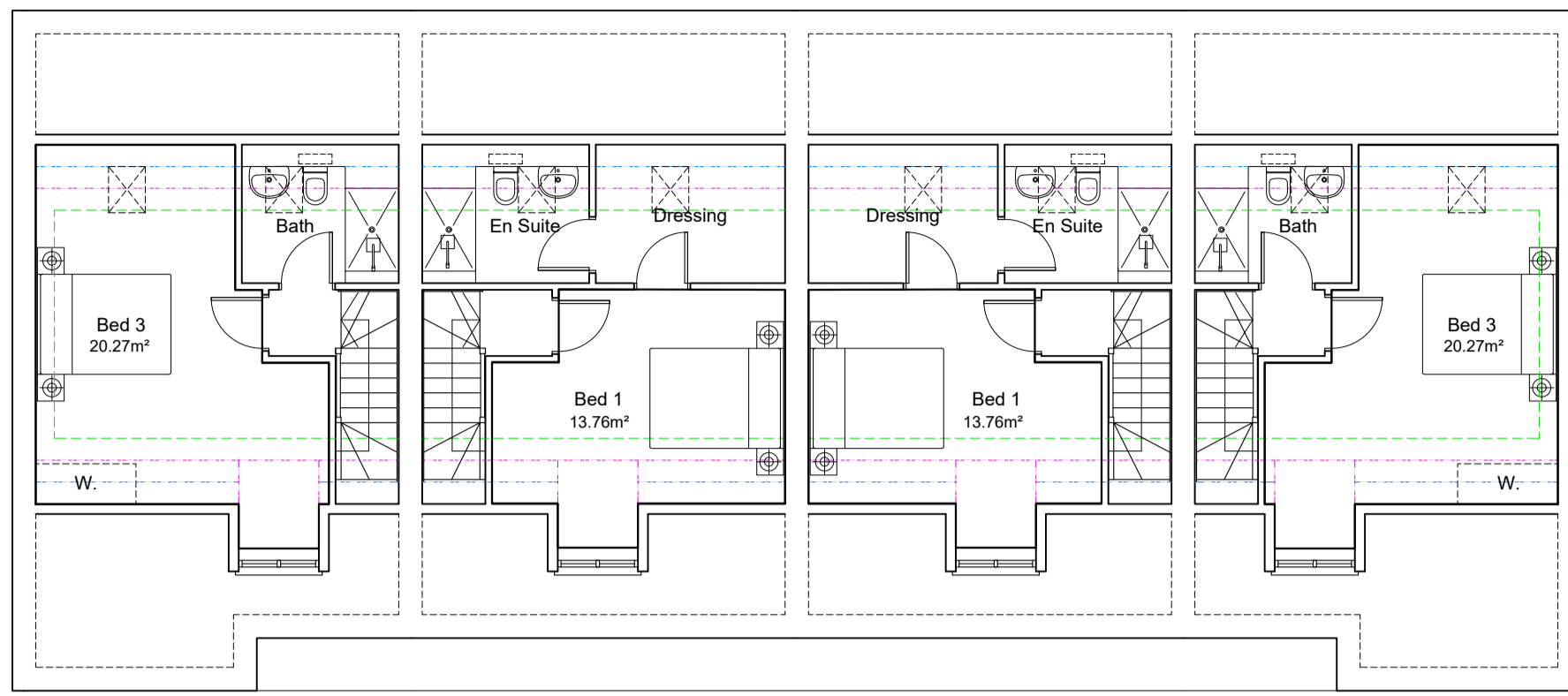
Side Elevation A

REV	DATE	REVISIONS:	BY	REV	DATE	REVISIONS:	BY	REV	DATE	REVISIONS:	BY	STATUS:
A	27/05/22	Clients comments.	XX									
B	19/04/22	Second floor added.	XX									
C	27/05/22	Roof amendments.	XX									
D	14/09/22	Roof plan added.	XX									
E	20/09/22	First Floor Layout Amendments.	AM									
F	20/09/22	Room Sizes Added.	AM									

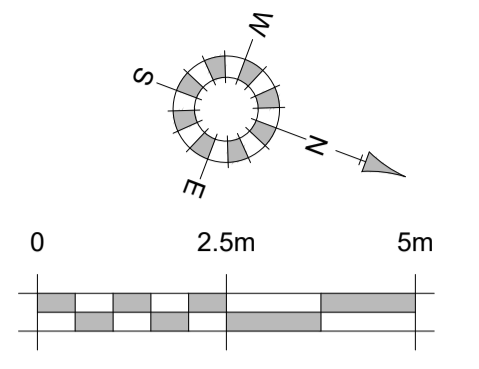
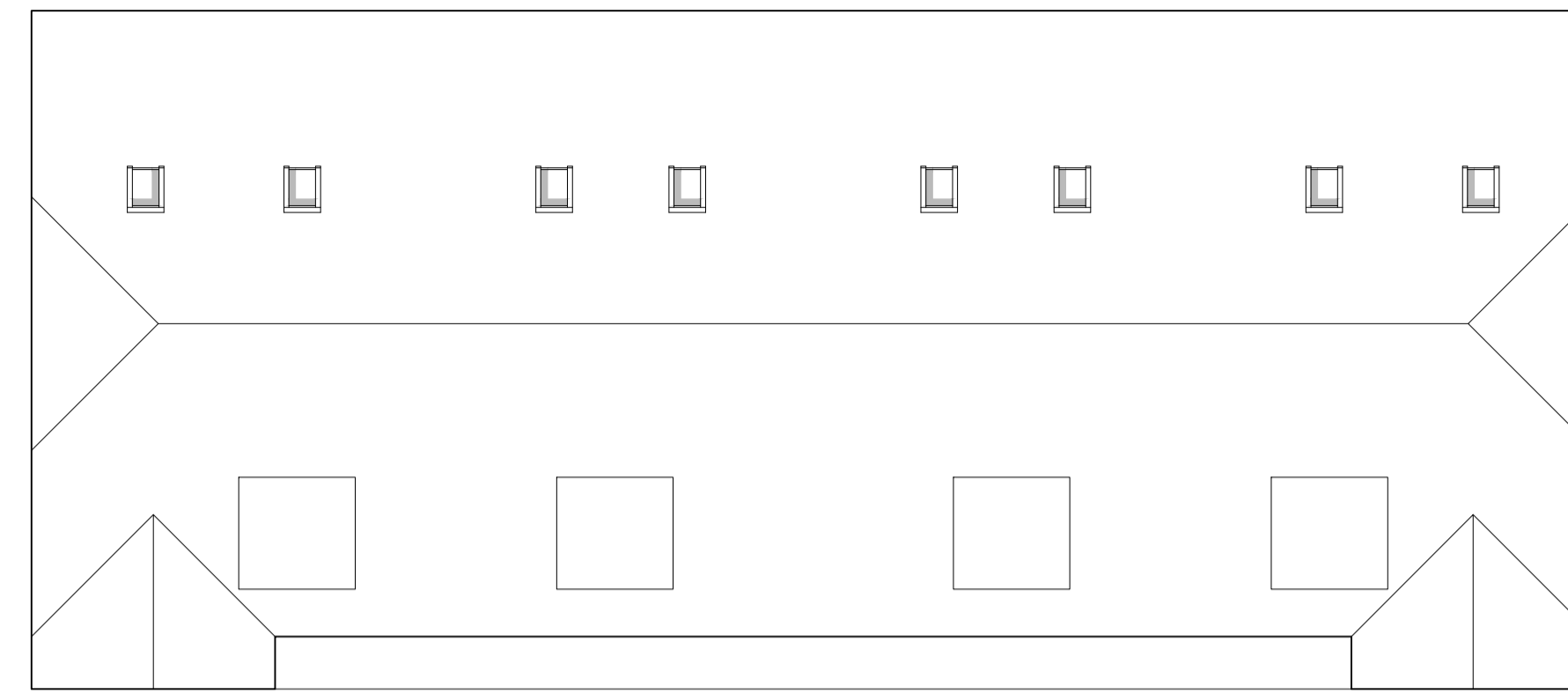
Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 14-16, 39-47 Floor Plans and Elevations
DRAWN:	NL	21055	P114
DATE:	11/01/22		F

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Second Floor Plan



Plots
As: 17-20
Handed:

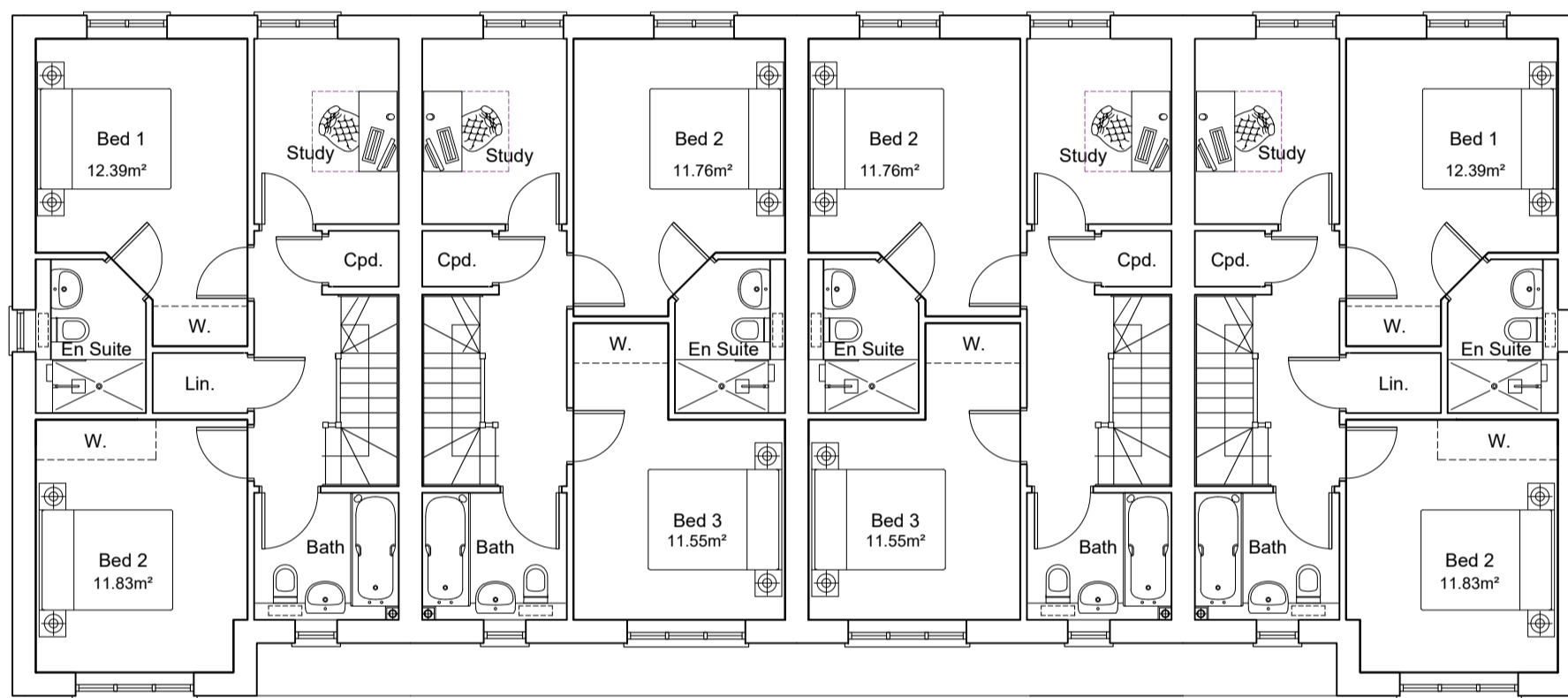
HOUSE TYPE: A	
Ground Floor	49.60m ² 534ft ²
First Floor	49.60m ² 534ft ²
Second Floor	30.04m ² 323ft ²
Total GIA	129.24m² 1391ft²

GIA measured to face of structure.
Areas below 1.5m height excluded.

HOUSE TYPE: B	
Ground Floor	49.60m ² 534ft ²
First Floor	49.60m ² 534ft ²
Second Floor	30.04m ² 323ft ²
Total GIA	79.64m² 857ft²

GIA measured to face of structure.
Areas below 1.5m height excluded.

Skelling Heights	
1500 Skelling Line	-----
1800 Skelling Line	-----
2100 Skelling Line	-----
2400 Ceiling Line	-----



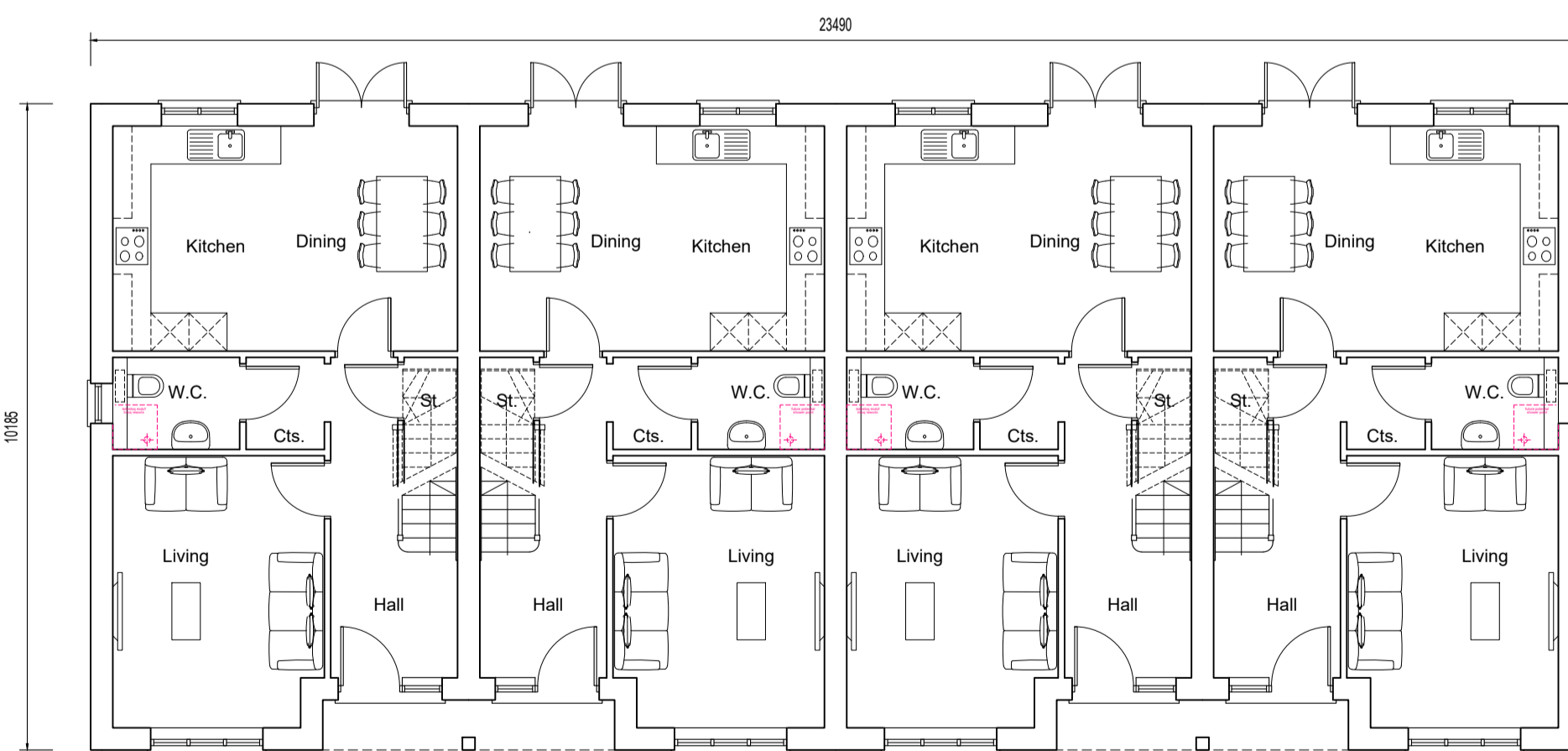
First Floor Plan



Front Elevation



Side Elevation B



Ground Floor Plan



Rear Elevation



Side Elevation A

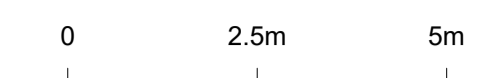
REV	DATE	REVISIONS:	BY	REV	DATE	REVISIONS:	BY	REV	DATE	REVISIONS:	BY	STATUS:
A	28/04/22	First floor plan updated.	XX									
B	27/05/22	Roof amendments.	XX									
C	14/09/22	Roof plan added.	XX									
D	20/09/22	First Floor Layout Amendments.	AM									
E	20/09/22	Room Sizes Added.	AM									

Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 17-20 Floor Plans and Elevations
DRAWN:	NL	21055	P115
DATE:	11/01/22		E

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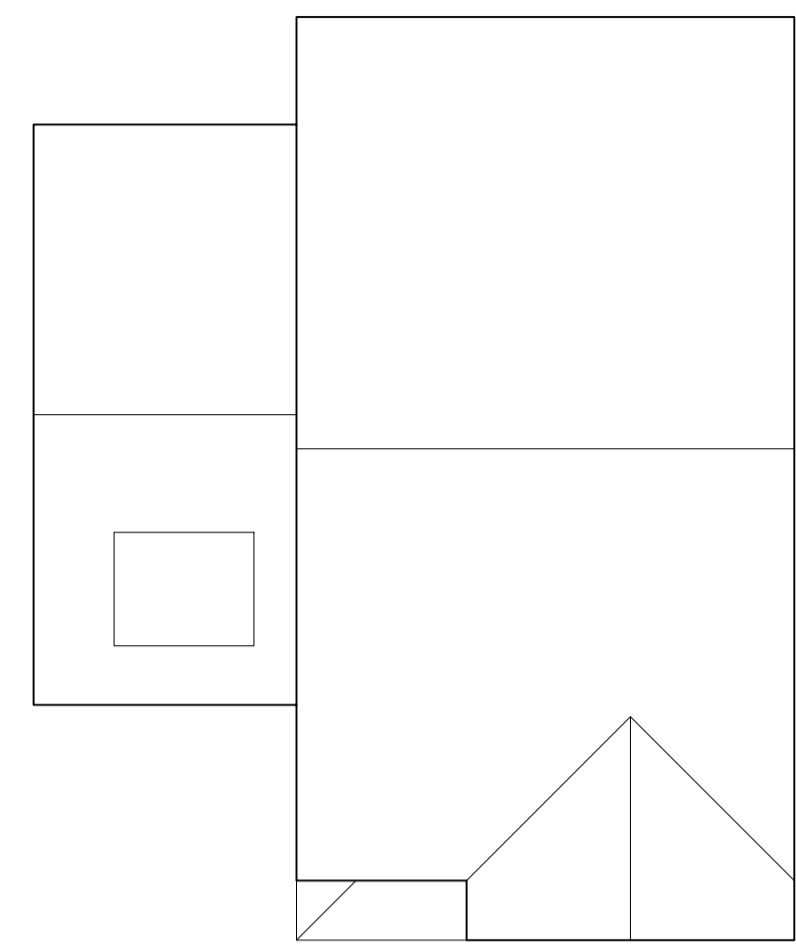


Plots
As: 23, 28, 34, 36, 38
Handed: 27, 32, 33, 35, 37

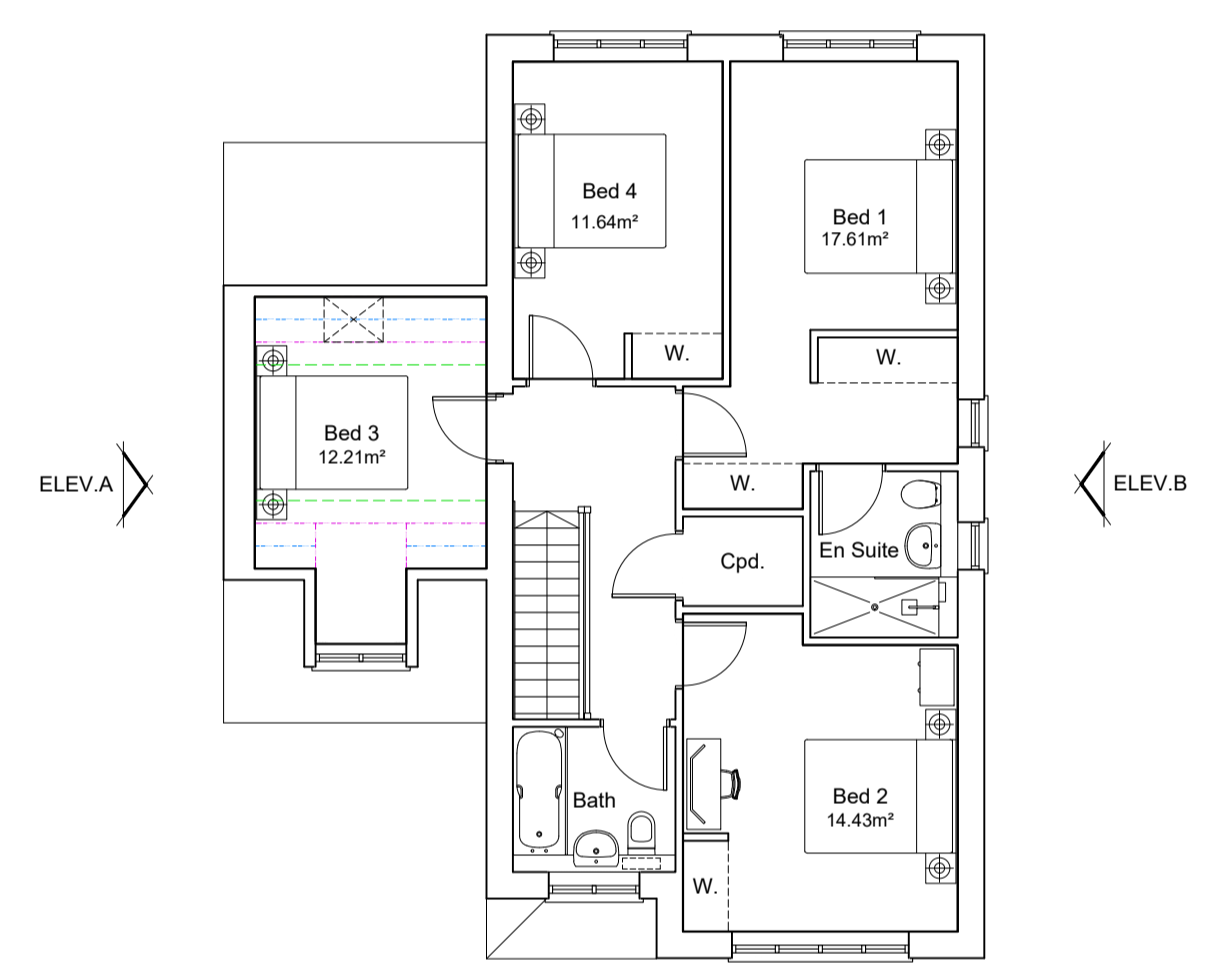
HOUSE TYPE:		A
Ground Floor	65.96m ²	710m ²
First Floor	79.44m ²	855m ²
Total GIA	145.40m²	1565m²

GIA measured to face of structure.
Areas below 1.5m height excluded.

