

SOUTHLEIGH PARK HOUSE

RESERVED MATTERS APPLICATION PURSUANT TO
OUTLINE PLANNING PERMISSION APP/17/00863

PLANNING SUPPORTING STATEMENT
BARGATE HOMES LTD AND VIVID HOUSING LTD
DECEMBER 2021



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Issue / revision	Prepared by	C Bedekovic
Reference	Signature	
247805	Date	December 2021
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1.0 Introduction

- 1.1 This planning statement supports the submission of ‘reserved matters’ on behalf of Bargate Homes and Vivid Housing Ltd for 70 residential units at Southleigh Park House, Eastleigh Road, Havant.
- 1.2 Outline planning permission with all matters reserved except for access was granted on 30 January 2019 (part B of planning permission ref. APP/17/00863). The decision notice also grants full planning permission for development in respect of the listed buildings and immediately adjoining land on the site (part A of planning permission ref. APP/17/00863), which involves 20 residential units.

- 1.3 The outline planning permission grants approval for the following:

“Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works”.

- 1.4 Condition 2 of the outline planning permission requires that an application for approval of reserved matters be made before expiration of three years from the date of the permission (i.e. submission within three years of 30 January 2019).
- 1.5 Condition 3 of the outline planning permission requires the submission for approval of details for the scale and appearance of development, the landscaping of the site, and the layout of all of the buildings (these are called the ‘reserved matters’.
- 1.6 Further, condition 23 of the permission sets out the plans that the permitted development will be carried out in accordance with, which includes the parameters set out in Parameters Plan reference P003 revision B (see Appendix A).
- 1.7 The submission of this application is made to comply with conditions 2, 3 and 23, as explained within this statement and additional technical information.
- 1.8 Concurrent with the application for approval of reserved matters, a Design Code is submitted (as required by outline planning condition 17 (as proposed for amendment by non-material amendment ref. APP/21/01292)). The purpose of the Design Code is to provide details of the principles of key character areas within the site and principles for hard and soft landscaping. Condition 17 also confirms that the Design Code is required to “substantially accord” with the principles of the Design and Access Statement July 2017 which supported the comprehensive proposals for the site covered by the full / outline (‘hybrid’) and listed building consent applications.
- 1.9 The description of development for this reserved matters is as follows:

Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to planning permission ref. APP/17/00863 (Southleigh Park House)

- 1.10 This statement should be read in conjunction with the accompanying drawings and supporting documents submitted.

Site and context

- 1.11 The site lies between Havant and Emsworth and lies within the administrative boundary of Havant Borough Council. Whilst the site is currently physically detached from the urban areas of Havant and Emsworth, it is relatively close to these settlements and is well served by local roads.
- 1.12 A large area of parkland lies immediately to the south of the site, which formed part of Southleigh Park's wider estate. The area to the south of this parkland and to the west of the site is characterised by agricultural uses. The Spire Hospital and The Oaks Havant Crematorium are located immediately to the north of the site.
- 1.13 The site is accessed via the B2148 Horndean Road, which runs north to south between Horndean and Emsworth and passes the eastern edge of the site. This also links to the A27 to the south and junction 2 of the A3 to the north.

The application

- 1.14 This reserved matters application comprises the following documents:
- Planning application form, and
 - Details of the proposed layout, scale, appearance and landscaping, and associated plans and supporting information (see Appendix B).
- 1.15 A Design Code and Community Infrastructure Levy (CIL) additional information form is submitted concurrently with the reserved matters. A revised / updated viability assessment is also provided (as required at for submission at reserved matters stage by outline planning condition 26).
- 1.16 In addition the following supporting documents are also submitted:
- Planning supporting statement (this statement)
 - Design and access statement
 - Arboricultural statement
 - Noise impact assessment
 - Ecological assessment
 - Updated bat report
 - Flood risk assessment and drainage strategy

Pre-application engagement with officers

- 1.17 Following the acquisition of the site the applicant has undertaken informal discussions with Havant Borough Council (HBC) on development principles for a reserved matters submission. Bargate Homes has also commenced formal pre-application discussions to explore the merits of a variation of the design approach for the site, which will require a separate full application submission.