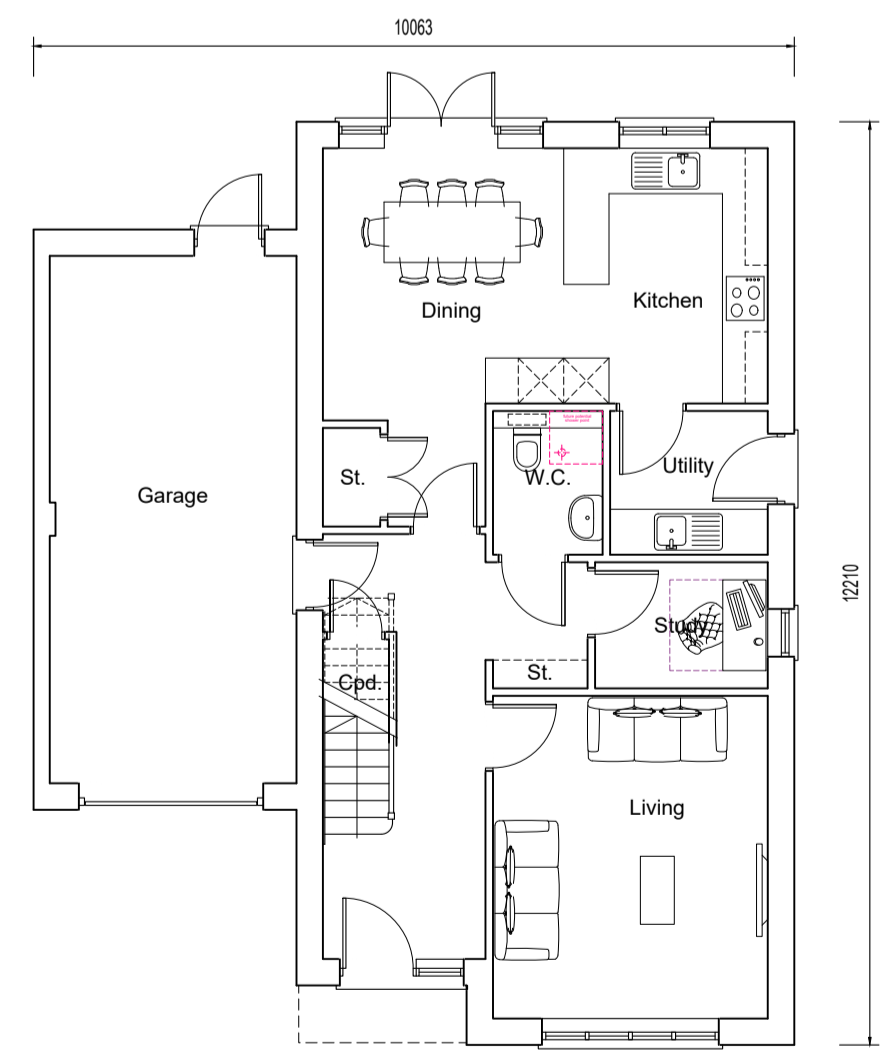
Skelling Heights	
1500 Skelling Line	-----
1800 Skelling Line	-----
2100 Skelling Line	-----
2400 Ceiling Line	-----
NB - Above based on 45.0° roof pitch.	



Roof Plan



First Floor Plan



Ground Floor Plan



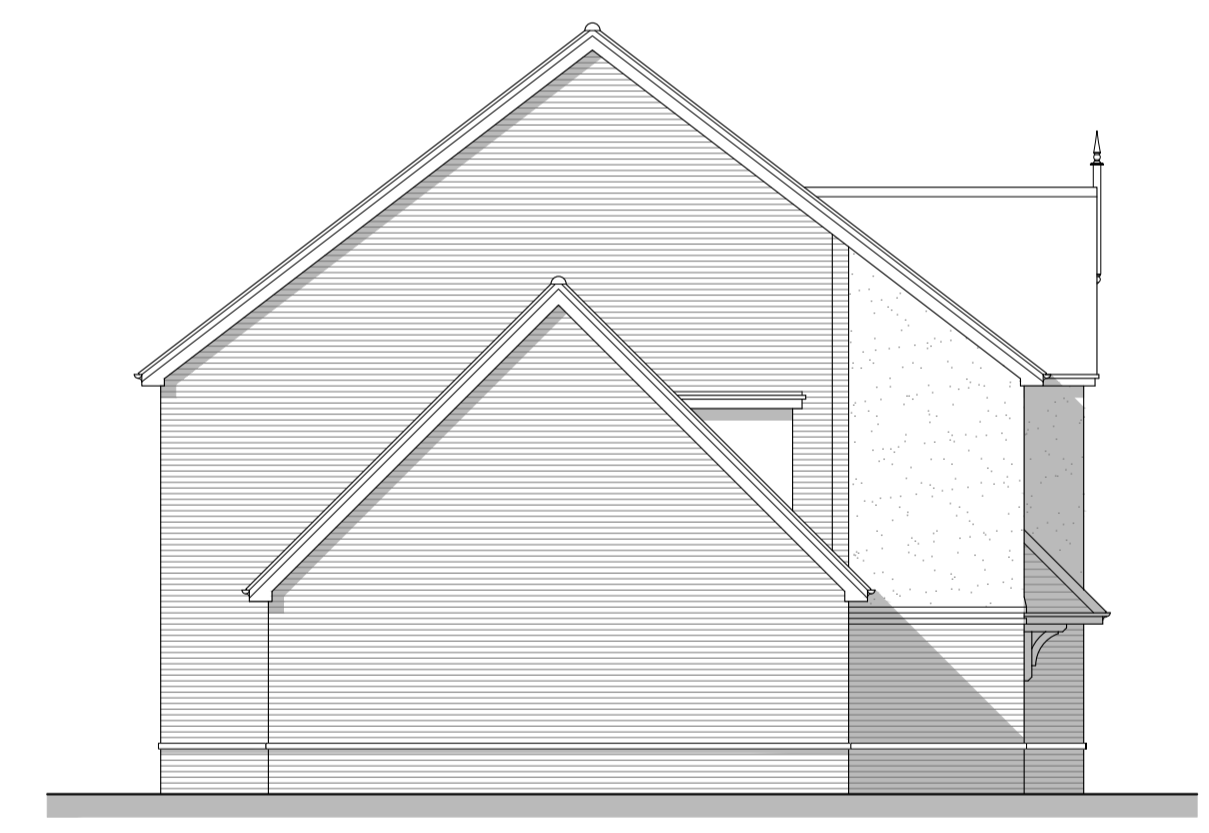
Front Elevation



Side Elevation B



Rear Elevation



Side Elevation A

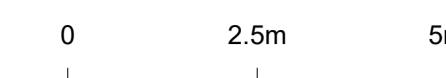
REV	DATE	REVISIONS:	BY	REV	DATE	REVISIONS:	BY	REV	DATE	REVISIONS:	BY	STATUS:
A	29/04/22	Brick gills updated.	XX									
B	20/09/22	First Floor Layout Amendments.	AM									
C	20/09/22	Room Sizes Added.	AM									

Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 23, 27-28, 32-38 Proposed Plans and Elevations
DRAWN:	NL	21055	P116
DATE:	11/01/22		C

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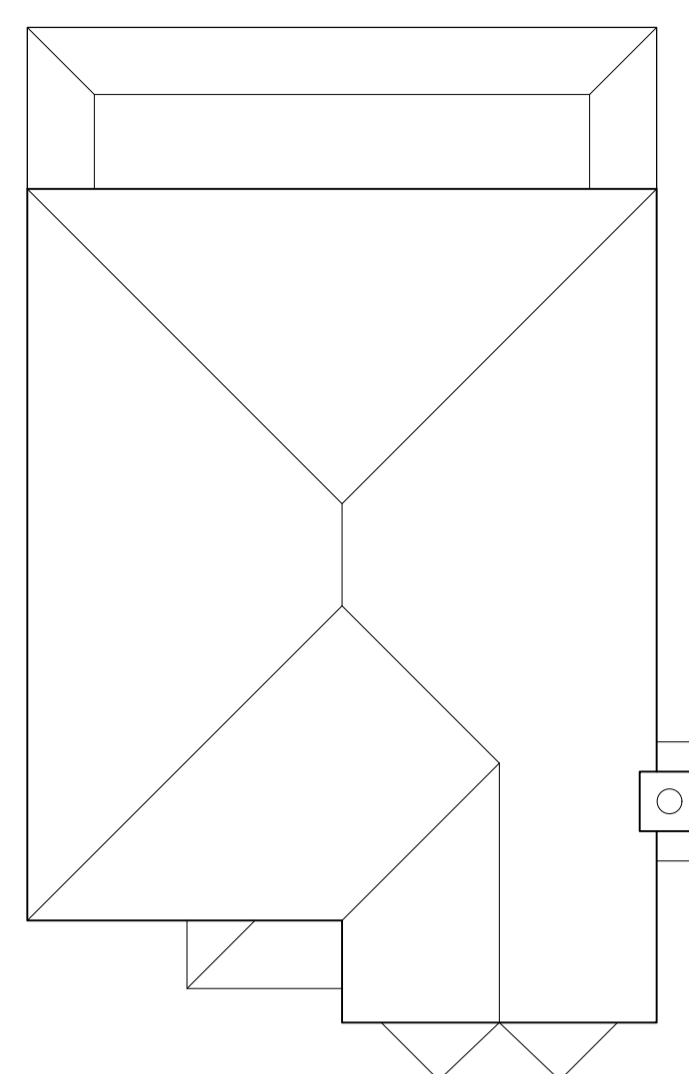
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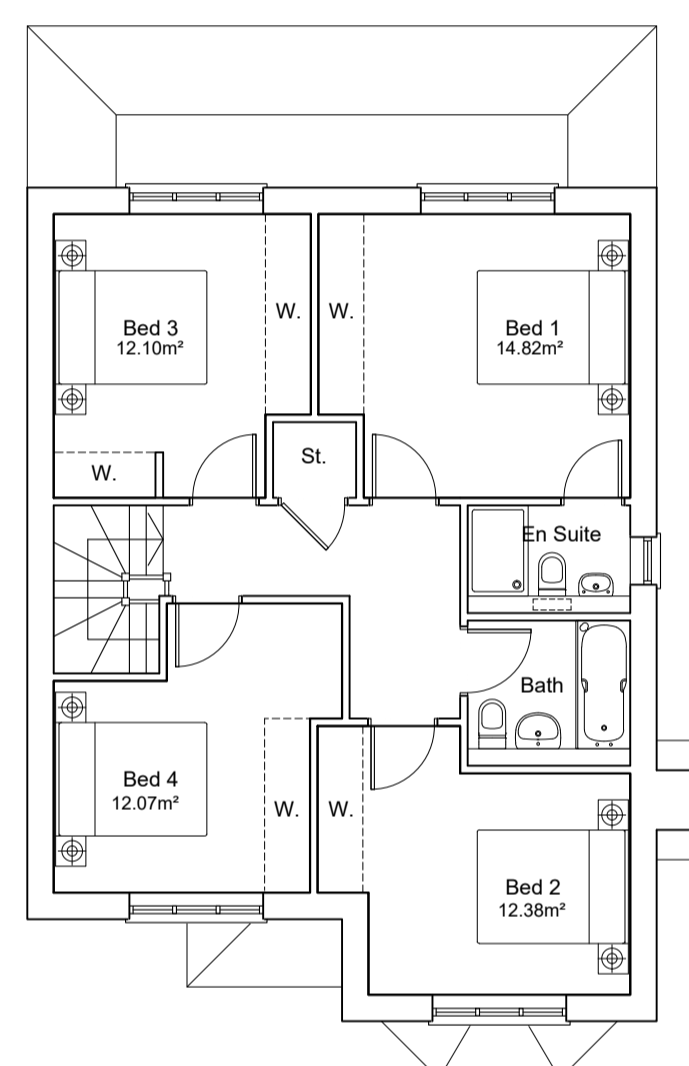
Plots
As: 29, 30
Handed: 24, 26,

HOUSE TYPE:	A	
Ground Floor	90.99m ²	979ft ²
First Floor	73.11m ²	787ft ²
Total GIA	164.09m²	1766ft²

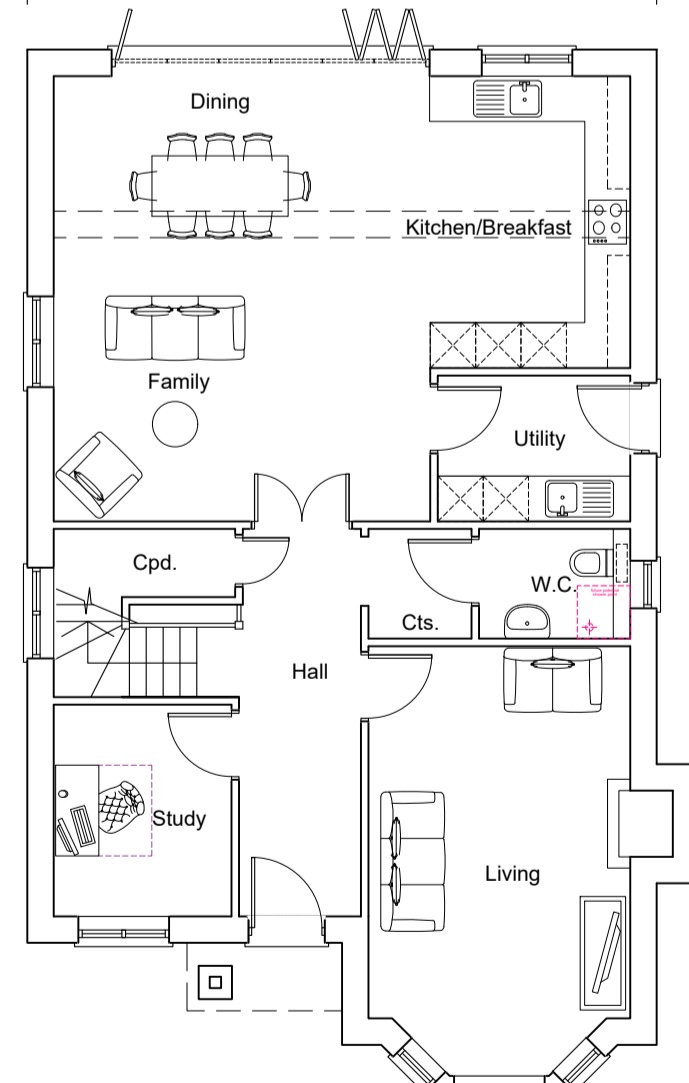
GIA measured to face of structure.
Areas below 1.5m height excluded.



Roof Plan



First Floor Plan



Ground Floor Plan



Front Elevation



Side Elevation B



Rear Elevation



Side Elevation A

ELEV.A

ELEV.B

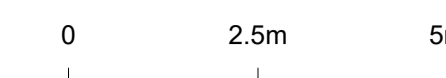
REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	28/04/22	Brick gills updated.	XX									
B	20/09/22	First Floor Layout Amendments.	AM									
C	20/09/22	Room Sizes Added.	AM									

Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 24, 26, 29, 30, Proposed Plans and Elevations
DRAWN:	NL	21055	P117
DATE:	11/01/22		C

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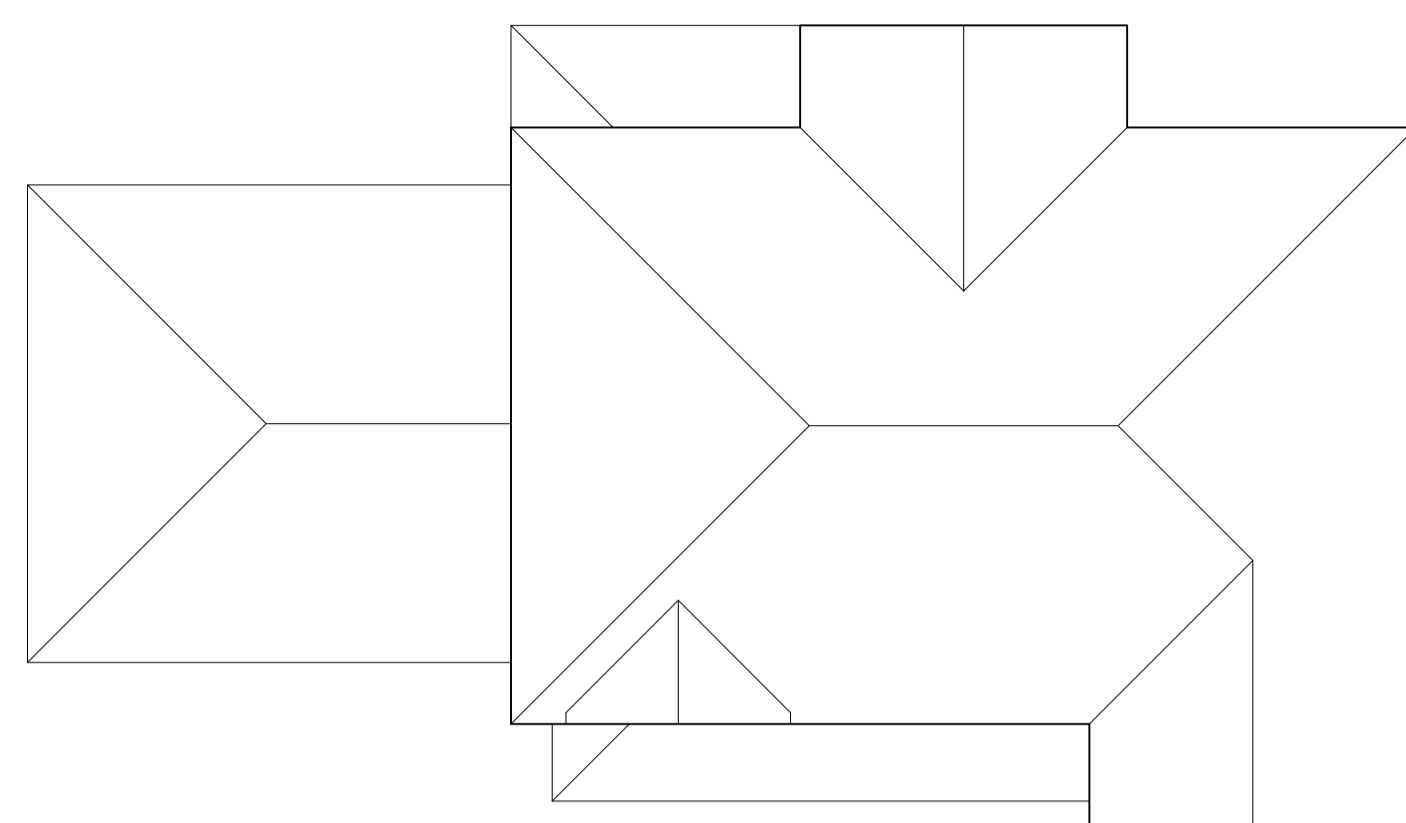
© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be scaled or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purpose, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials. OS Licence No. 100007327



Plots
As: 31
Handed: 25

HOUSE TYPE:	A	
Ground Floor	98.22m ²	1057m ²
First Floor	90.98m ²	979m ²
Total GIA	189.20m²	2037m²

GIA measured to face of structure.
Areas below 1.5m height excluded.