2.0 Planning history

- 2.1 HBC's online planning register records planning applications relevant to this submission as follows:

Hybrid application for residential development (ref. APP/17/00863) at Southleigh Park House, approved 30 January 2019

The hybrid permission comprises full approval for change of use, alterations to and extension of existing buildings for 20 residential units and an outline application for the demolition of 1983 office building and development of up to 70 residential units.

Listed building consent (ref. APP/17/00864) at Southleigh Park House, approved 30 January 2019

The Listed Building Consent granted in parallel with the hybrid proposals was for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units.

Non-material amendment application (ref. APP/21/01292), Southleigh Park House, decision pending

This application proposes the variation of condition 17 of planning permission APP/17/00863 (B) (Outline application) to allow for the submission of a Design Code concurrently with reserved matters.

- 2.2 Also of note to the background is a submission reference APP/20/00757 dated 27 August 2020 seeking the selective felling of trees on the site (as proposed by tree removal plans supporting planning permission APP/17/00863). This was refused permission by HBC on 11 December 2020 on the basis of being premature in the absence of reserved matters being submitted and approved for the site.

3.0 The proposals

- 3.1 The outline planning permission (ref. APP/17/00863) approves the principle of the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 dwellings.
- 3.2 This reserved matters submission seeks approval of details for the scale and appearance of the new development, the landscaping of the site, and the layout of all of the buildings.
- 3.3 A Design Code has been developed in parallel with the reserved matters scheme to ensure that proposals accord with the approved parameters plan (P003 Rev B) and substantially accord with the principles of the original Design and Access Statement July 2017 which supported the comprehensive proposals for the site covered by the original full / outline ('hybrid') and listed building consent applications.
- 3.4 The proposed number, mix and type of dwellings broadly reflects the content of the scheme approved in principle at outline stage. As further detailed in the accompanying design and access statement, the dwellings have been designed to fully comply with the space standards set out in the adopted Housing SPD.
- 3.5 The accompanying viability statement confirms that there are a number of site-specific issues impacting on the site's viability including significant infrastructure requirements alongside the challenges of converting listed buildings into residential use. In addition, since the initial viability reporting in 2017 at outline planning application stage the cost of construction cost budget has increased significantly, and this increase has been higher than any increase in sales revenue for the site. Therefore, the proposed development of Southleigh Park House is proposed on the basis of 100% private sales.

4.0 Compliance with the outline planning permission (OPP)

Approved drawings as part of the OPP

- 4.1 The OPP (ref. APP/17/00863) approved a set of drawings that control the way in which the development would be brought forward. These are conditioned as part of condition 23 of the OPP. The relevant approved drawings in relation to this reserved matters application are set out in Appendix A.

Compliance with the OPP conditions

- 4.2 The proposals are materially compliant with the principles established by the OPP.

Condition 1

- 4.3 This condition requires the development to begin within two years from the date of the approval of the last of the reserved matters to be approved. This condition will be dealt with upon approval of the reserved matters application.

Condition 2

- 4.4 This condition requires the submission of the reserved matters, with details of the appearance, scale and layout of buildings and the landscaping of the site, to be submitted no later than three years from the date of the permission (which ends on 30 January 2022).

Condition 3

- 4.5 The information provided in the submitted drawings and documents includes details of the appearance, scale and layout of buildings and the landscaping of the site as required by the condition.

Condition 12

- 4.6 This condition requires any single garage/car port to measure a minimum of 6m by 3m and be constructed to be made available for the parking of motor vehicles at all times.
- 4.7 As further detailed in the Garage Types drawing ref. 21.034.215, the garages are in line with the requirements of condition 12.

Condition 17

- 4.8 This condition requires the submission of a Design Code document to be submitted to and approved in writing prior to the submission of a reserved matters application. A Section 96a non-material amendment application (ref. APP/21/01292) was submitted to vary the condition to require the submission of a Design Code concurrent with the reserved matters application. The Design Code is required to include details relating to the following:
- Building form and depth
 - Roofscape, including ridge lines and pitches
 - Building heights

- Building elements such as chimneys, eaves, openings and porches
 - External materials
 - Boundary treatment
 - Parking principles
 - Details of car barns, including materials, roofscape and building heights
 - Principles for hard and soft landscaping within the site
- 4.9 The Design Code, submitted concurrently with the reserved matters, substantially accords with the principles of the Design and Access Statement (July 2017) and the requirements of this condition.