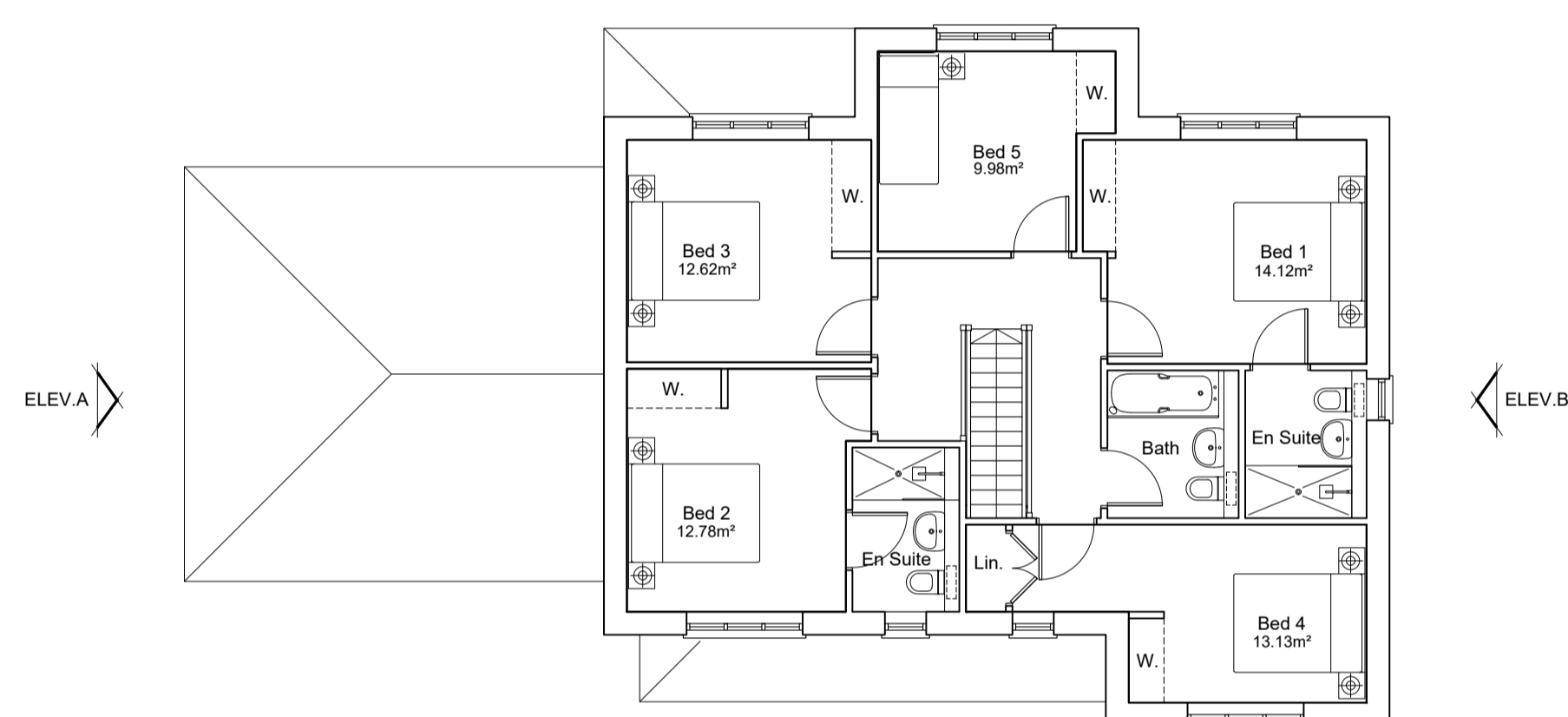
Roof Plan



Front Elevation



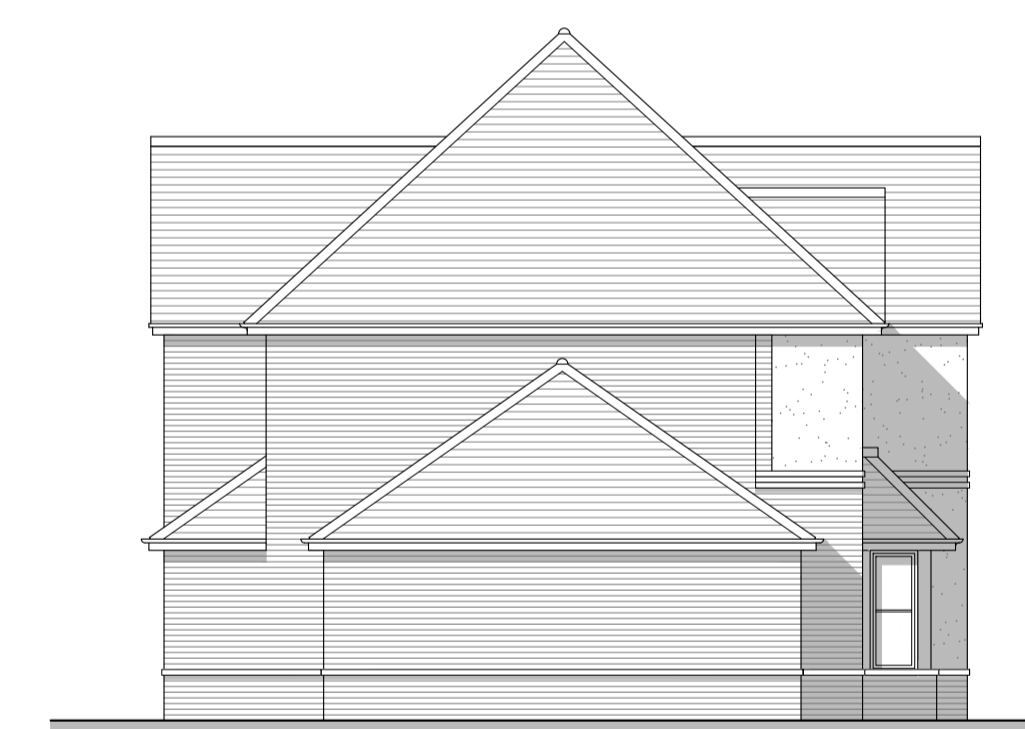
Side Elevation B



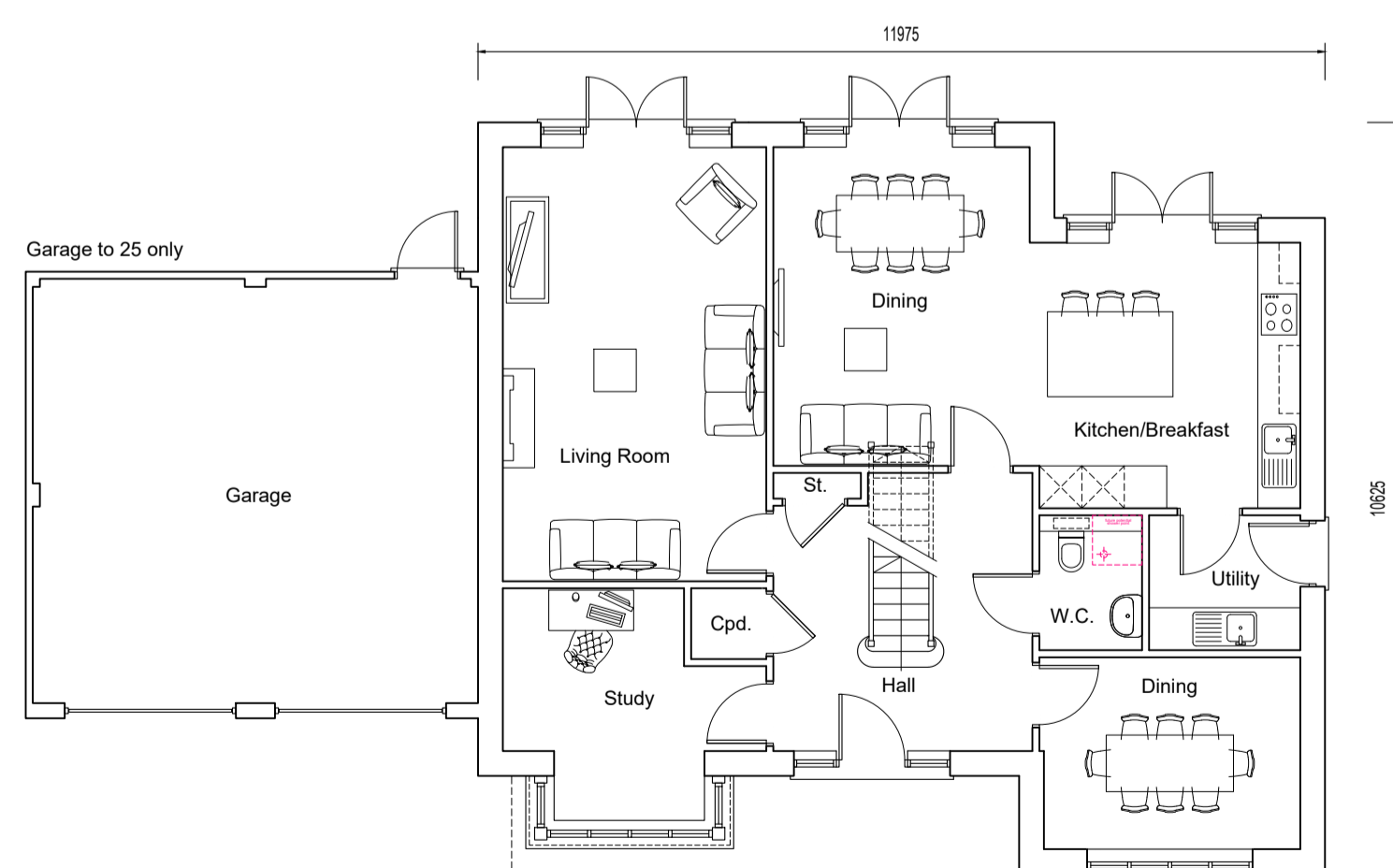
First Floor Plan



Rear Elevation



Side Elevation A



Ground Floor Plan

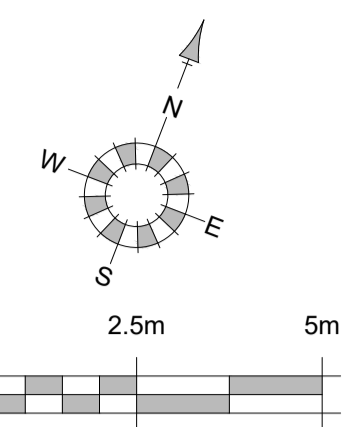
REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	29/04/22	Brick gills updated.	XX									
B	20/09/22	First Floor Layout Amendments.	AM									
C	20/09/22	Room Sizes Added.	AM									
D	21/10/22	Roof pitch adjusted.	AM									

Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 25, 31 Proposed Plans and Elevations
DRAWN:	NL	21055	P118
DATE:	11/01/22		D

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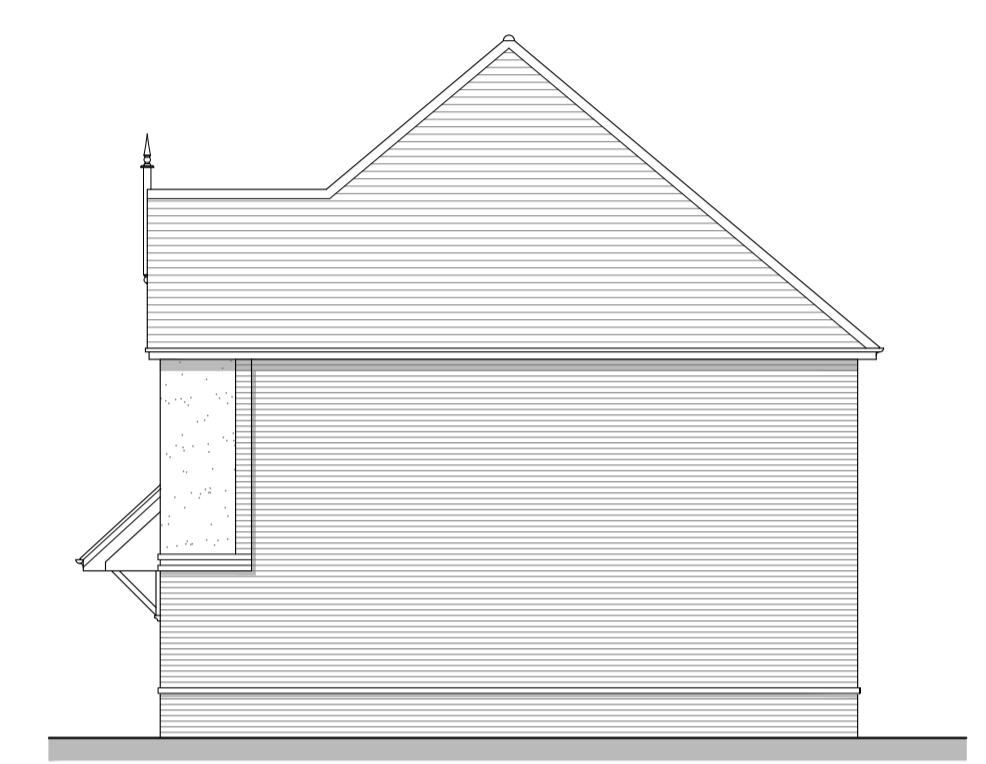
Plots	
As: 48-51	
Handed:	
HOUSE TYPE: A	
Ground Floor	47.53m ² 512m ²
First Floor	47.52m ² 512m ²
Total GIA	95.05m² 1023m²
<small>GIA measured to face of structure. Areas below 1.5m height excluded.</small>	



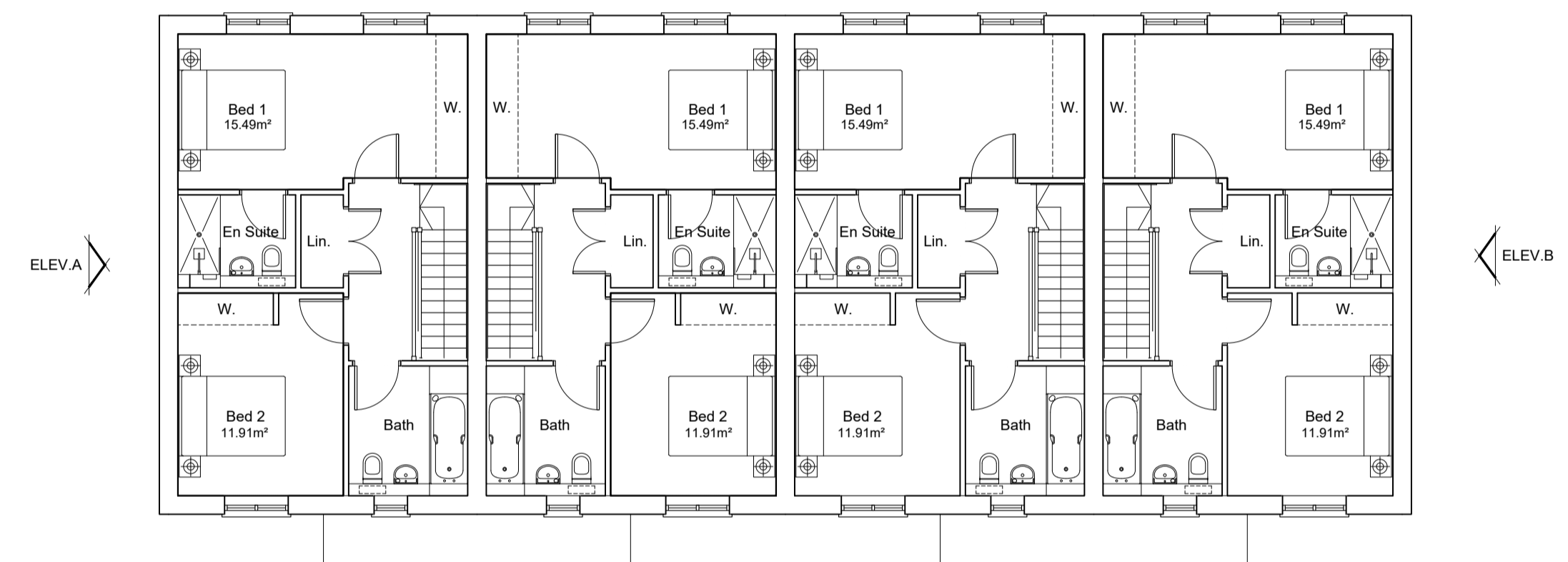
Roof Plan



Front Elevation



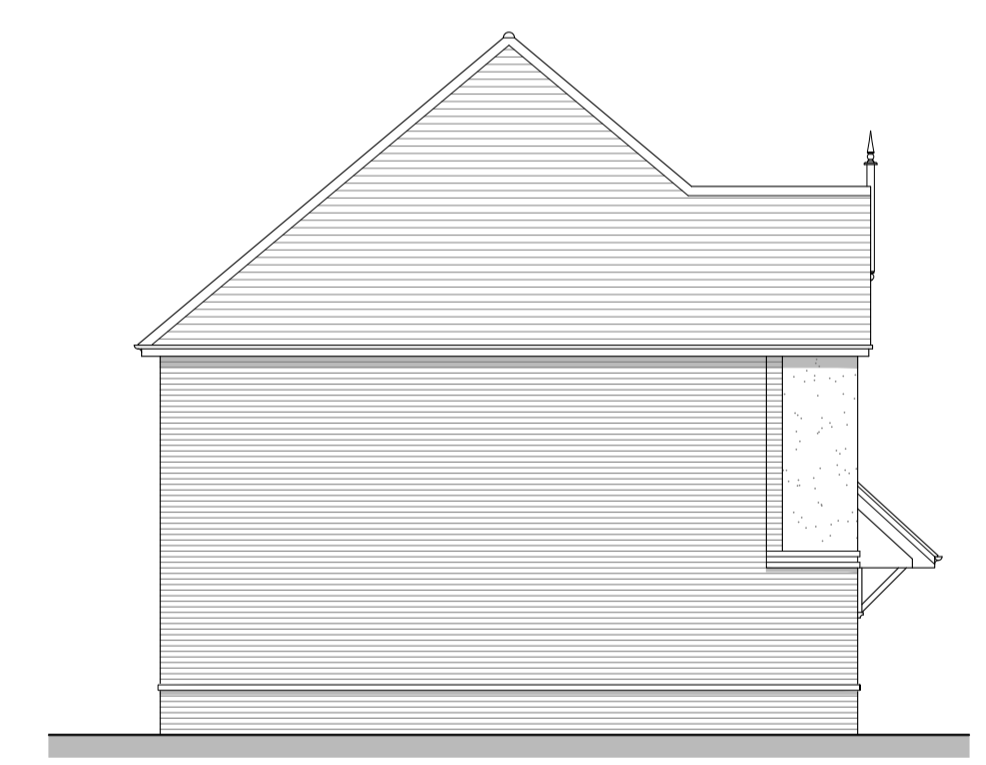
Side Elevation B



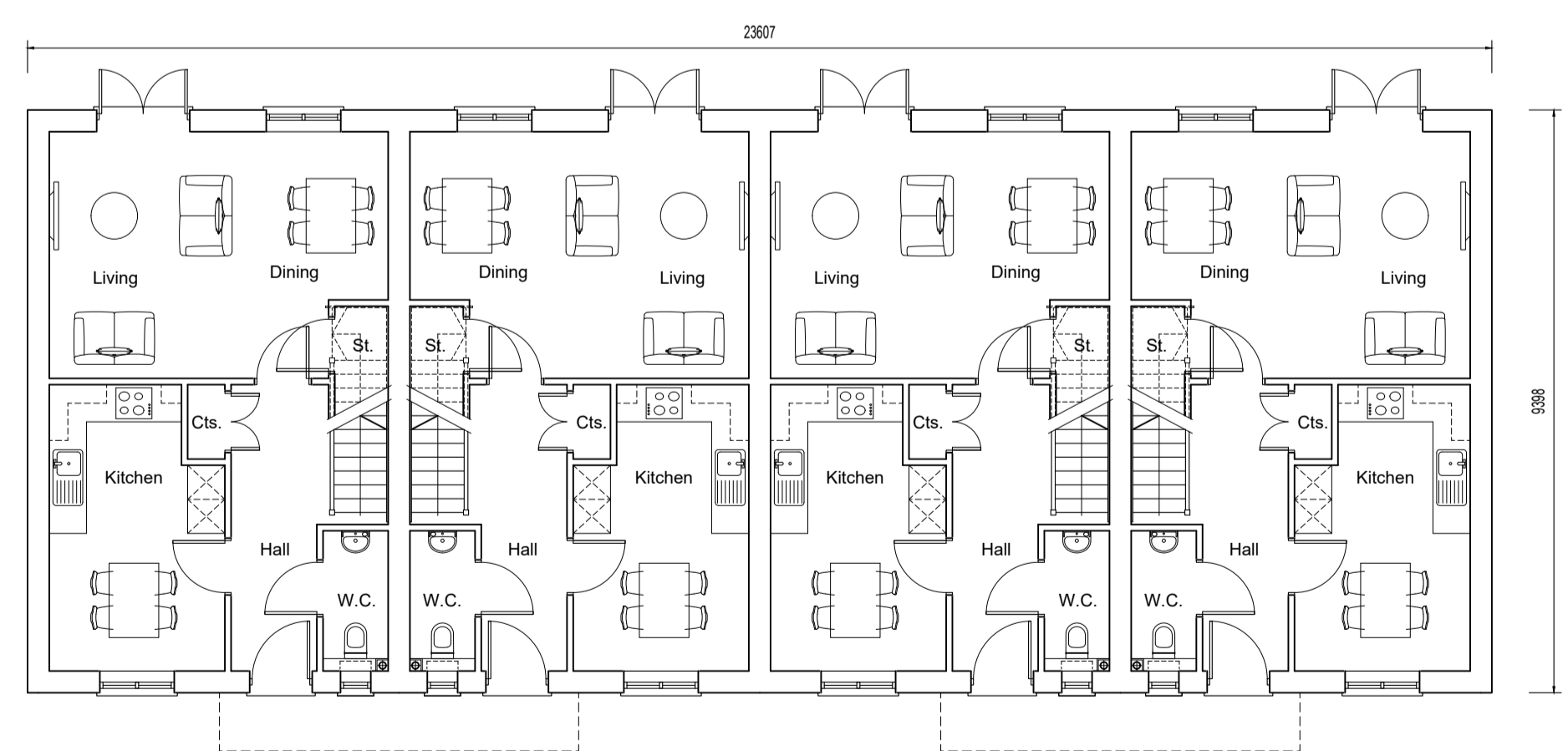
First Floor Plan



Rear Elevation



Side Elevation A



Ground Floor Plan

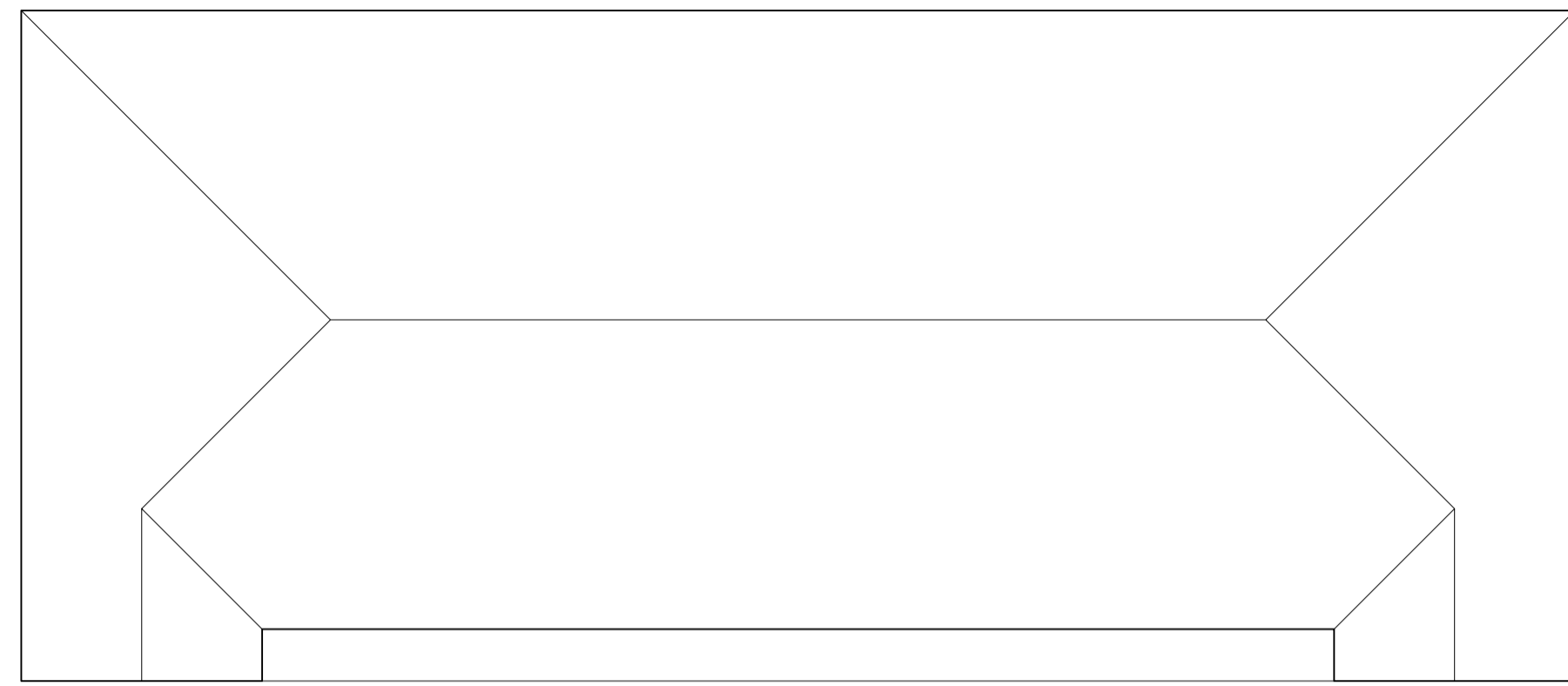
REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	20/09/22	First Floor Layout Amendments.	AM									
B	20/09/22	Room Sizes Added.	AM									
C	20/10/22	Roof pitch adjusted.	AM									

Planning

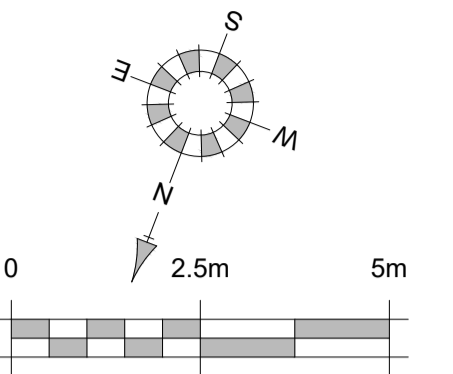
CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 48-51 Proposed Plans and Elevations
DRAWN:	NL	21055	P120
DATE:	11/01/22		C

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Roof Plan



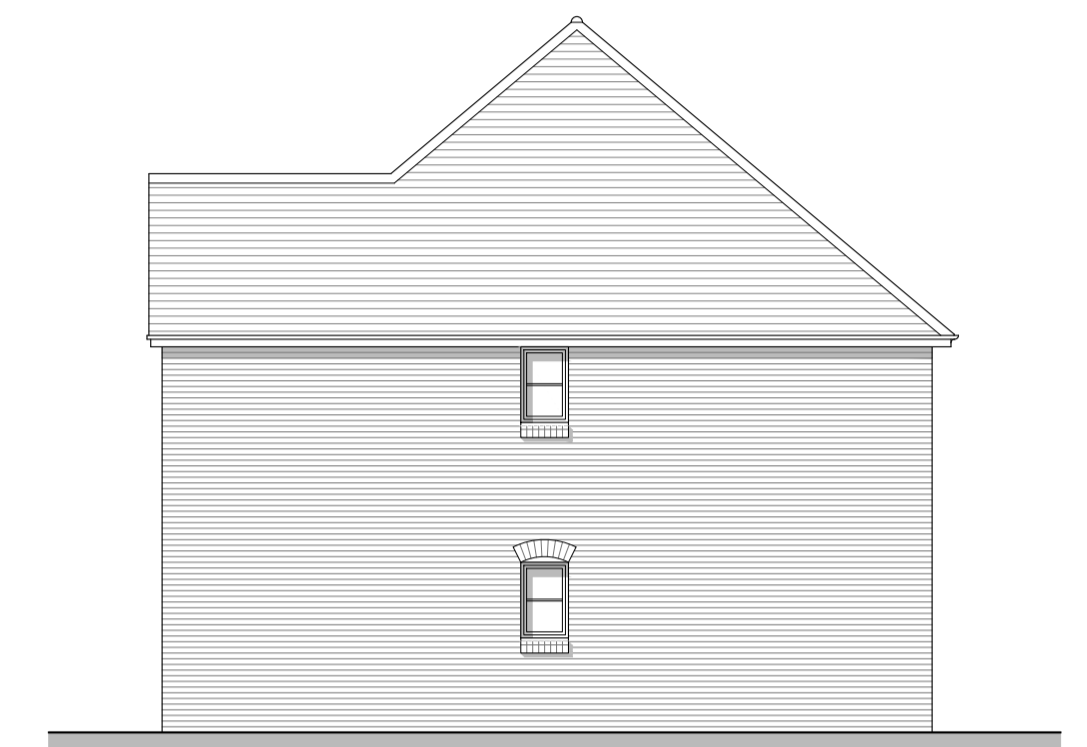
Plots
As: 54-57
Handed:

HOUSE TYPE:	A	
Ground Floor	49.86m ²	537m ²
First Floor	49.86m ²	537m ²
Total GIA	99.71m ²	1073m ²

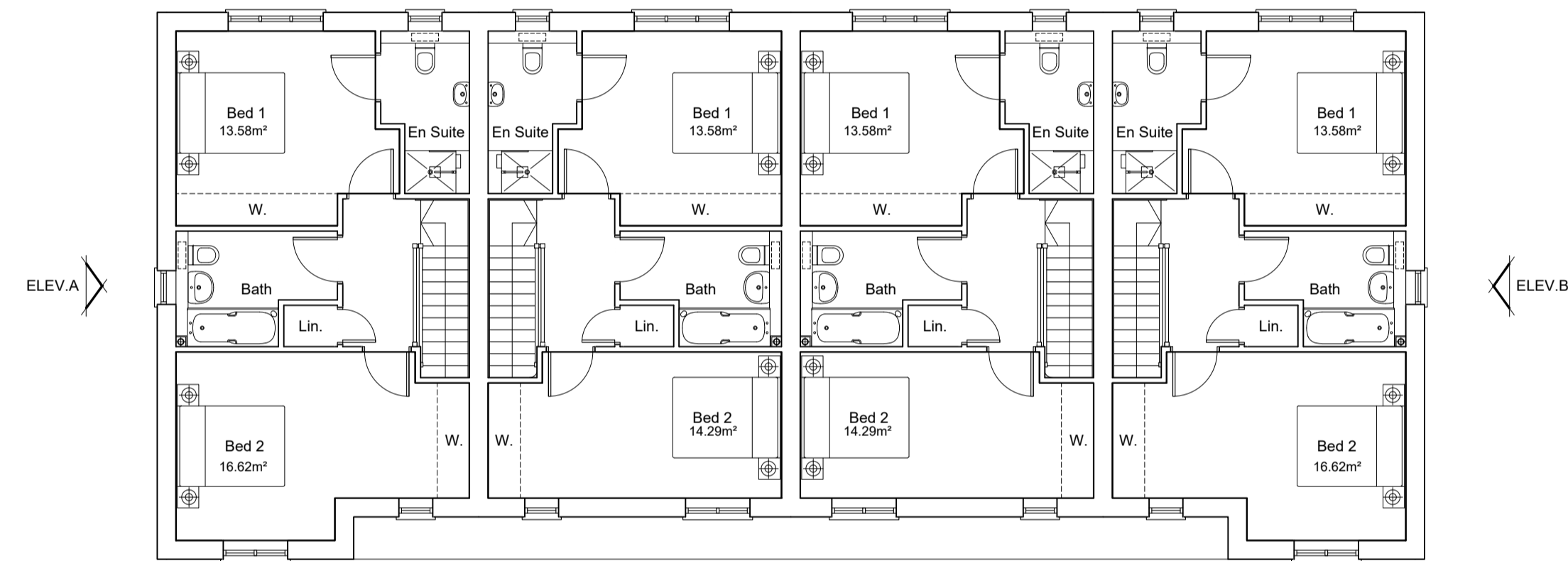
GIA measured to face of structure. Areas below 1.5m height excluded.



Front Elevation



Side Elevation B



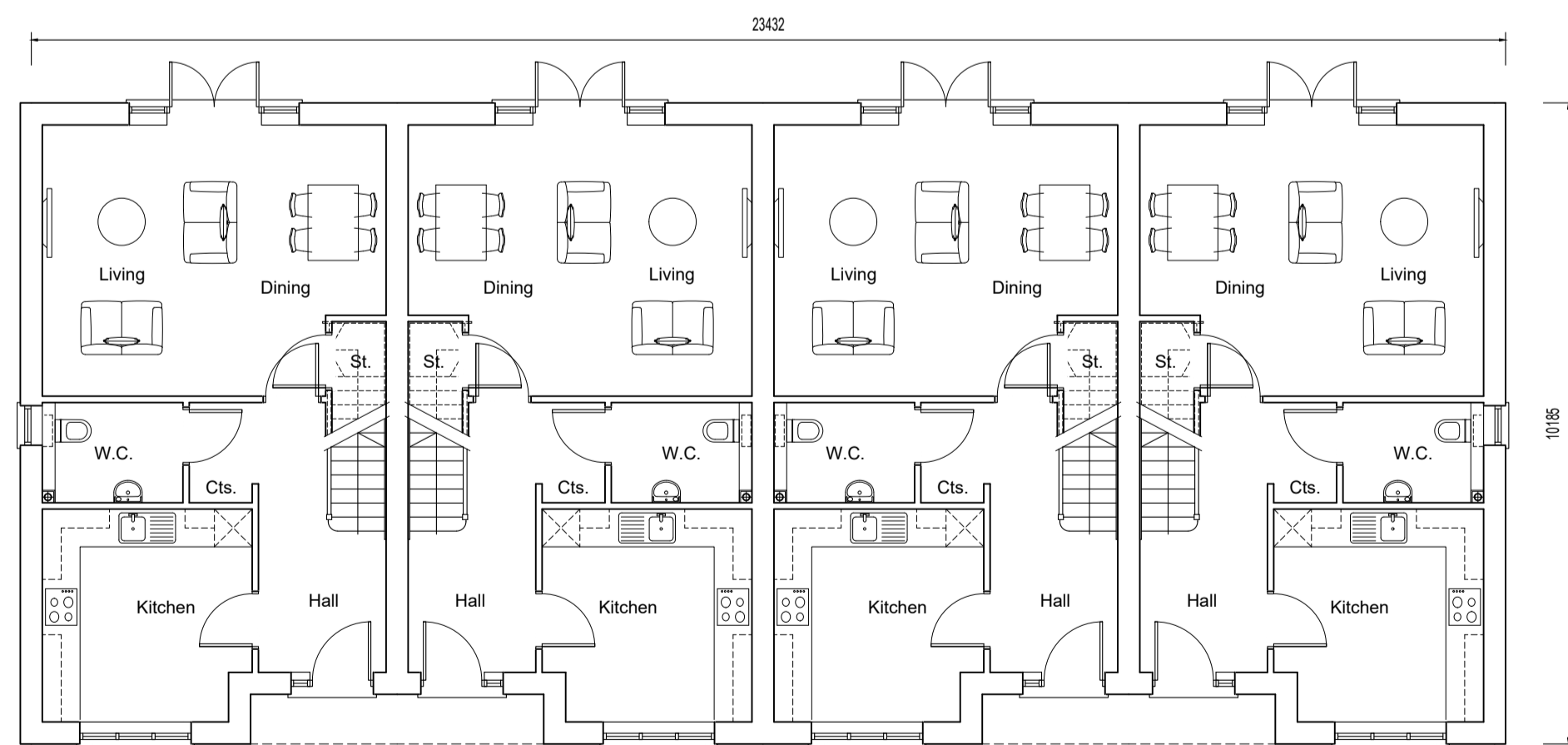
First Floor Plan



Rear Elevation



Side Elevation A



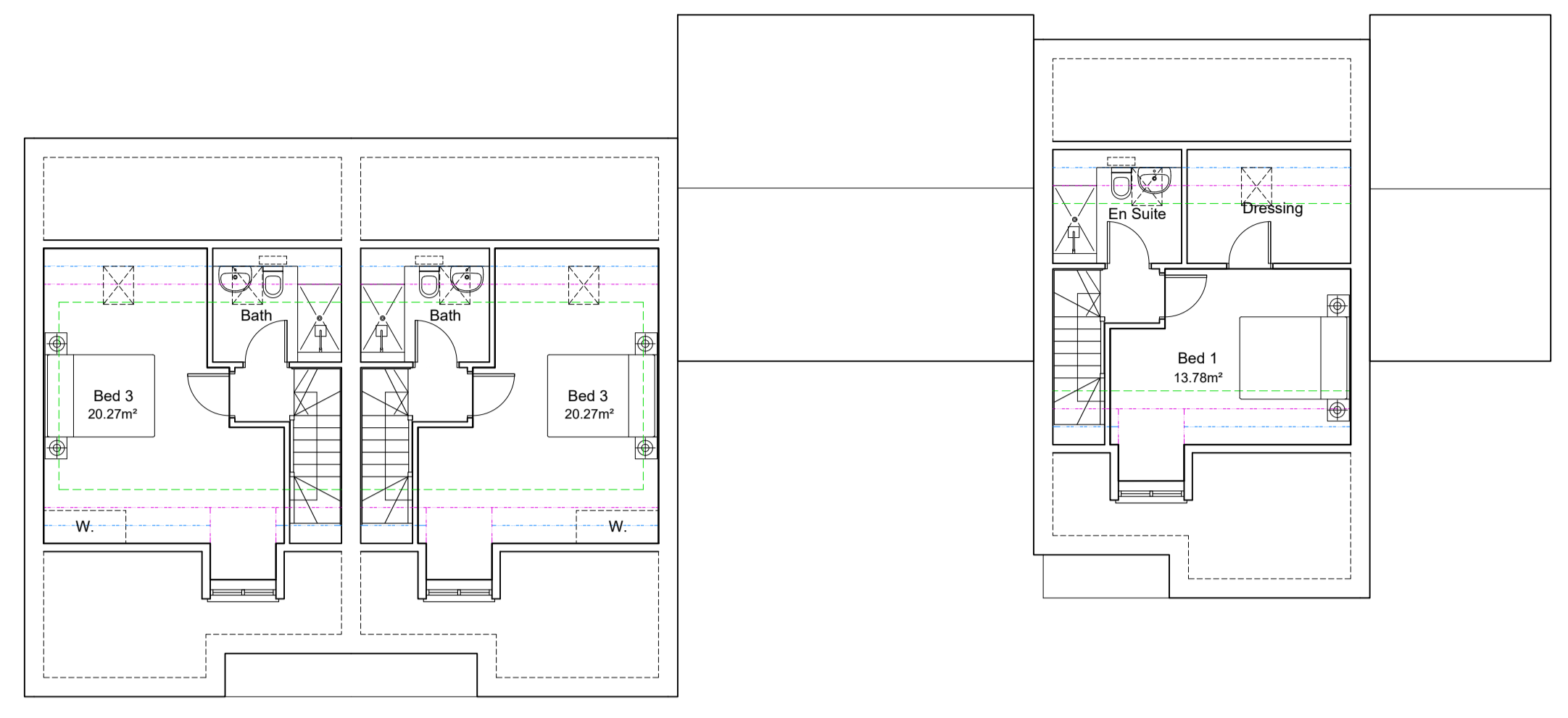
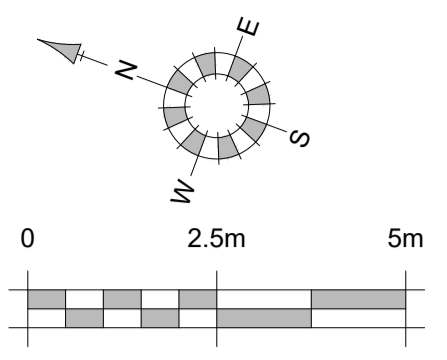
Ground Floor Plan

Planning

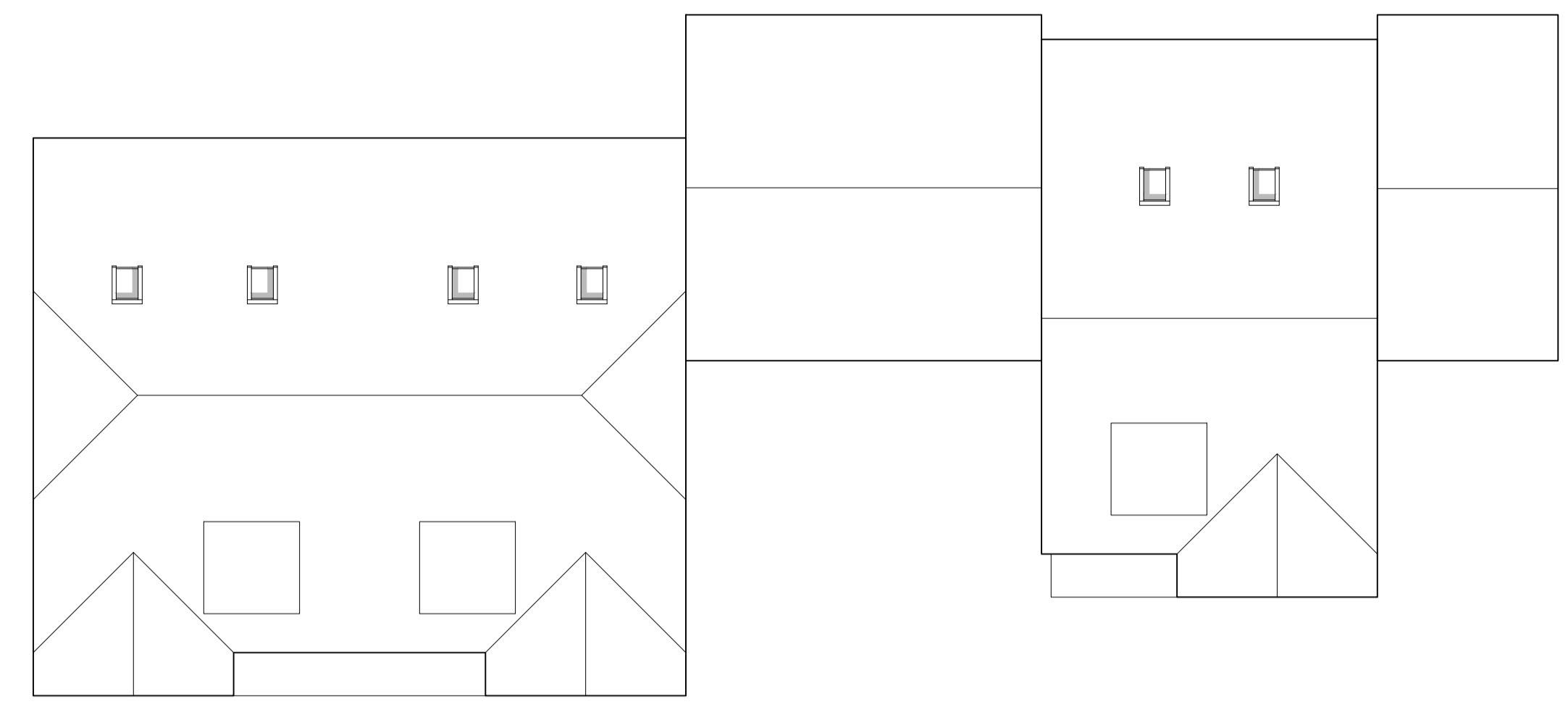
REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	29/04/22	French doors updated.	XX									
B	20/09/22	Room Sizes Added.	XX									
C	20/10/22	Roof pitch adjusted.	XX									

CLIENT:	Sorbon Estates	PROJECT:	Grove Park White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 54-57 Floor Plans and Elevations
DRAWN:	NL	21055	P121
DATE:	11/01/22		C

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Second Floor Plan



Roof Plan

Plots As: 58-60 Handed:

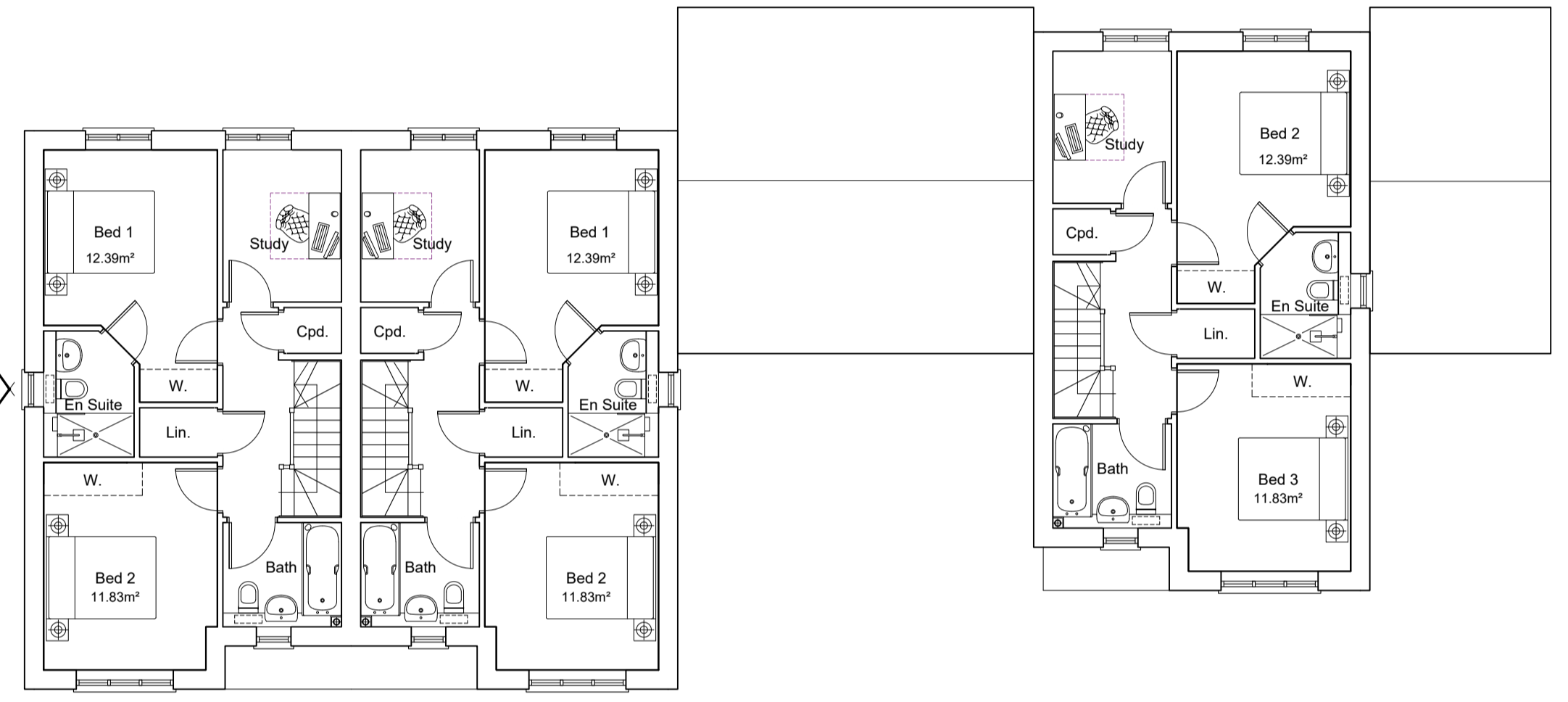
HOUSE TYPE: A	
Ground Floor	49.60m ² 534ft ²
First Floor	49.60m ² 534ft ²
Second Floor	30.04m ² 323ft ²
Total GIA	129.24m² 1391ft²

GIA measured to face of structure. Areas below 1.5m height excluded.