Condition 23

- 4.10 This condition requires the development to be in accordance with the approved drawings and documents listed in the condition (and also set out in Appendix A).
- 4.11 As further detailed in the drawings set out in Appendix B and supporting documents, the proposal is in accordance with the approved plans, notably the approved parameters plan (Rev B) which defines principles in terms of zone of the site to be developed, maximum building height, points of access to the site, tree retention, areas for boundary vegetation planting reinforcement and the location of 'marker buildings'.

Condition 26

- 4.12 A further viability assessment has been submitted as part of this reserved matters in line with the requirements of the condition.

Pre-commencement conditions

- 4.13 The OPP sets out a number of conditions to be addressed prior to commencement of development, as set out in the following table. Further details will be submitted for approval as appropriate, separate to this application.

Table 2 pre-commencement conditions

Condition no.	Requirement
4	Submission of samples and details of external roofing and external facing materials
5	Submission of plans and particulars specifying the finished levels above ordnance datum of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels
6	Submission of a specification of the materials to be used for surfacing of all open parts of the site proposed to be hard surfaced.
7	Submission of plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure
8	Submission of a landscape strategy plan, showing all trees to be removed, retained and new trees to be planted
19	Submission of plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant for that phase
11	Submission of plans and particularly in relation to site contractors' vehicle parking during clearance and construction, provision of material storage compound during site clearance and construction of the development

14	Submission of a programme for the phased implementation of the car parking, servicing and other vehicular access arrangements
18	Submission of any above ground construction, details and specifications of all windows and doors on new buildings
20	Submission of an assessment of the nature and extent of contamination at the site. Subsequent site investigation

Compliance with the OPP Section 106 agreement

- 4.14 The application is compliant with the S106 agreement (dated 30 January 2019) attached to the OPP.
- 4.15 In line with condition 26 OOP, Schedule 1 of the S106 requires the submission of a viability appraisal for the development. It further states that, *“if the viability appraisal ... demonstrates that the Residual Land Value exceeds the Benchmark Land Value of the land on the date of the viability appraisal, then the affordable housing contribution shall fall due as set out in paragraph 2.6 and shall be an amount equal to the difference between the two said values”*.
- 4.16 The accompanying viability appraisal confirms that on site affordable housing provision or contribution to affordable housing is not deliverable, taking into account the costs of developing this site and the required Community Infrastructure Levy (CIL) payment.

5.0 Local planning policy and material considerations

- 5.1 The current planning permission for the site (ref. APP/17/00863) confirms the acceptability of the proposed development in principle having regard to national and local planning policy.

- 5.2 Paragraphs 8.1 and 8.2 of the officer's report that recommended approval to development management committee states that:

"The development site was not identified as an allocated housing site in the adopted Local Plan but has now been identified as a housing extension site in the Local Plan Housing Statement and as an allocation in the Draft Local Plan 2036. The existing Local Plan does not meet the Objectively Assessed Housing Need, this is a compelling material consideration which indicates that a decision could be taken that departs from the local plan. In terms of whether the development would constitute sustainable development, there is a balance between the loss of several protected trees on the site against the benefits it would bring in terms of housing and the future protection of heritage assets however, the submitted plans provide for a satisfactory form of development which achieves an acceptable impact on the character and appearance of the area, and the amenities of neighbouring properties. Ecological and Technical requirements such as highway considerations have been addressed and the Lead Local Flood Authority has indicated that the drainage strategy is acceptable.

In summary, the proposed development is considered to comply with the Housing Statement, the Borough Design Guide and the NPPF and the emerging Draft Local Plan policy. It would boost the supply of much needed housing in a sustainable manner."

- 5.3 For the purposes of considering the reserved matters submission national level considerations are the National Planning Policy Framework 2021 (NPPF) and the associated Planning Policy Guidance (PPG).

- 5.4 At a local level, the adopted development plan relevant to the site comprises the following:

- Local Plan Core Strategy (adopted 2011)
- Local Plan Allocations (adopted 2014)
- Minerals and Waste Plan (adopted 2013)

- 5.5 In addition, the following supplementary planning documents are of relevance:

- Housing SPD (adopted July 2011)
- Design Guide SPD (adopted December 2011)
- Parking SPD (adopted July 2016)

- 5.6 Havant Borough Council is currently in the process of preparing the Havant Borough Local Plan 2036, which is a material consideration. The council submitted the local plan to the Secretary of State for examination on 12 February 2021. Stage 1 of the local plan examination hearing sessions were concluded on 16 July 2021.