HOUSE TYPE: B	
Ground Floor	49.61m ² 534ft ²
First Floor	49.60m ² 534ft ²
Second Floor	30.04m ² 323ft ²
Total GIA	129.25m² 1391ft²

GIA measured to face of structure. Areas below 1.5m height excluded.

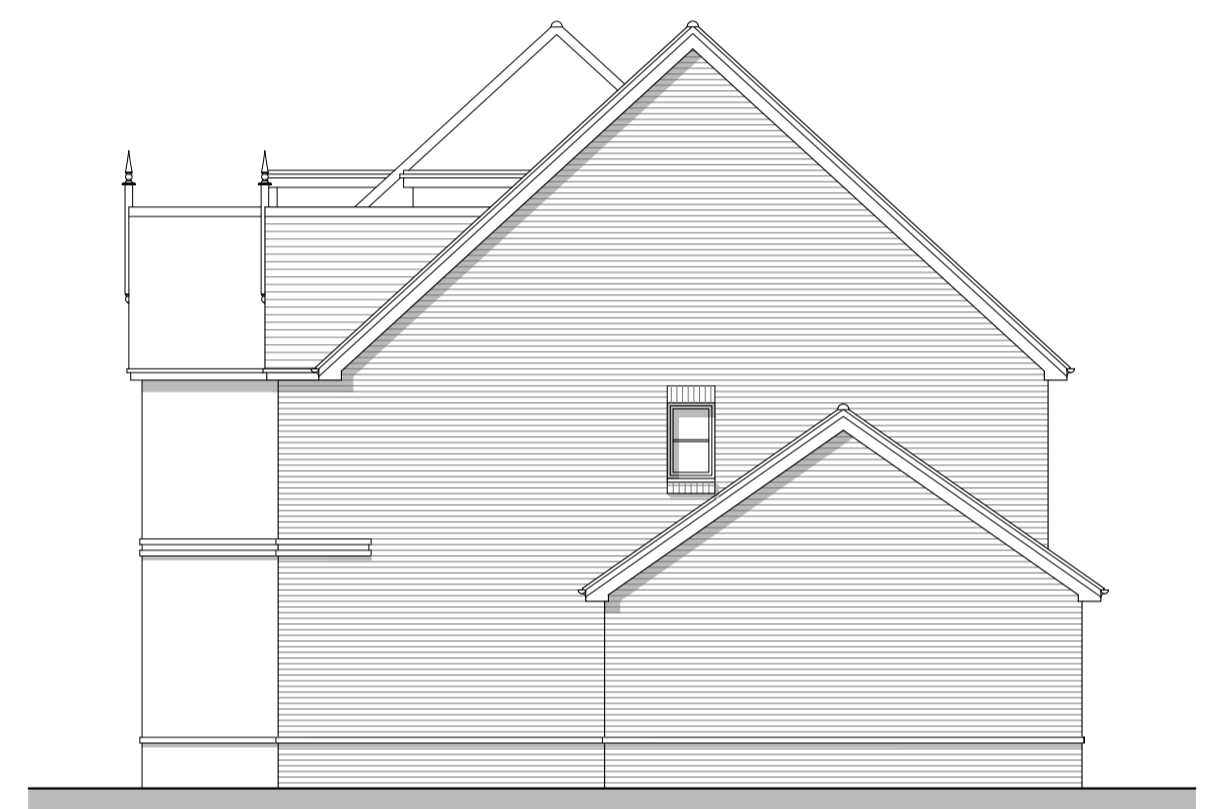
Skelling Heights	
1500 Skelling Line	-----
1800 Skelling Line	-----
2100 Skelling Line	-----
2400 Ceiling Line	-----



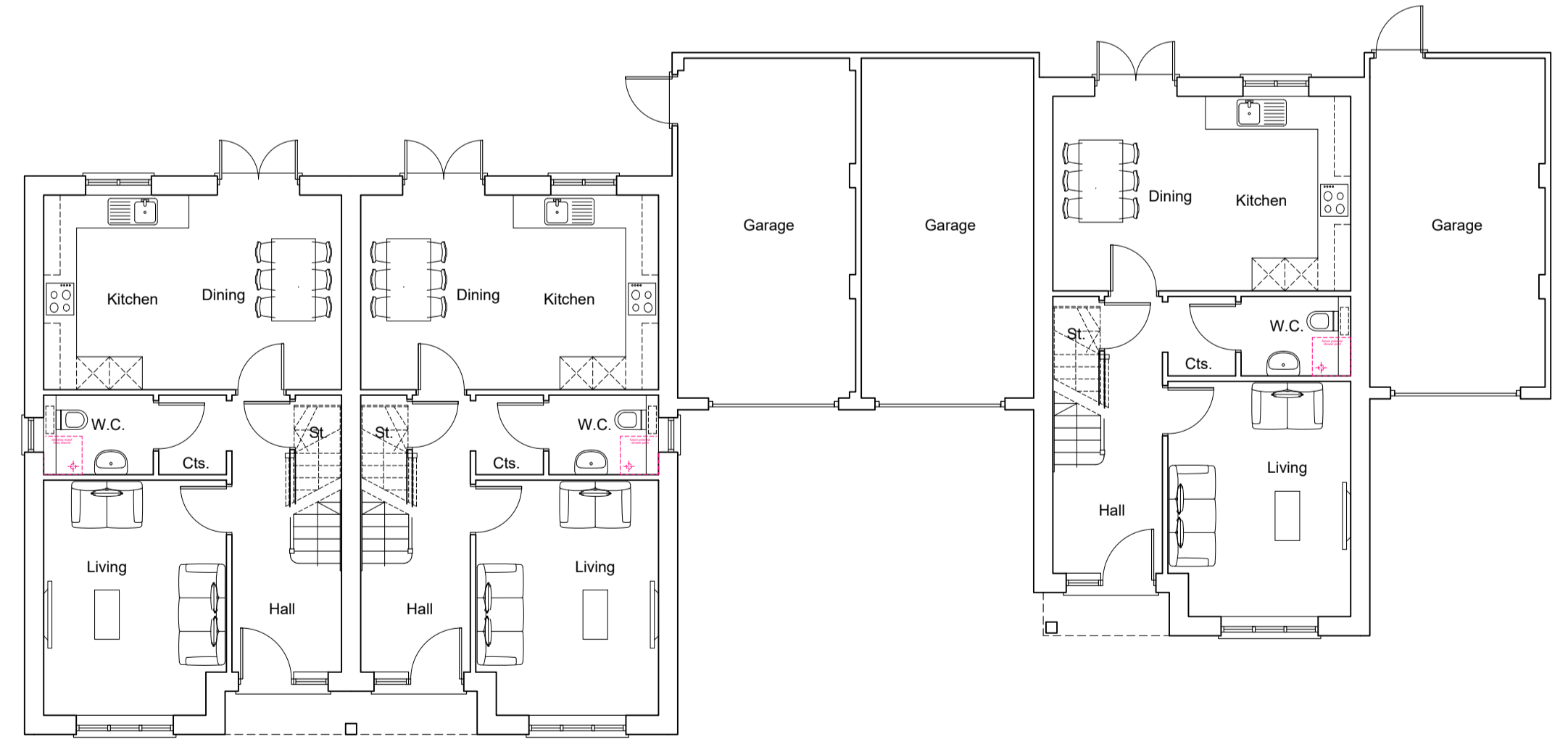
First Floor Plan



Front Elevation



Side Elevation B



Ground Floor Plan



Rear Elevation



Side Elevation A

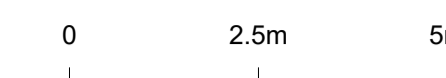
REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	27/05/22	Roof amendments.	XX									
B	13/09/22	Roof plan added.	XX									
C	20/09/22	Room Sizes Added.	XX									
D	21/10/22	Garage door removed from plot 58.	XX									

Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 58-60 Floor Plans and Elevations
DRAWN:	NL	21055	P122
DATE:	11/01/22		D



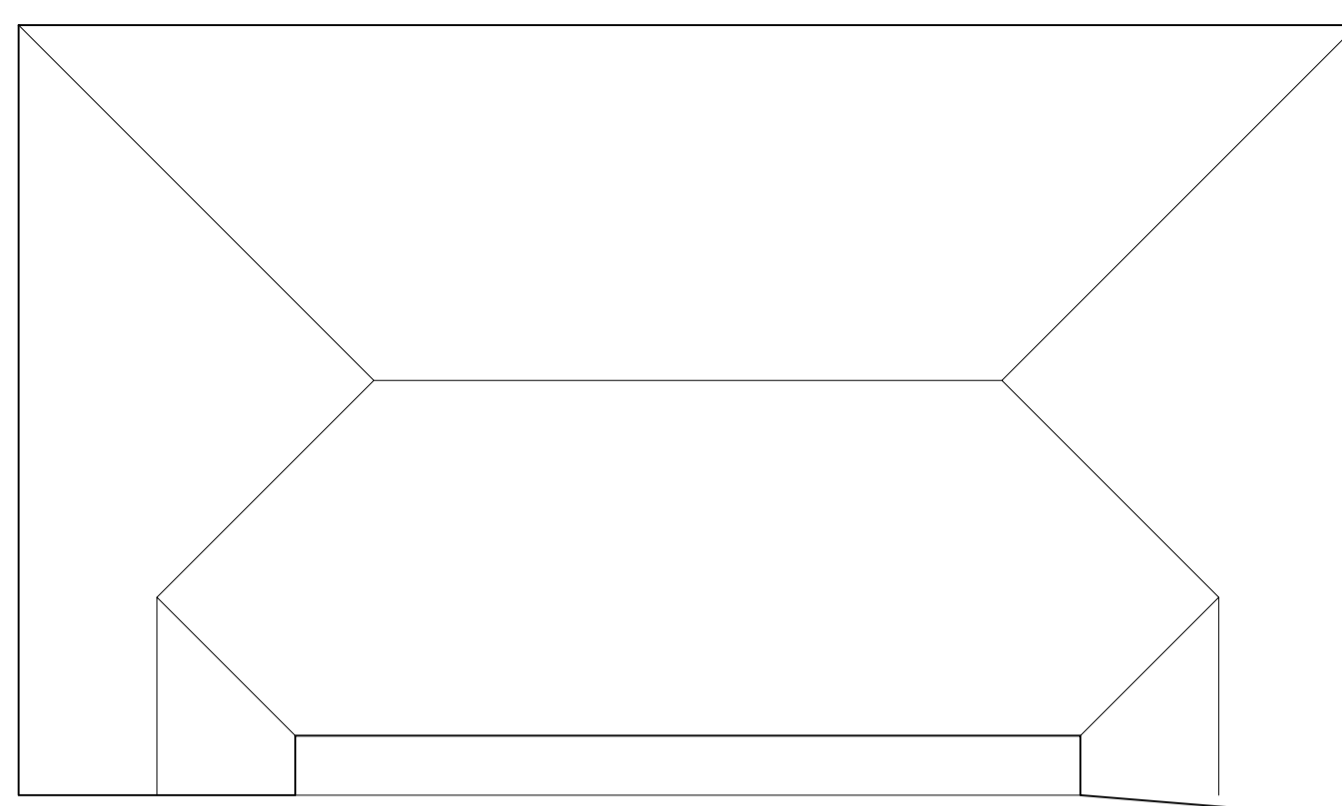
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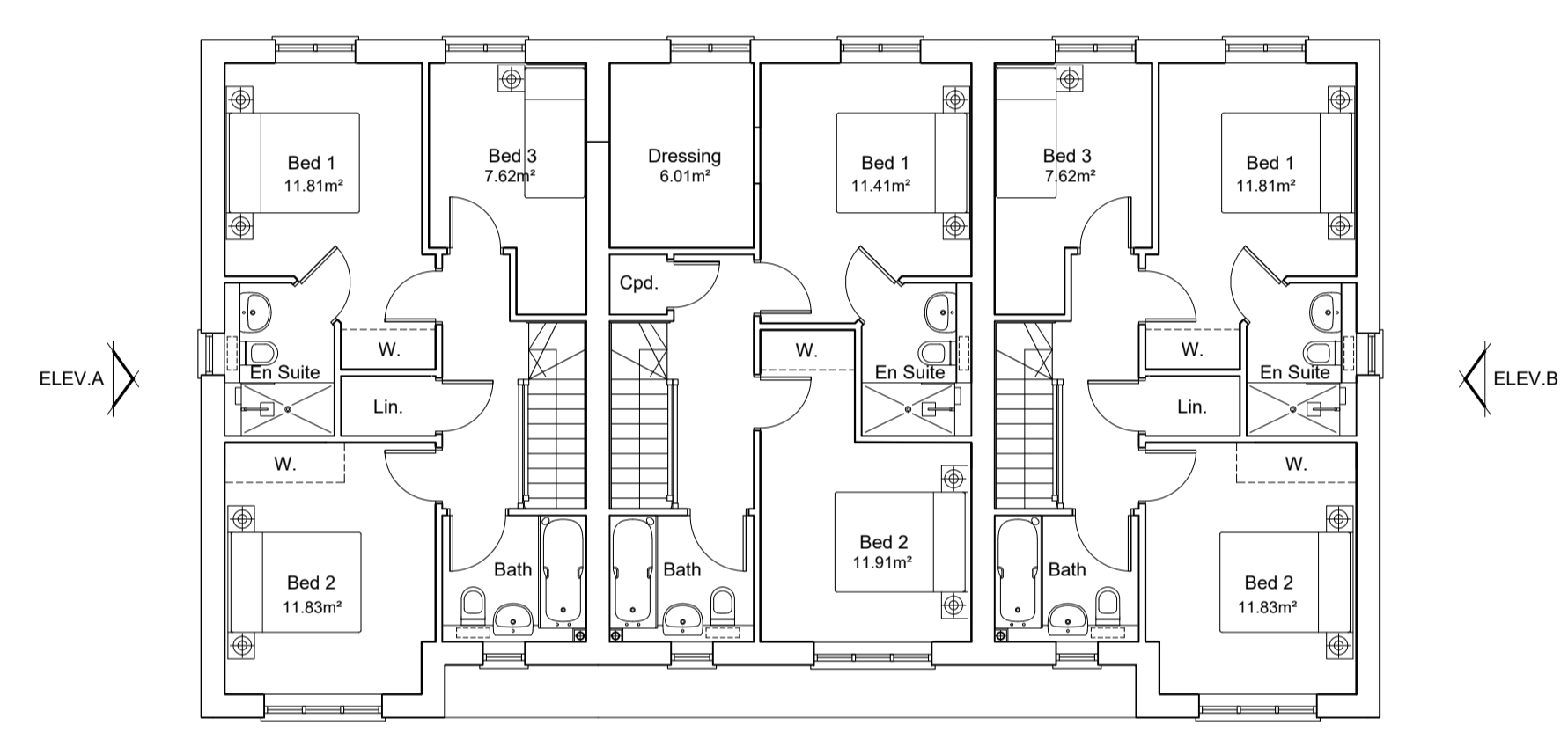
Plots
As: 65-67
Handed:

HOUSE TYPE:	A	
Ground Floor	49.60m ²	534m ²
First Floor	49.60m ²	534m ²
Total GIA	99.20m²	1068m²

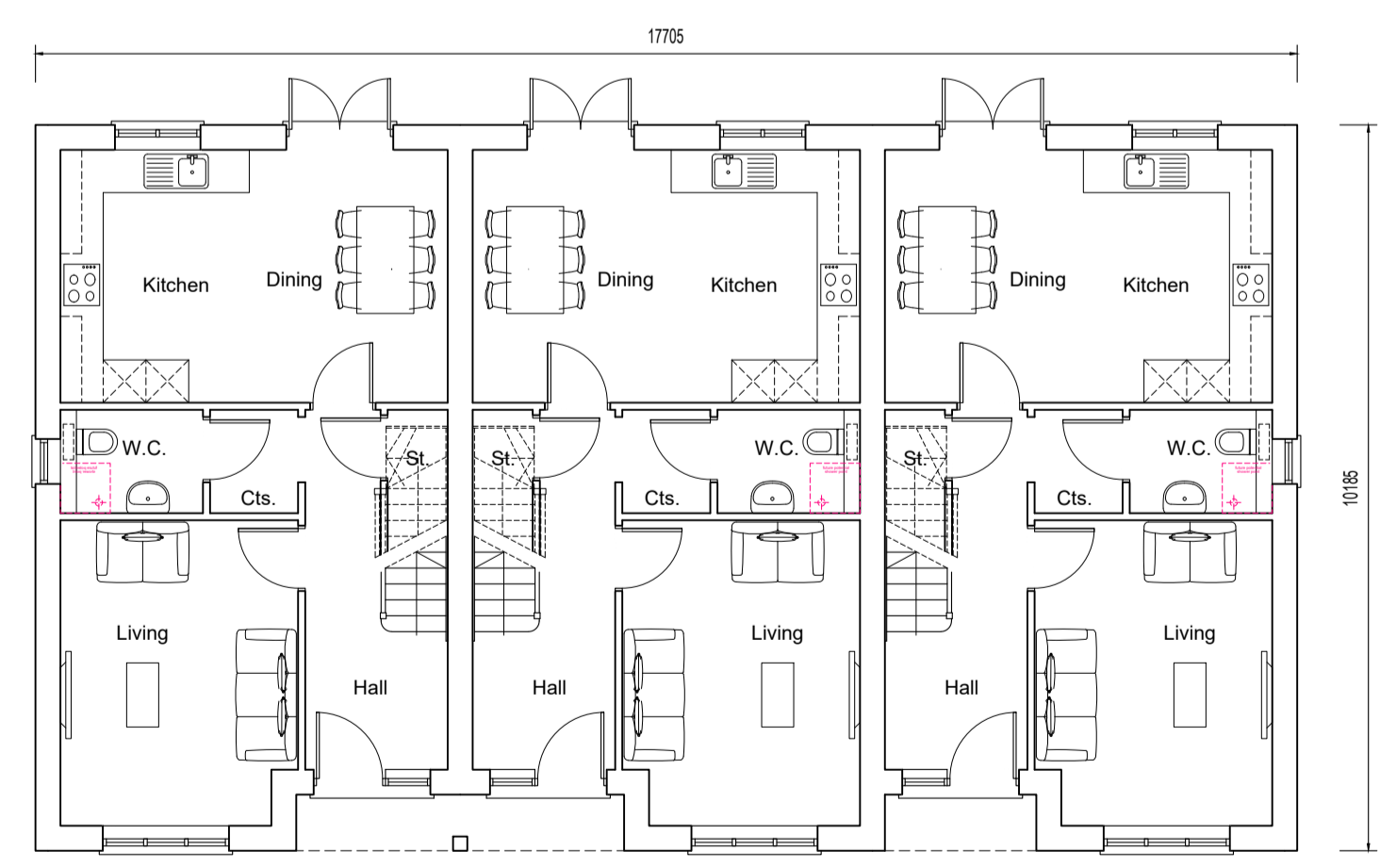
GIA measured to face of structure.
Areas below 1.5m height excluded.



Roof Plan



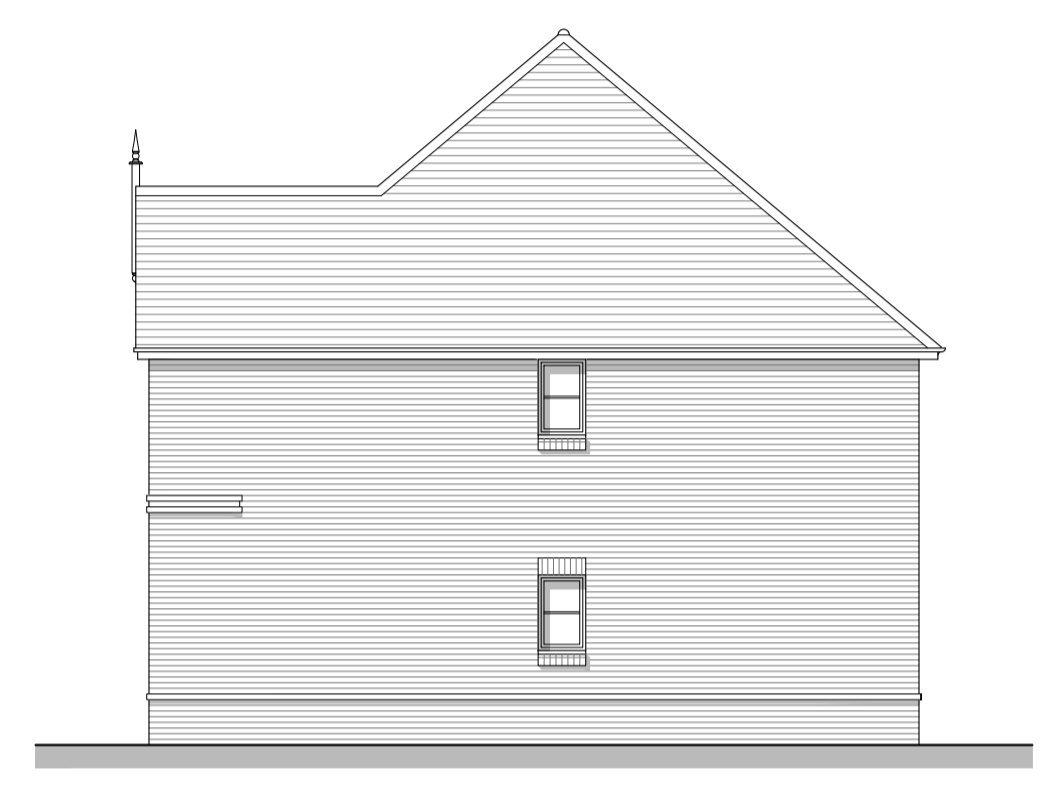
First Floor Plan



Ground Floor Plan



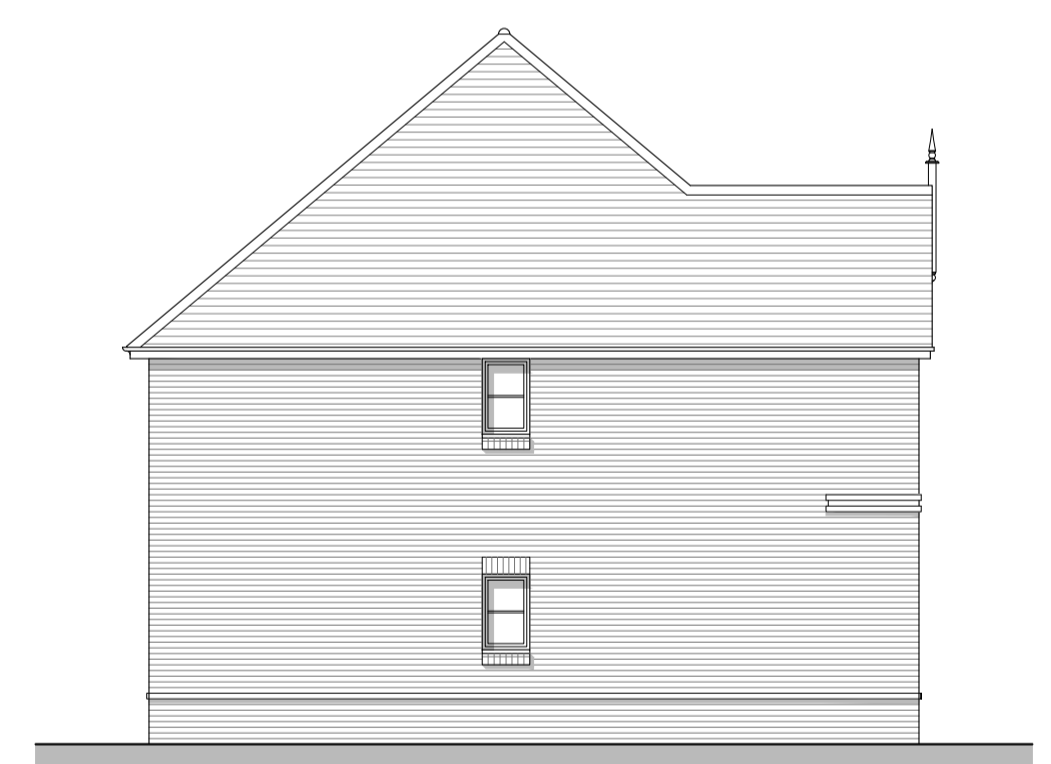
Front Elevation



Side Elevation B



Rear Elevation



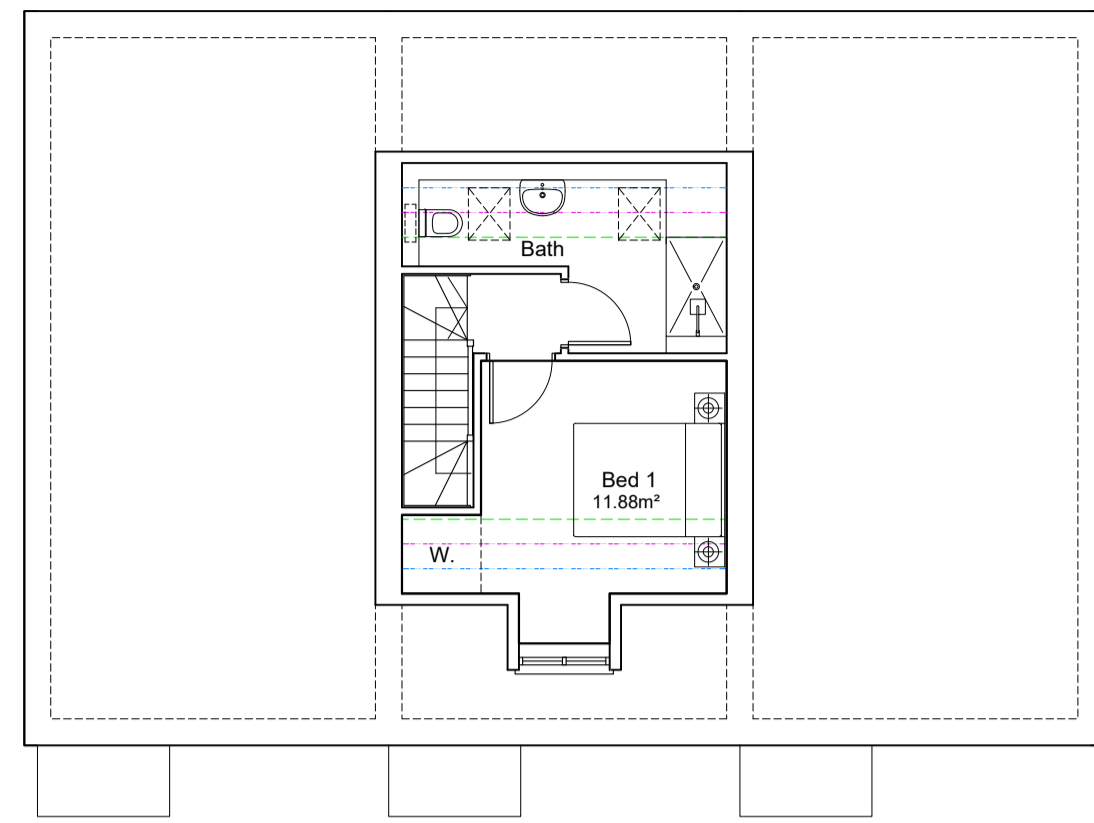
Side Elevation A

REV	DATE	REVISIONS:	BY	REV	DATE	REVISIONS:	BY	REV	DATE	REVISIONS:	BY	STATUS:
A	07.07.22	Plot 66 Dressing room added to Bed 1	AM									
B	13.09.22	Bedroom areas added.	AM									
C	20.09.22	First Floor Layout Amendments.	AM									
D	20.10.22	Roof pitch adjusted.	AM									

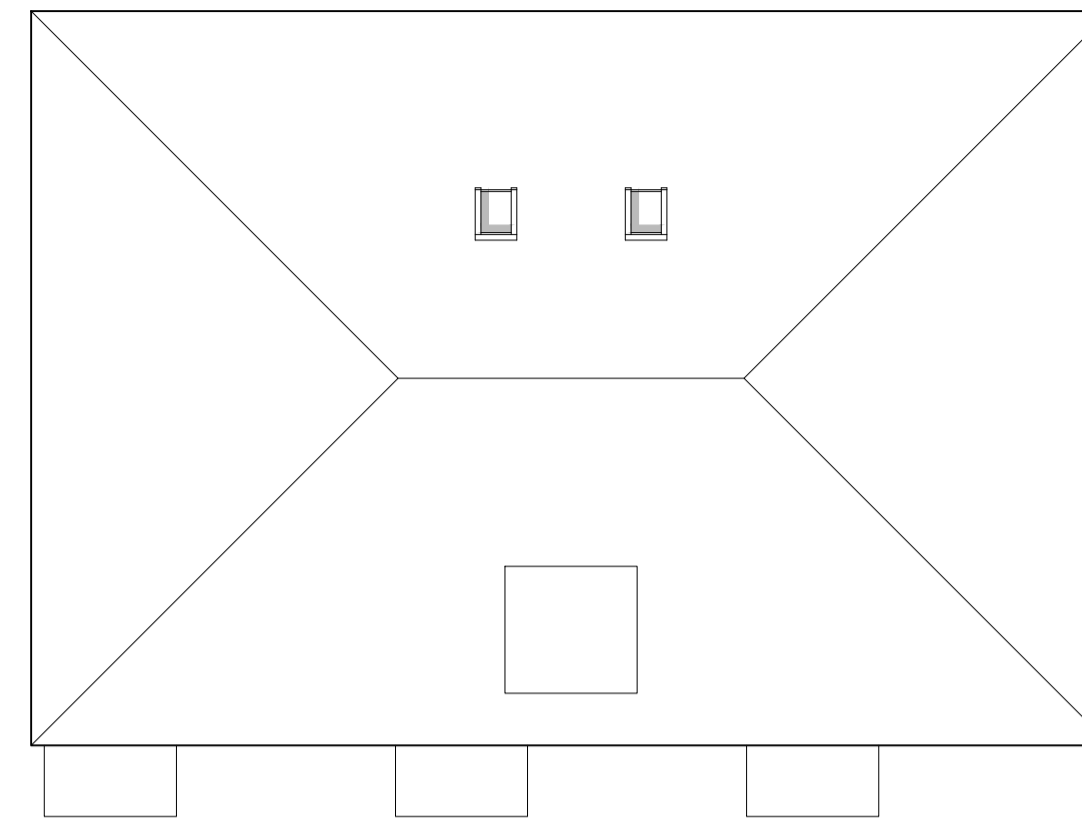
Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park, White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 65-67 Floor Plans and Elevations
DRAWN:	NL	21055	P119
DATE:	11/01/22		D

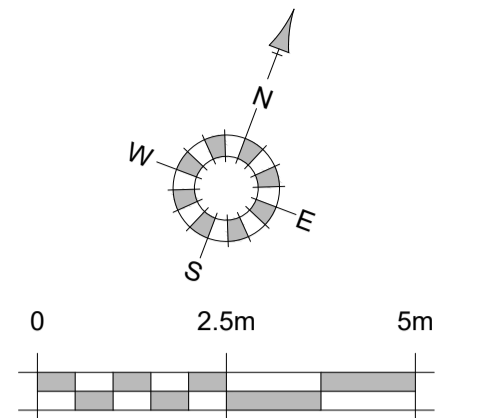
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Second Floor Plan



Roof Plan



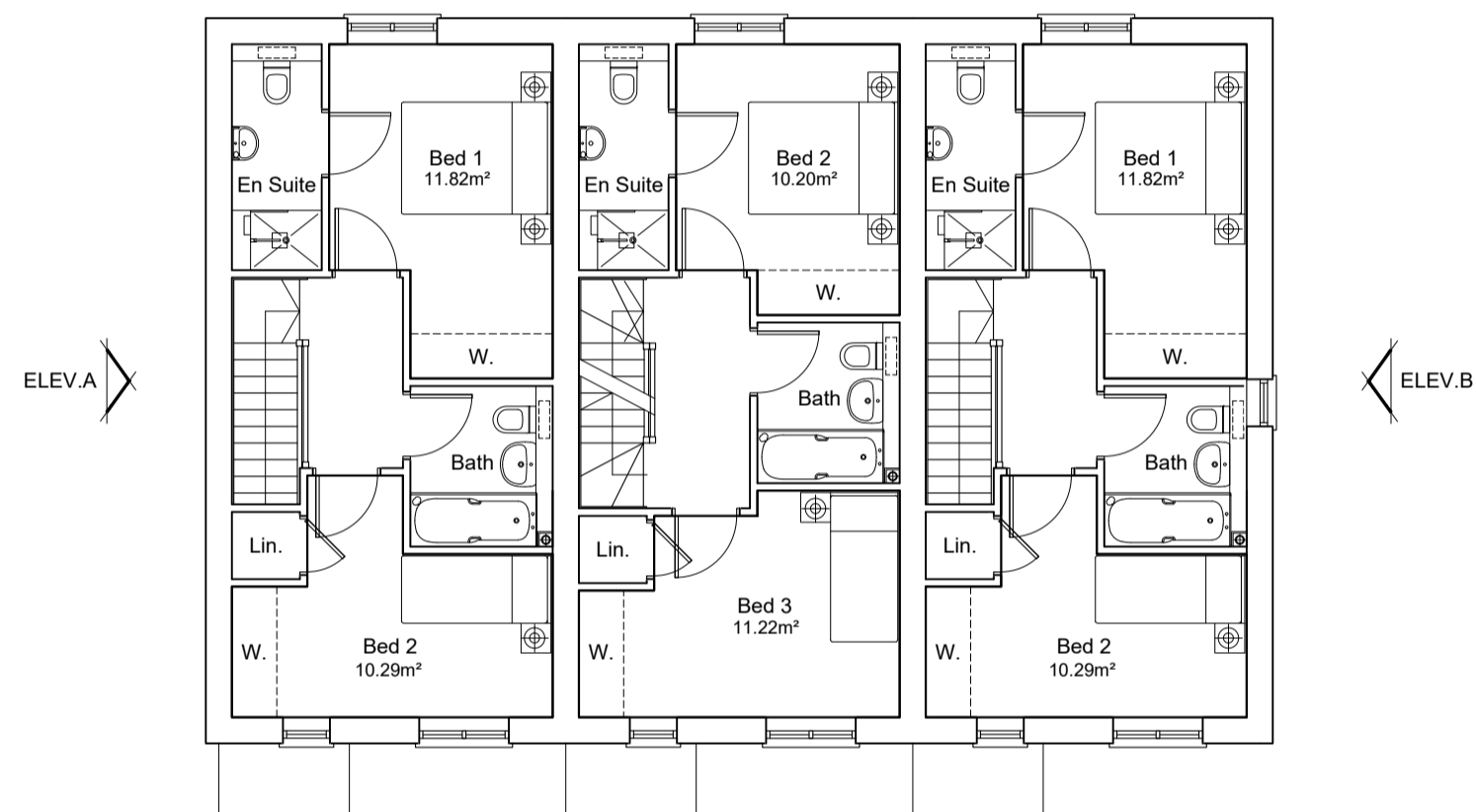
Plots
As: 68-70
Handed:

HOUSE TYPE: A	
Ground Floor	38.70m ² 417m ²
First Floor	38.70m ² 417m ²
Total GIA	77.40m ² 833m ²

GIA measured to face of structure.
Areas below 1.5m height excluded.

HOUSE TYPE: B	
Ground Floor	38.70m ² 417m ²
First Floor	38.70m ² 417m ²
Second Floor	25.25m ² 272m ²
Total GIA	102.64m ² 1105m ²

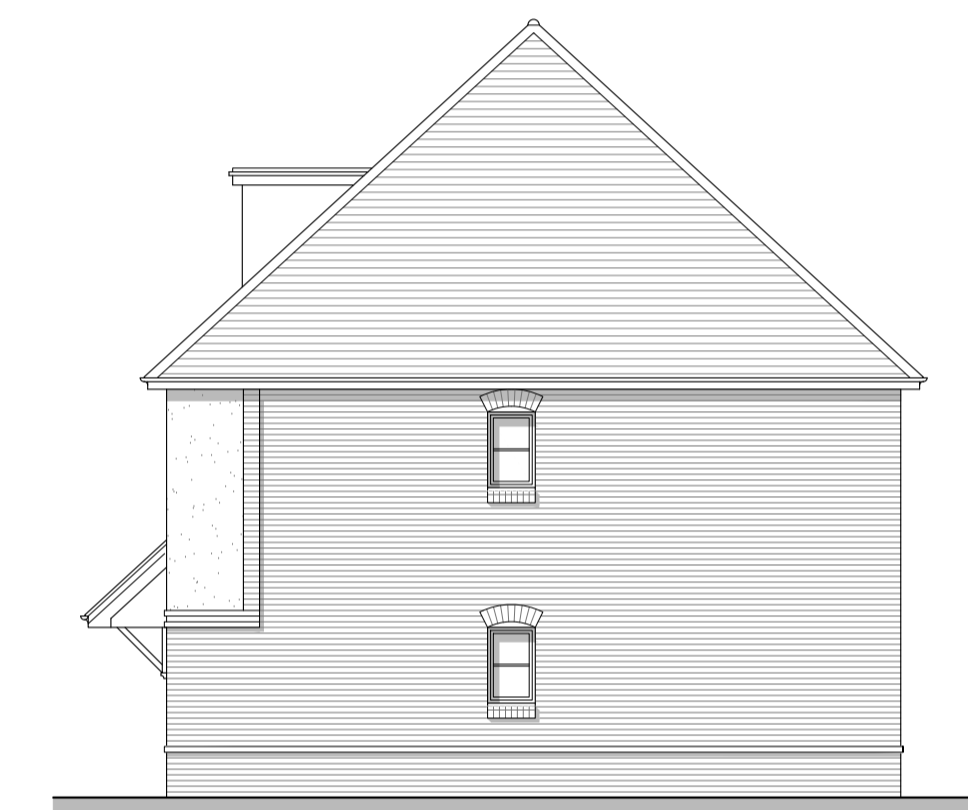
GIA measured to face of structure.
Areas below 1.5m height excluded.



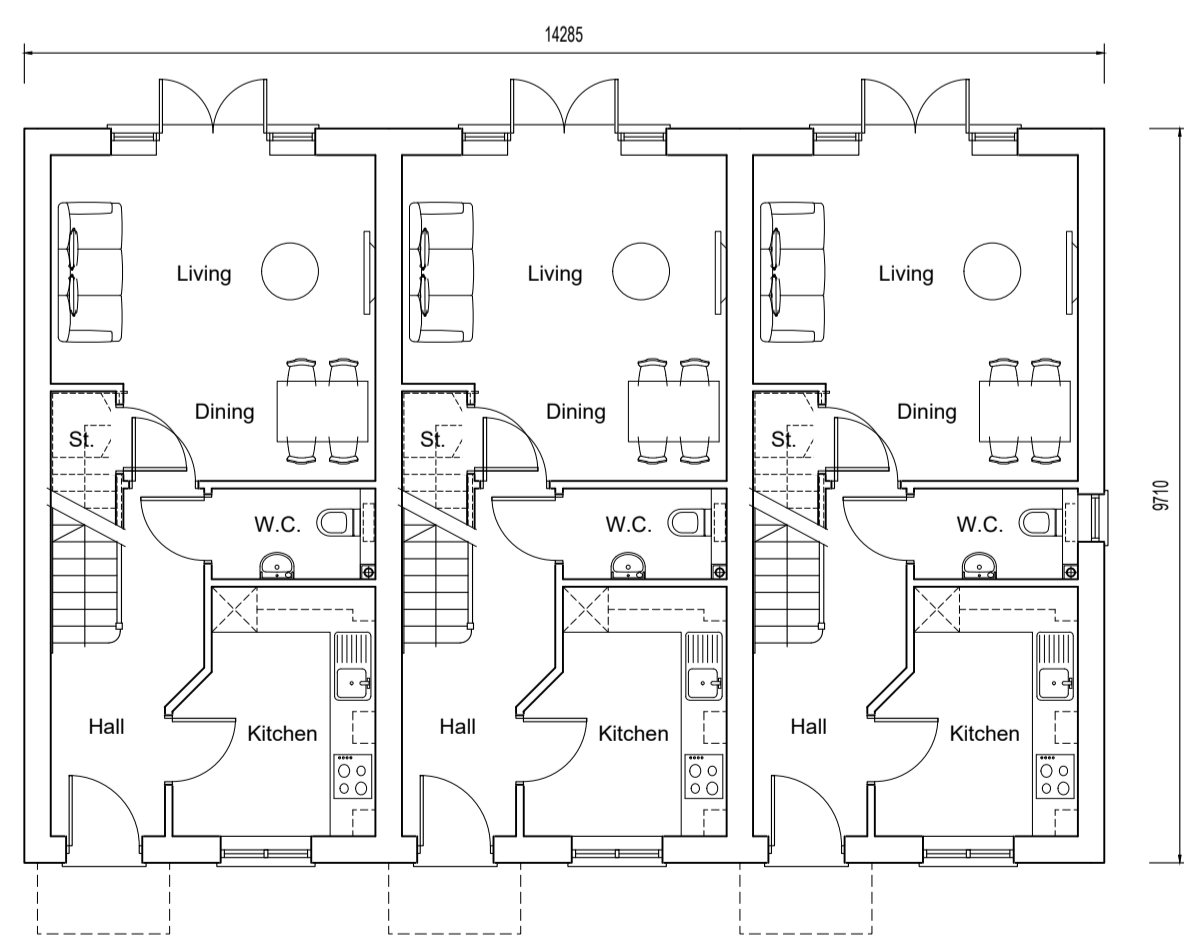
First Floor Plan



Front Elevation



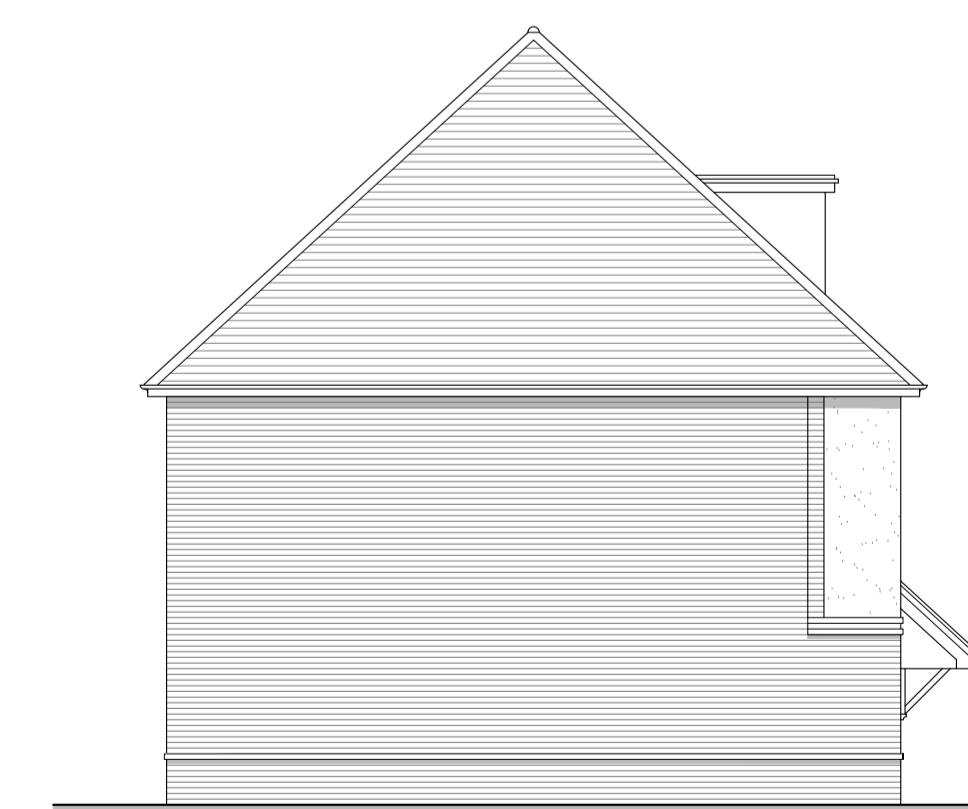
Side Elevation B



Ground Floor Plan



Rear Elevation



Side Elevation A

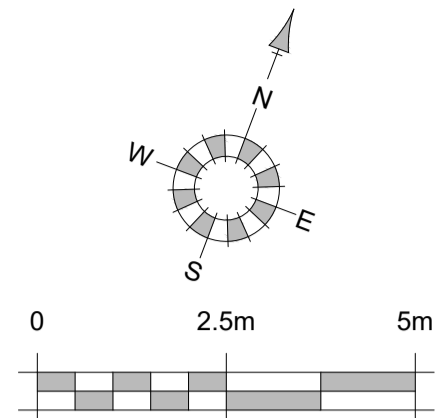
Preliminary

REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	28/04/22	Shadows updated.	XX									
B	13/09/22	Roof plan added.	XX									
C	20/09/22	First Floor Layout Amendments.	AM									
D	20/09/22	Room Sizes Added.	AM									