- 5.7 The Inspectors have subsequently advised the council on areas of concern in relation to the plan's soundness and/or legal concerns, and advised the council to withdraw the plan, undertake the additional work and consult on it in line with the Statement of Community Involvement 2019, then resubmit the plan for examination. The council, however, seeks to address the concerns raised and progress with the plan. Whilst the initial timetable sought to adopt the plan by the end of 2021, further works required to make the plan sound and legally compliant will likely delay the adoption of the plan until 2022.
- 5.8 Policy H23 of the submission version plan relates to the Southleigh Park House site, stating planning permission for about 90 dwellings on the site will be permitted subject to sufficient information being submitted to address considerations including heritage, ecology, trees, noise impact, contaminated land and transport. Supporting text notes that the site is subject to a planning permission and if implemented before the plan is adopted the policy will be removed from the plan.
- 5.9 The policy requires that the design and layout:
- Retains and sympathetically reuses the listed buildings
 - Maintains a suitable setting for the listed buildings
 - Retains and integrates the protected trees
 - Includes on-site public open space in line with Policy E9
 - Takes access to the site from Eastleigh Road
 - Enables easy access for pedestrians and cyclists to existing and planned routes
 - Provides for the widening of the existing footway on the south side of Bartons Road to create a shared cycle/footway to the west, and to the east around the junction of Bartons Road and Horndean Road.

Site layout and design

- 5.10 The design and layout rely on the principles set out in the approved outline planning application and the need to accord with the approved parameter plan (drawing ref. P003 Rev B). Design principles have then been developed further through the Design Code preparation process.
- 5.11 The proposal incorporates 70 homes, comprising terraced, semi-detached and detached houses. Access is provided off Eastleigh Road via three entrances, in accordance with the parameters plan. The layout responds to the existing buildings on site and the landscape setting and retains trees in accordance with the approach established through the outline planning permission and parameters plan.
- 5.12 As further detailed in the accompanying design and access statement, the site layout is in line with the original outline concept and is carefully designed by reference to proposals for character areas.

Affordable housing provision

- 5.13 The reserved matters stage viability assessment re-confirms the original finding that the development of the site is not viable with affordable housing provision.

Parking requirements

- 5.14 The Parking Standards SPD (July 2016) sets out the number of required parking spaces as follows:

	Car parking requirement	Cycling parking / storage provision
1 Bed	1	1
2 Beds	2	2
3 Beds	2	2
4 Beds or more	3	2

- 5.15 The Parking SPD further requires an additional 20% unallocated car parking and additional 20% cycle parking spaces for visitors.
- 5.16 The proposal is in line with the outline application (ref. APP/17/0863) in relation to the parking provision, including 184 parking spaces 22 visitor spaces, as well as sufficient cycling spaces for the residential dwellings as further detailed in the accompanying design and access statement. As such, the proposal accords with the Parking Standards SPD and policies DM11 and DM13.

Open space and ecology

- 5.17 The reserved matters proposals are designed to accord with the landscape strategy approach established by the outline planning approval and the approach to ecological mitigation, compensation and enhancement as set out by the outline stage ecological assessment.

Refuse and recycling

- 5.18 The accompanying drawing (ref. 6281-MJA-SW-XX-DR-C-500 Rev P2) demonstrates the provision of sufficient storage space and safe access for refuse vehicles in alignment with the Design Guide SPD.

6.0 Conclusion

6.1 This planning statement has been prepared on behalf of Bargate Homes and Vivid Housing Ltd to support a reserved matters submission pursuant to outline planning permission ref. APP/17/00863.

6.2 The principle of developing the application site is established through the outline planning permission. At the time that the original full / outline (hybrid) and listed building consent applications were considered by the council, the officer report to development management committee advised:

"In terms of whether the development would constitute sustainable development, there is a balance between the loss of several protected trees on the site against the benefits it would bring in terms of housing and the future protection of heritage assets however, the submitted plans provide for a satisfactory form of development which achieves an acceptable impact on the character and appearance of the area, and the amenities of neighbouring properties. Ecological and Technical requirements such as highway considerations have been addressed and the Lead Local Flood Authority has indicated that the drainage strategy is acceptable.

In summary, the proposed development is considered to comply with the Housing Statement, the Borough Design Guide and the NPPF and the emerging Draft Local Plan policy. It would boost the supply of much needed housing in a sustainable manner."

6.3 This planning supporting statement, along with the accompanying drawings and documents, demonstrate that the content of reserved matters is in accordance with the outline planning permission – including compliance with the approved parameters plan that controls some of the key layout, siting, and landscaping principles for the site.

6.4 On the basis that there has been no strategic change in planning circumstances since the outline planning permission was granted, and that the details that are submitted evidence the high quality of design that is proposed in terms of scale, layout, appearance and landscaping, we respectfully request that the Local Planning Authority approves this reserved matters submission.

Appendix A

Approved plans OPP APP/17/00863

- P000A Location plan
- P001 Existing site plan
- P002 Topographical Survey
- P003 Parameters plan (Rev B)
- P004 Landscape strategy
- P007 Retained structures, demolition & new buildings
- P102 Main house – Ground floor existing
- P103 Main house – First floor existing
- P104 Main house – Elevations existing
- P105 Main house – Ground floor alterations
- P106 Main house – First floor alterations
- P107 Main house – West & south alterations
- P108 Main house – East & north alterations
- P109 Main house- Proposed ground floor
- P110_LS Landscape detail main house & stable courtyard
- P110 Main House- Proposed first floor
- P111_LS Landscape detail lodge
- P111 Main house – Proposed elevations – West A-A / South B-B
- P112 Main house – Proposed elevations – East C-C / North D-D
- P113 Main house - Proposed Section A-A
- P114 Main house - Proposed Section B-B
- P115 Main house - Proposed Section C-C
- P117 Main house – Door detail WG18A
- P118 Main house – Window detail WG39
- P119 Main house – Window detail WG21 & 20A
- P120 Main house – Door detail XD11
- P121 Main house – Door detail WG25
- P122 Main house – Window detail WG22 WG23 & WG40
- P123 Main house - Door detail XD06 XD08 & XD10
- P124 Main house - Door detail AIL XD03
- P201 Coach house & stables – Existing block / Roof Plan
- P202 Coach house & stables – Existing ground floor
- P203 Coach house & stables – Existing floor plan
- P204 Coach house – Existing elevations East & West
- P205 Coach house – Existing elevations North & South
- P206 Former stables- Existing elevations West & North
- P207 Former stables- Existing elevations East & South
- P208 Coach house & former stables – Roof plan alterations
- P209 Coach house & former stables – Ground floor alterations
- P210 Coach house & former stables – First floor alterations

- P211 Coach house – Elevations East & West- alterations
- P212 Coach house – Elevations North & South - Alterations
- P213 Former stables – Elevations West & North - Alterations
- P214 Former stables – Elevations East & South - Alterations
- P216 Coach house & former stables – Proposed first floor plan
- P217 Coach house & former stables – proposed roof plan
- P218 Coach house – Proposed elevations South & East
- P219 Coach house – Proposed elevations North & West
- P221 Coach house – Proposed sections A-A B-B
- P222 Former stables – Propose sections C-C
- P223 Coach house – Door schedule – Proposed alterations
- P224 Coach house – Window schedule – Proposed alterations
- P225 Coach house – Door schedule – Proposed alterations
- P226 Former stables – Window schedule – Proposed alterations
- P227 Former stables – Window schedule – Proposed alterations
- P228 Former stables – Window schedule – Proposed alterations
- P229 Coach house – Door schedule – Proposed alterations
- P230 Coach house - Door schedule – Proposed alterations
- P231 Coach house – Window schedule – Proposed alterations
- P232 Coach house - Window schedule – Proposed alterations
- P233 Coach house - Window schedule – Proposed alterations
- P234 Former stables – Door schedule – Proposed alterations
- P235 Former stables – Window schedule – Proposed alterations
- P236 Former stables - Window schedule – Proposed alterations
- P301 Gate lodge Existing ground floor plan
- P302 Gate lodge Existing First floor plan
- P303 Gate lodge Existing elevations
- P304 Gate lodge Ground floor alteration plan
- P305 Gate lodge First floor alteration plan
- P306 Gate lodge Elevations alteration plan
- P307 Gate lodge Proposed ground floor plan
- P308 Gate lodge Proposed first floor plan
- P309 Gate lodge Proposed roof plan
- P310 Gate lodge Proposed North and East elevation
- P311 Gate lodge Proposed south and west elevation
- P312 Gate lodge Door schedule
- P313 Gate lodge Window schedule
- P400 Wood store Existing elevations
- P401 Wood store proposed elevations
- P402 Wood store existing and proposed floor plans
- P403 Dairy Elevations
- P404 Dairy Floor plans
- 160720-002 D Access drawing