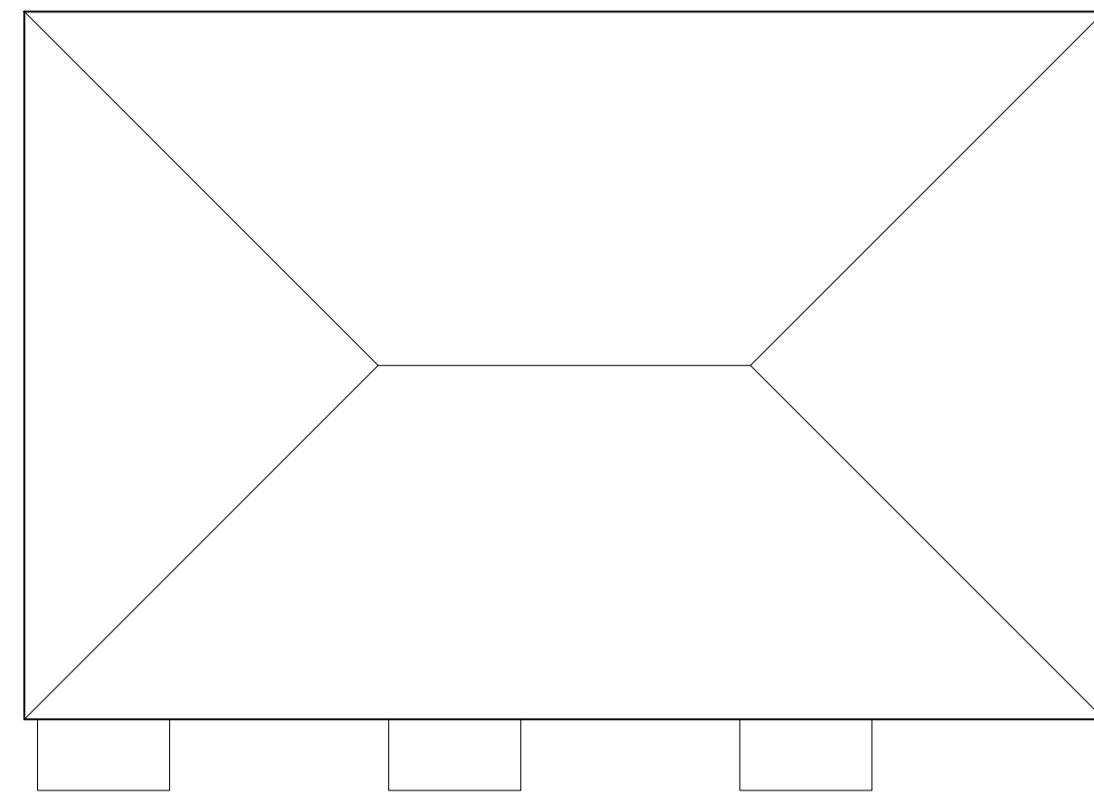
CLIENT:	Sorbon Estates	PROJECT:	Grove Park White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 68-70 Floor Plans and Elevations
DRAWN:	NL	21055	P123
DATE:	11/01/22		D

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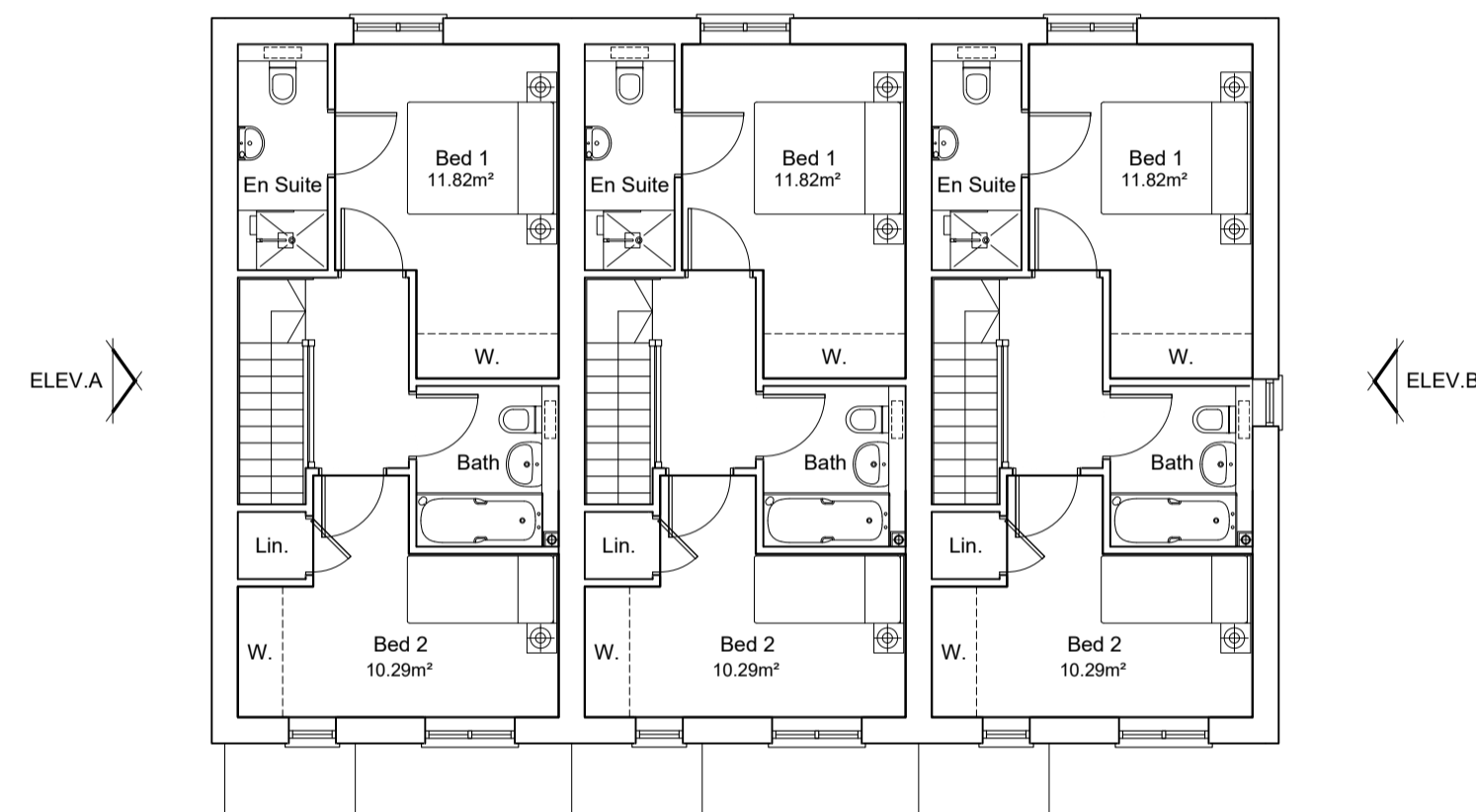
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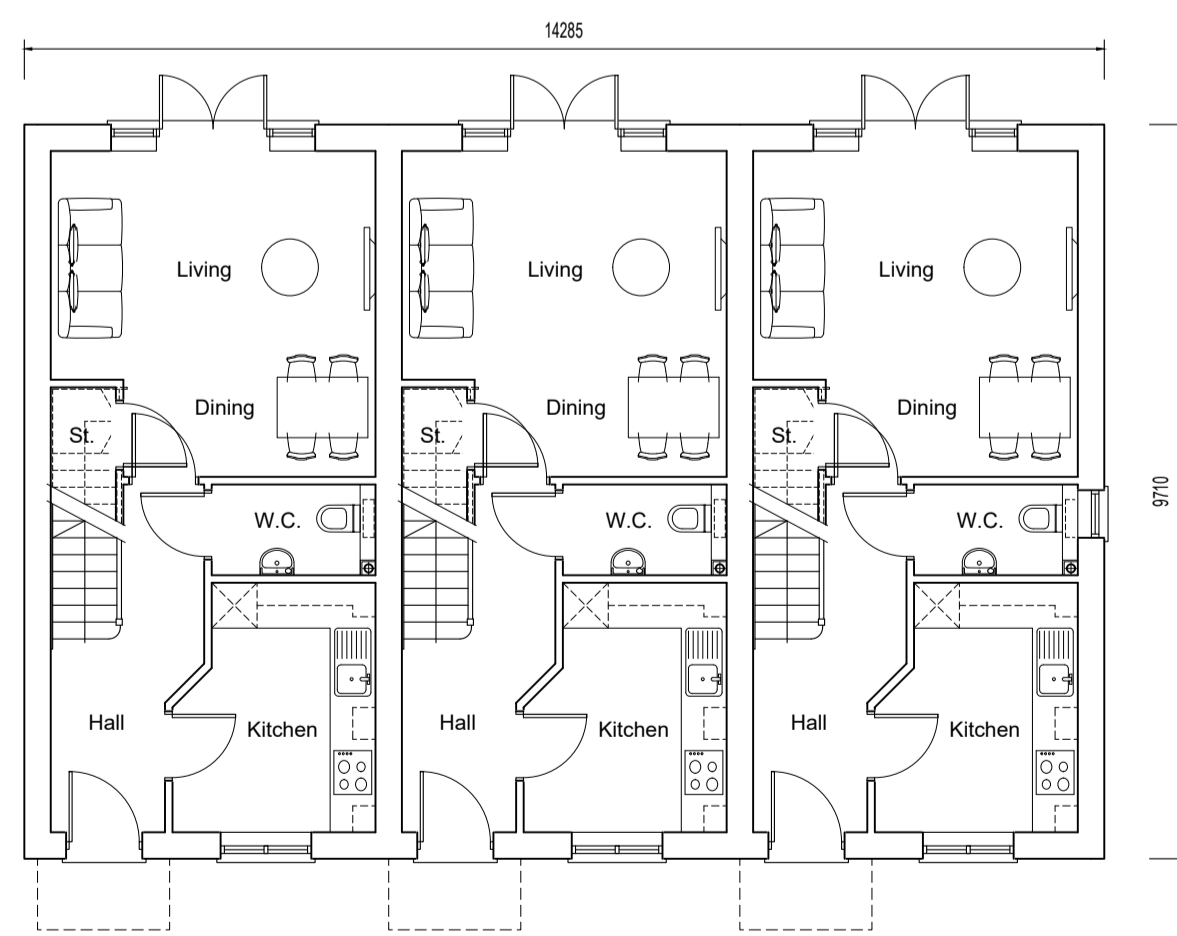
Plots	
As: 71-73	
Handed:	
HOUSE TYPE: A	
Ground Floor	38.70m ² 417m ²
First Floor	38.70m ² 417m ²
Total GIA	77.40m ² 833m ²
GIA measured to face of structure.	
Areas below 1.5m height excluded.	



Roof Plan



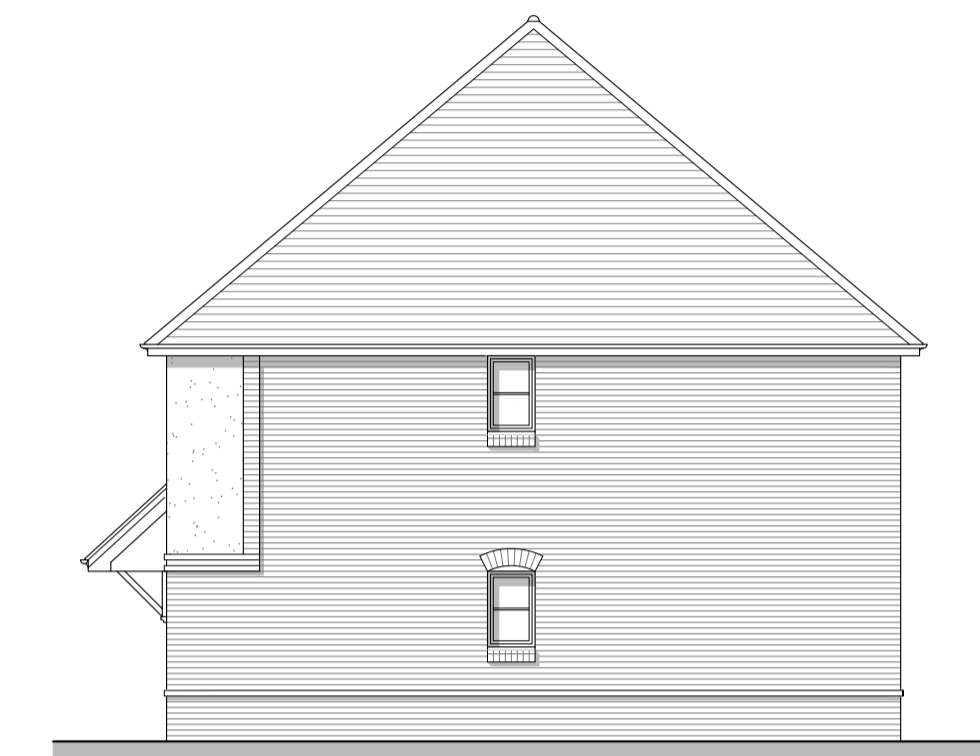
First Floor Plan



Ground Floor Plan



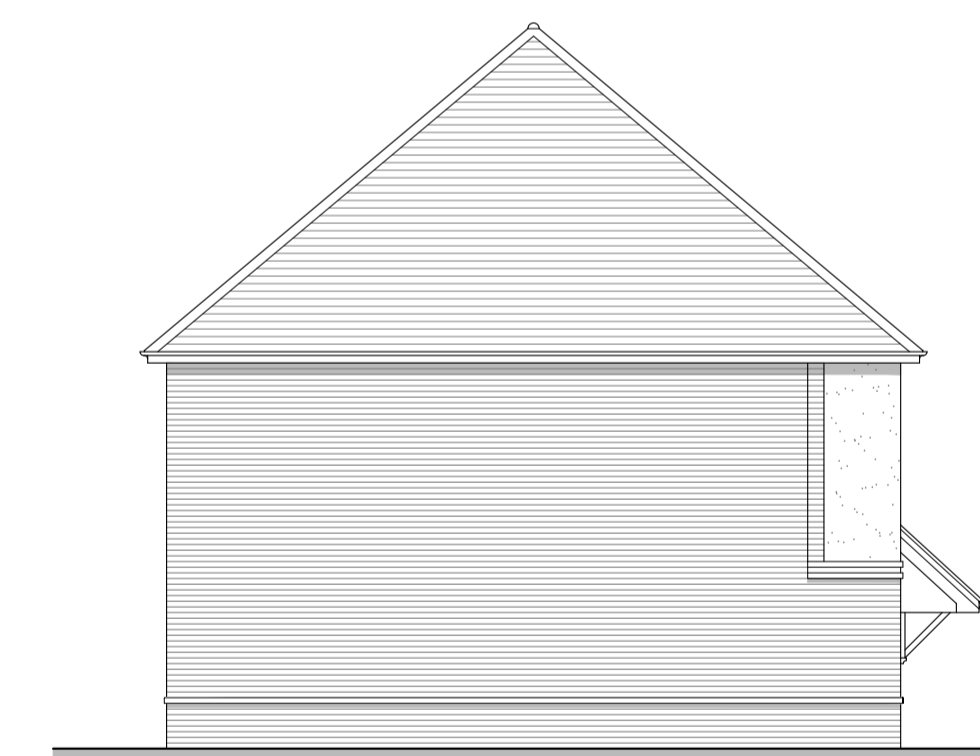
Front Elevation



Side Elevation B



Rear Elevation



Side Elevation A

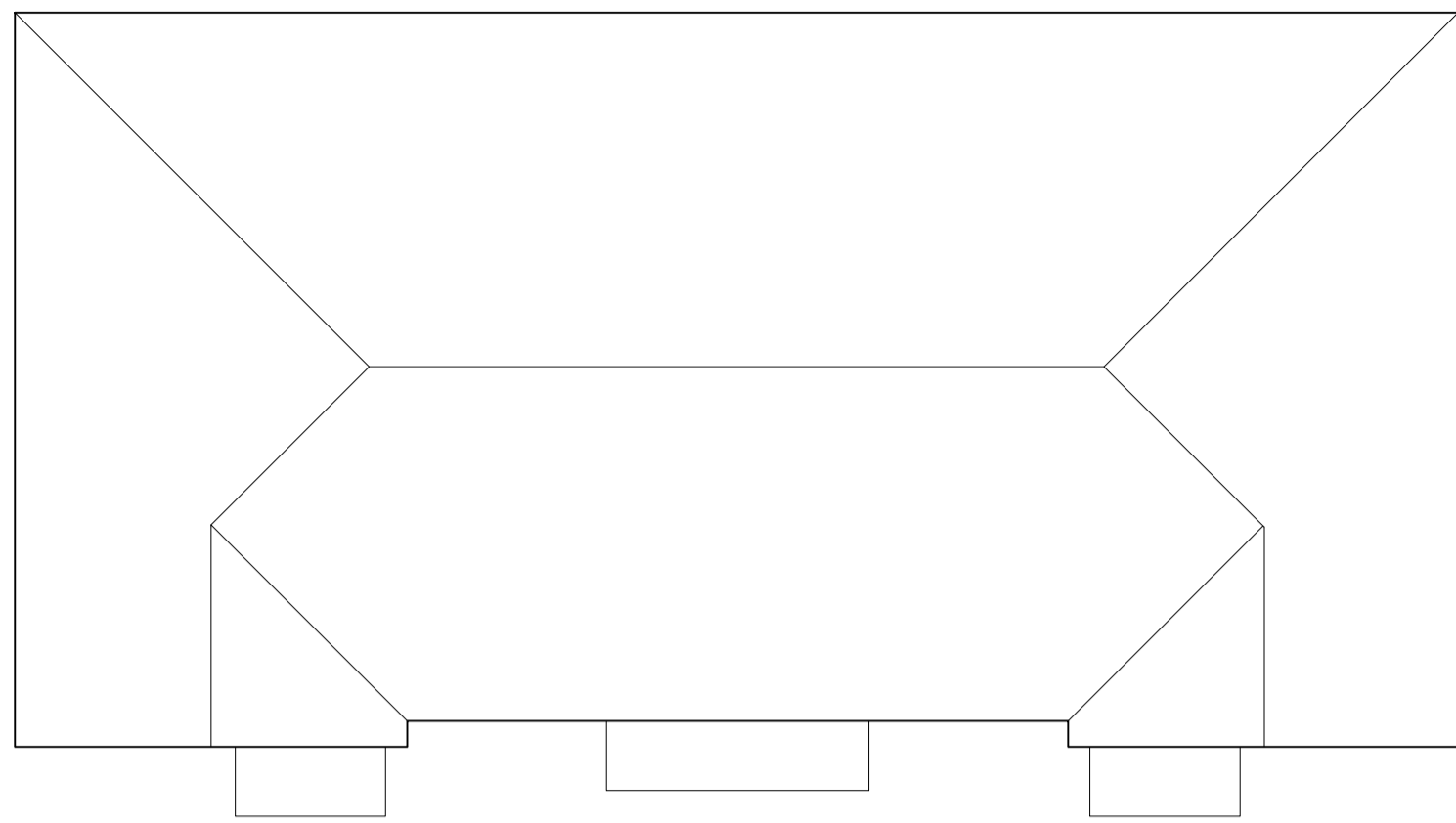
Planning

REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	20/09/22	First Floor Layout Amendments.	AM									
B	20/09/22	Room Sizes Added.	AM									
C	21/10/22	Roof pitch adjusted.	AM									

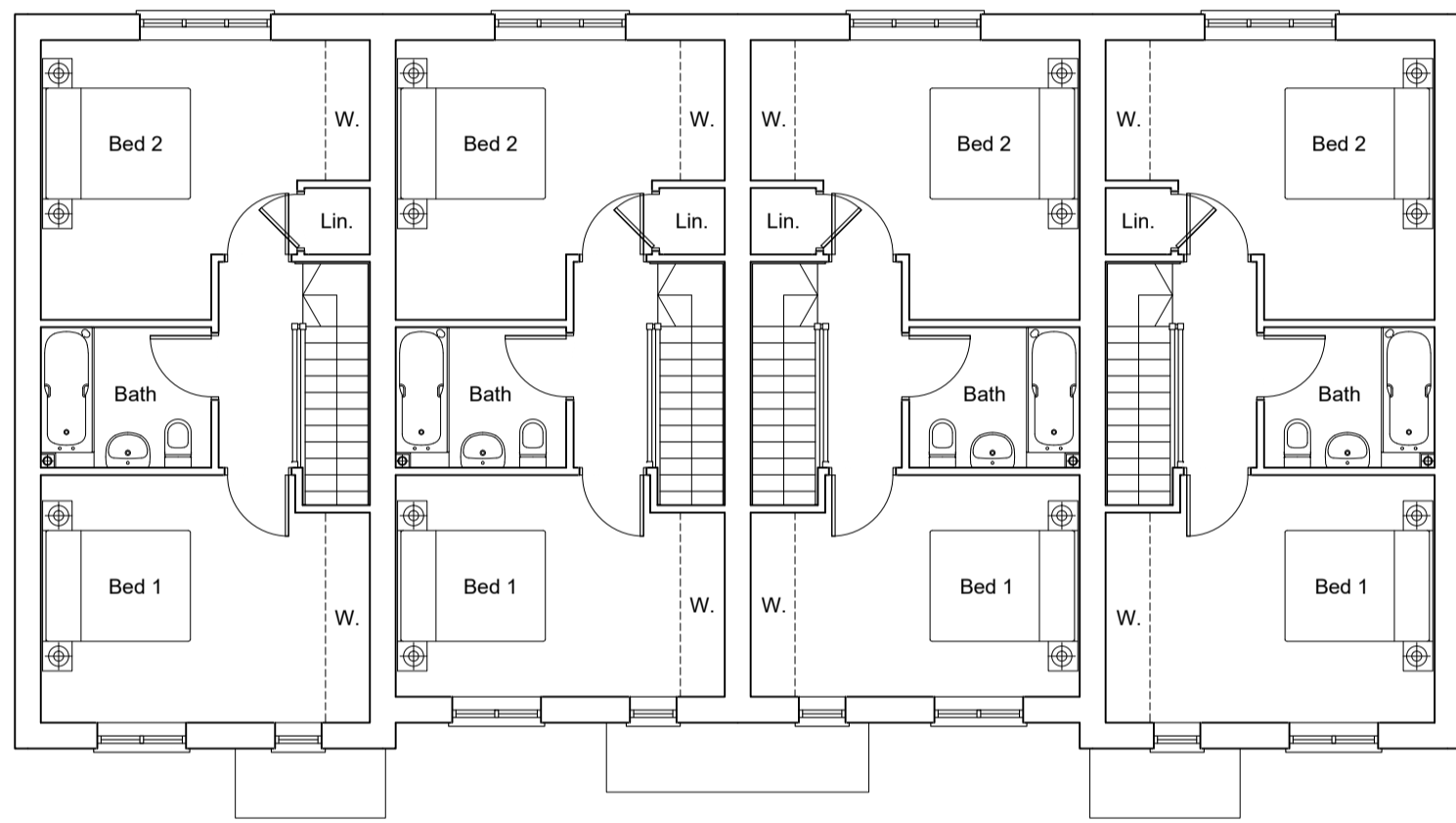
CLIENT:	Sorbon Estates	PROJECT:	Grove Park White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 71-73 Floor Plans and Elevations
DRAWN:	NL	21055	P124
DATE:	11/01/22		C