- BJH 01 02 Tree survey plan
- P215 Coach house & former stables - amended
- P220 Coach house & former stables - amended
- 245001/ P116 Rev A Main house – Flint wall detail (Amended))
- 16072-200 Rev E – Preliminary off-site accessibility proposals submitted on 28/2/2018

Appendix B

Submitted plans

Drawing title	Drawing no.	Revision	Scale
Site location plan	P000A	-	1:2,500 @ A3
Site survey	21.034.002	A	1:500 @ A1
Proposed site layout (roof)	21.034.100	C	1:500 @ A1
Proposed site layout (ground)	21.034.101	D	1:500 @ A1
Character area plan	21.034.102	A	NTS
Parcel 1 Block plan	21.034.110	A	1:200 @ A1
Parcel 1 Street scenes	21.034.111	A	1:200 @ A1
Parcel 1 Street scenes	21.034.111.1	A	1:200 @ A1
Parcel 2 Block plan	21.034.112	A	1:200 @ A1
Parcel 2 Street scenes	21.034.113	A	1:200 @ A1
Parcel 3 Block plan	21.034.114	A	1:200 @ A1
Parcel 3 Street scenes	21.034.115	A	1:200 @ A1
Parcel 4 Block plan	21.034.116	A	1:200 @ A1
Parcel 4 Street scenes	21.034.117	A	1:200 @ A1
House Type 1	21.034.201	A	1:100 @ A2
House Type 2	21.034.202	A	1:100 @ A2
House Type 3	21.034.203	A	1:100 @ A2
House Type 3.1	21.034.203.1	A	1:100 @ A2
House Type 4	21.034.204	A	1:100 @ A2
House Type 5	21.034.205	A	1:100 @ A2
House Type 6	21.034.206	A	1:100 @ A2
House Type 6.1	21.034.206.1	A	1:100 @ A2
House Type 7	21.034.207	A	1:100 @ A2
House Type 8	21.034.208	A	1:100 @ A2
House Type 9	21.034.209	A	1:100 @ A2
House Type 9.1	21.034.209.1	A	1:100 @ A2
House Type 10	21.034.210	A	1:100 @ A1
House Type 11	21.034.211	A	1:100 @ A2
Garage types	21.034.215	A	1:100 @ A1
Highway comments	6281-MJA-SW-XX-DR-C-001	P2	1:500 @A1
Highway engineering levels	6281-MJA-SW-XX-DR-C-001	P2	1:500 @A1
Drainage strategy layout	6281-MJA-SW-XX-DR-C-003	P1	1:500 @A1
Highway sections	6281-MJA-SW-XX-DR-C-100	P1	1:500 @A1
Highway sections	6281-MJA-SW-XX-DR-C-101	P1	1:500 @A1
Refuse vehicle tracking	6281-MJA-SW-XX-DR-C-500	P2	1:500 @A1
Fire appliance tracking	6281-MJA-SW-XX-XR-C-501	P2	1:500 @A1
Landscape proposals (north)	2237-TF-XX-00-DR-L-1001	P01	1:200 @A1
Landscape proposals (west)	2237-TF-XX-00-DR-L-1002	P01	1:200 @A1
Landscape proposals (east)	2237-TF-XX-00-DR-L-1003	P01	1:200 @A1
Landscape proposals (south)	2237-TF-XX-00-DR-L-1004	P01	1:200 @A1
Landscape spec notes and plant list	2237-TF-XX-00-DR-L-1005	P01	N/A