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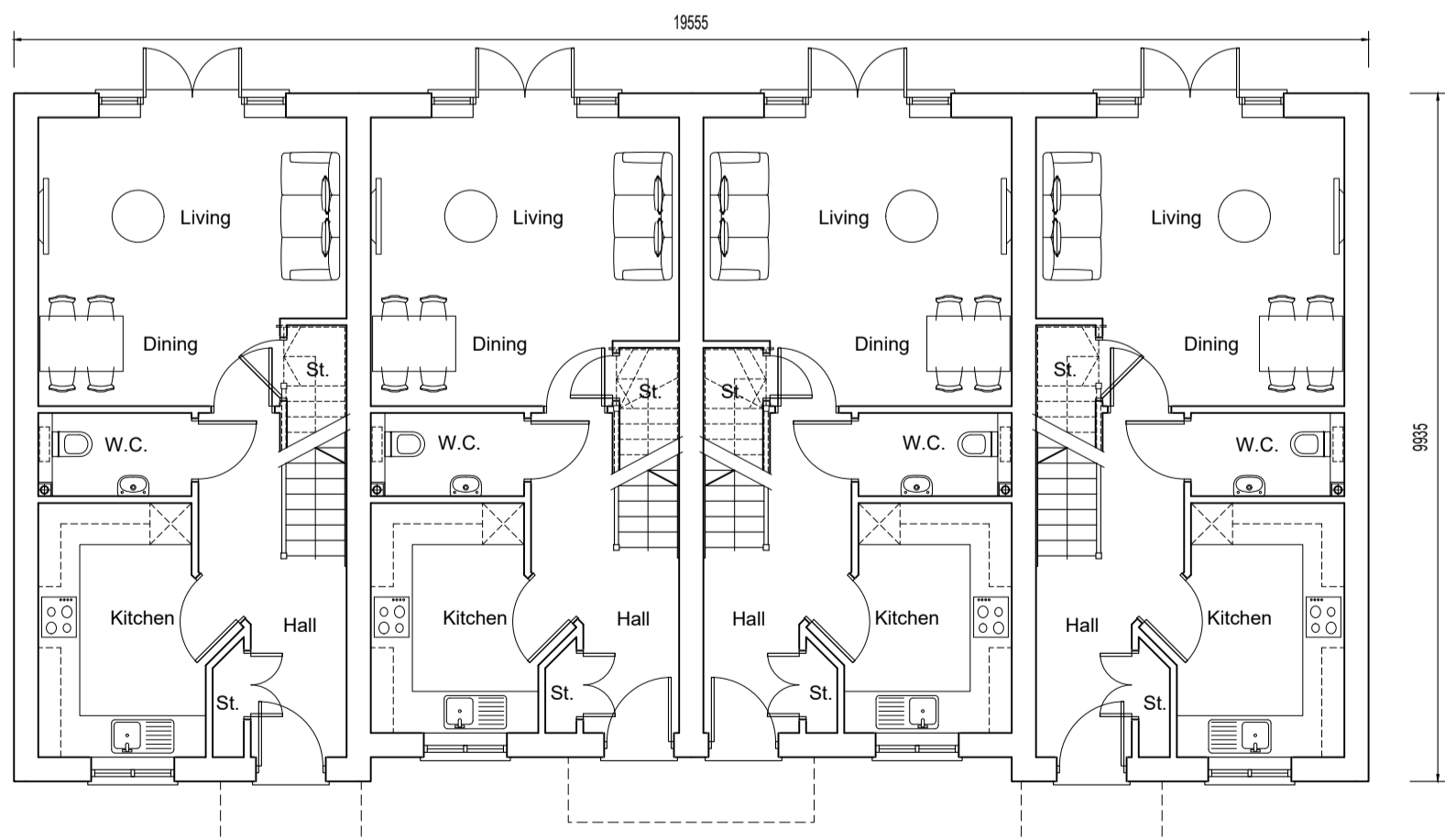
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Roof Plan



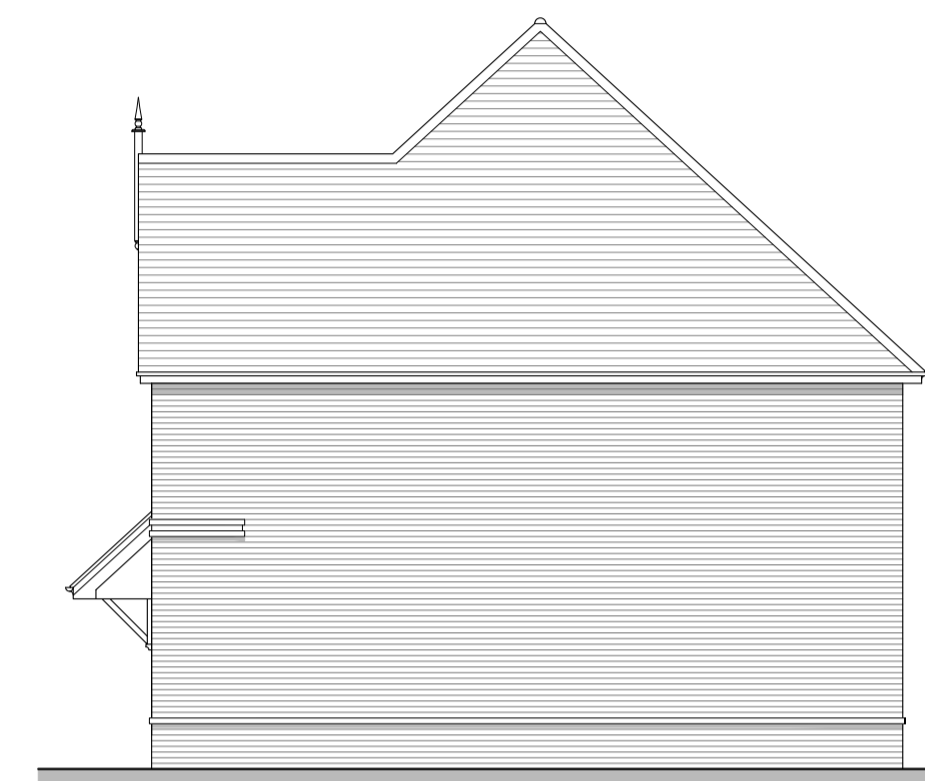
First Floor Plan



Ground Floor Plan



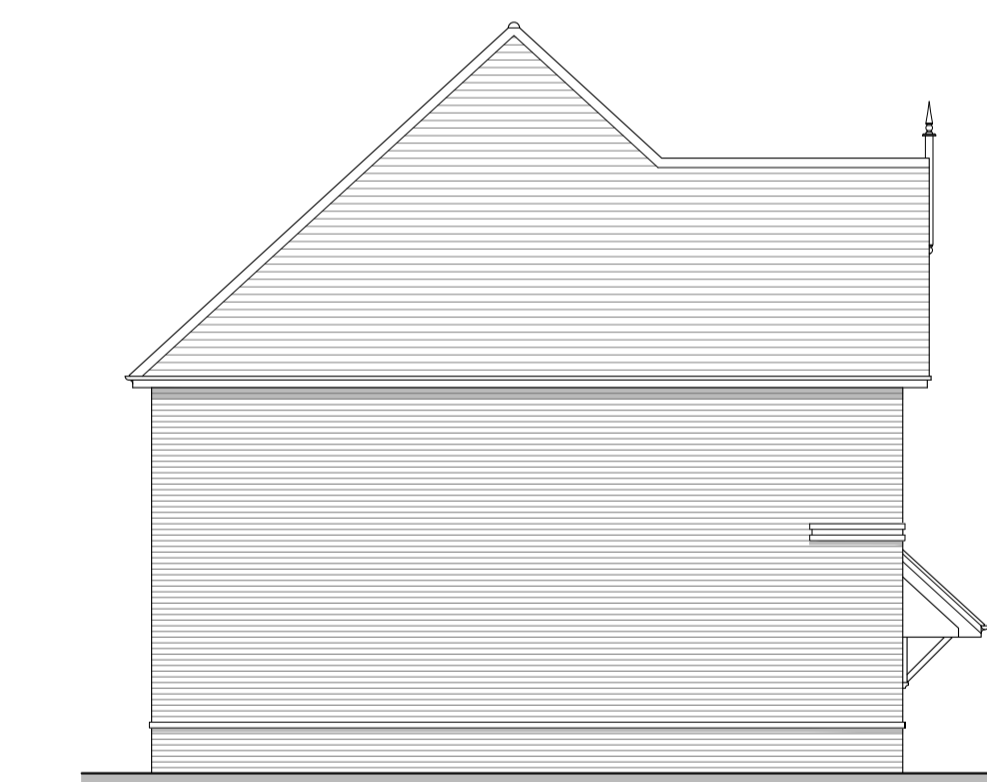
Front Elevation



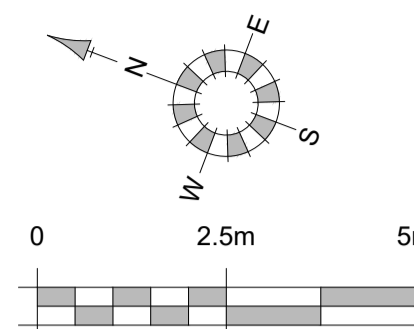
Side Elevation B



Rear Elevation



Side Elevation B



Plots
As: 74-77
Handed:

HOUSE TYPE:		A
Ground Floor	41.11m ²	442m ²
First Floor	41.11m ²	442m ²
Total GIA	82.21m²	885m²

GIA measured to face of structure.
Areas below 1.5m height excluded.

HOUSE TYPE:		A
Ground Floor	39.55m ²	426m ²
First Floor	39.55m ²	426m ²
Total GIA	79.10m²	851m²

GIA measured to face of structure.
Areas below 1.5m height excluded.

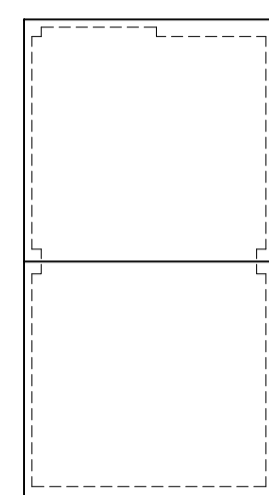
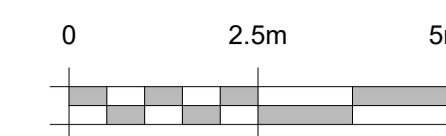
Skelling Heights	
1500 Skelling Line	-----
1800 Skelling Line	-----
2100 Skelling Line	-----
2400 Ceiling Line	-----

REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	28/04/22	Shadows updated.	XX									
B	20/09/22	Room Sizes Added.	XX									
C	21/10/22	Updated to comply with NDSS.	XX									

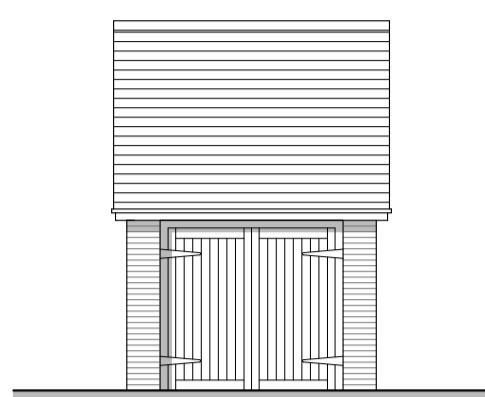
Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Plots 74-77, Proposed Plans and Elevations
DRAWN:	NL	21055	P125
DATE:	11/01/22		C

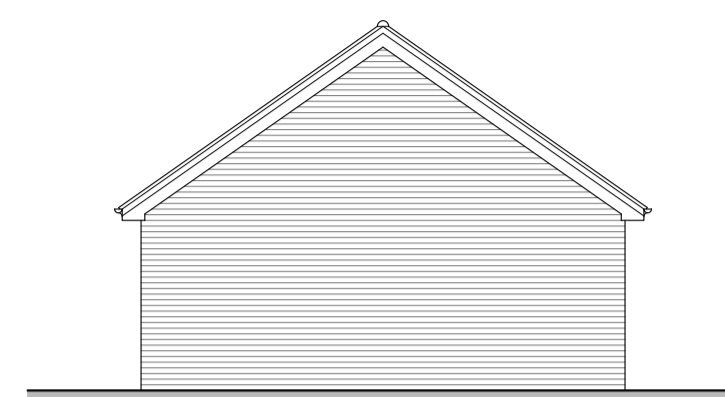
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Tel: 01252 267878



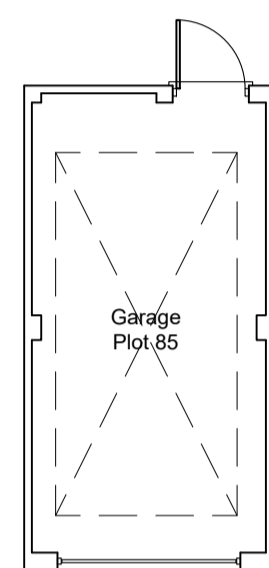
Roof Plan



Front Elevation



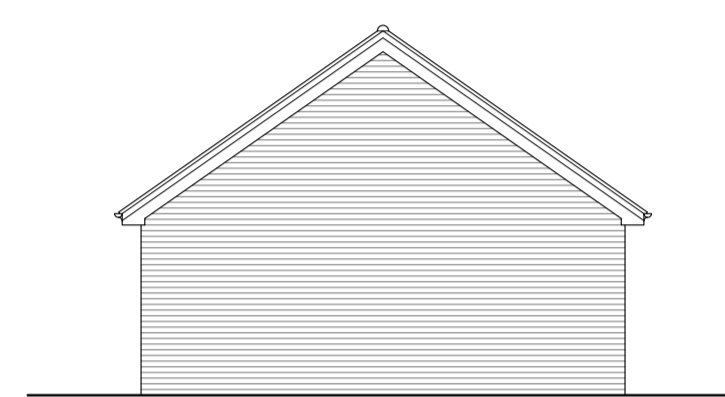
Side Elevation



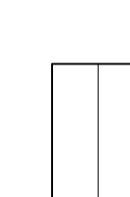
Ground Floor Plan



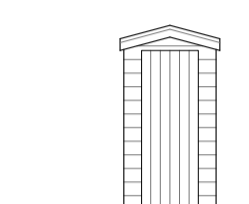
Rear Elevation



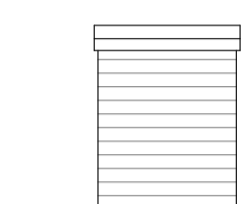
Side Elevation



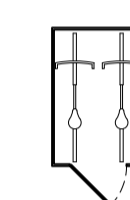
Roof Plan



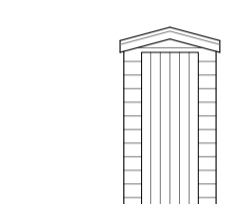
Front Elevation



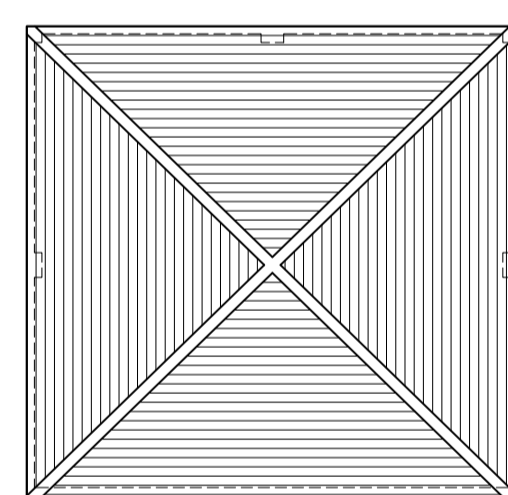
Side Elevation



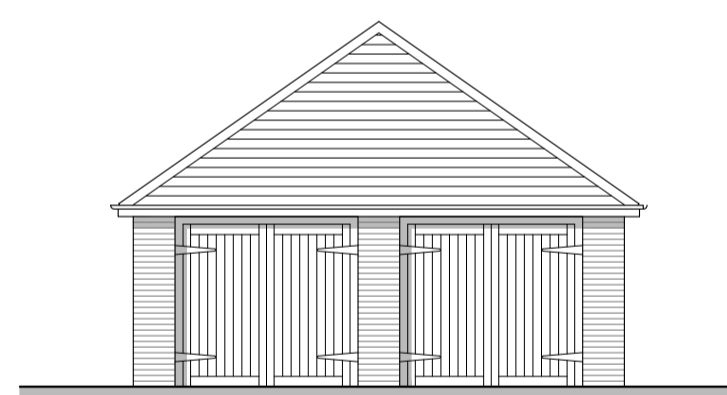
Ground Floor Plan



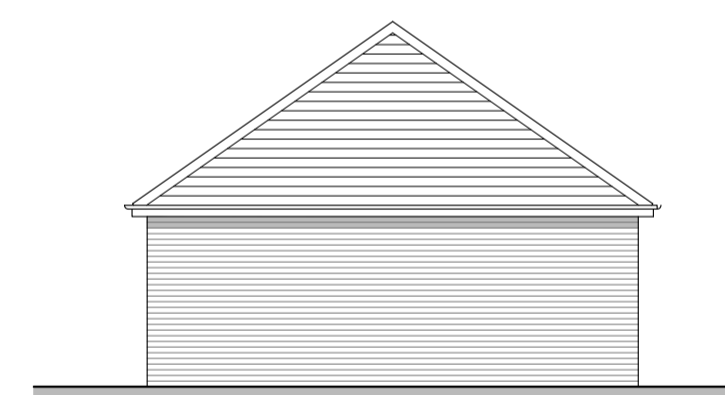
Rear Elevation



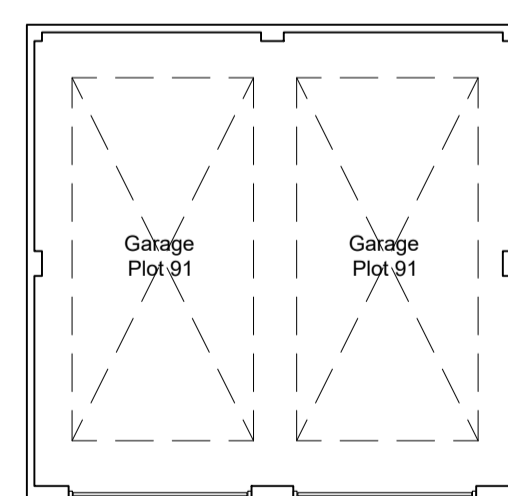
Roof Plan



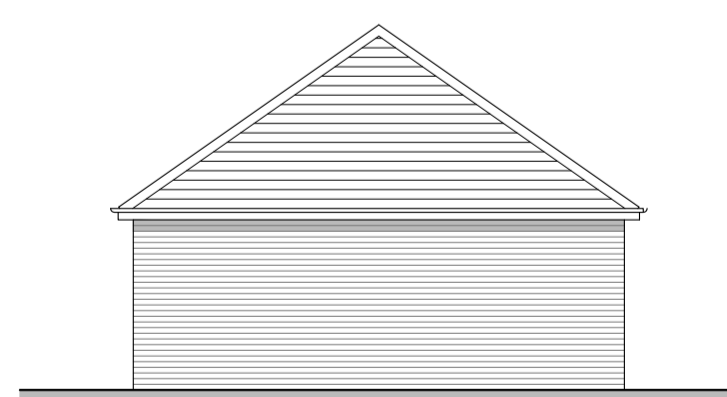
Front Elevation



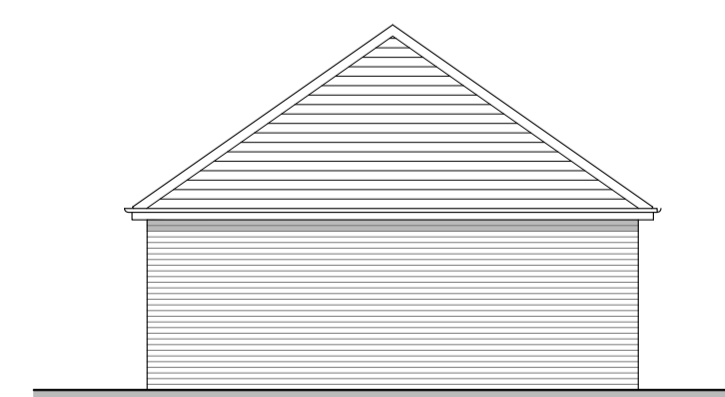
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:
A	28/04/22	Shadows updated.	XX									
B	13/06/22	Shed added.	XX									

Planning

CLIENT:	Sorbon Estates	PROJECT:	Grove Park White Waltham
SCALE:	1:100 (A1 ORIGINAL)	DRAWING:	Ancillary Buildings
DRAWN:	NL	21055	P130
DATE:	11/01/22		B



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