
Site Address: Eastleigh House, Bartons Road, Havant, PO9 5NA
Proposal: Conversion of Eastleigh House from single C3 dwellinghouse to B1 offices and two C3 dwellinghouse along with the erection of a two storey extension to provide a further single C3 dwellinghouse, plus the construction of a courtyard development of 10 terraced houses, including landscaping, parking and turning areas.
Application No: APP/15/01103 Expiry Date: 27/01/2016
Applicant: Mr Edwards Team: Team 1
 Mildren Homes Limited
Agent: Mr Goodall Case Officer: Rachael McMurray
 Advoco Planning Limited
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the south side of Barton's Road in Havant. Eastleigh House is a residential, Grade II listed building, currently a residential property, which forms part of a small cluster of properties, broadly comprising large houses within generous plots. On the north side of Barton's Road are smaller dwellings, a builders yard and a crematorium. To the west of the application site is the Wyevale Garden Centre with a large car park attached. This is separated from the site by a footpath / cycle track which extends along the western boundary of the site. This leads to a large open field to the south of the site which is currently allocated for housing and subject to outline planning application APP/15/01435.

Eastleigh House sits towards the south of the site and is accessed by a driveway which extends along the western boundary and swings round to the south/front elevation where the main entrance is located. The application site includes a large number of mature trees on all boundaries apart from the south which has open views over the field behind. To the east of the house is an open lawn area with a sunken lawn and this is enclosed by a low garden wall. There is a fairly recent single storey extension to the east elevation. To the rear of the building is an enclosed garden and outbuildings. To the north of this garden the site contains some further disused outbuildings and swimming pool.

2 Planning History

02/57258/005 - Erection of 1.8m high close boarded timber fence and gate along northern boundary fronting Bartons Road., PERM,25/03/2002

99/57258/003 - Single storey side extension to east elevation (revised application), PERM,27/05/1999

99/57258/004 - Listed Building Application for internal alterations, demolition of outbuilding and erection of single storey side extension to east elevation (revised application), PERM,27/05/1999

APP/15/01104 - LBC for the Conversion of Eastleigh House from a single

dwellinghouse to B1 offices and two dwellinghouse along with the erection of a two storey extension to provide a further single dwellinghouse including landscaping, parking and turning areas. Still pending.

3 Proposal

The application is for the conversion of Eastleigh House from a single dwelling to an office use (Class B1) and two dwellings. It also includes the erection of a two-storey rear extension to form a further dwelling and the construction of 10no. two-storey, dwellings comprising three terrace rows located to the north of Eastleigh House, including landscaping, parking and turning areas. The mix of housing comprises 1x 1bed unit, 2x 2bed unit and 10x 3bed units.

The office use would occupy the main part of the listed building whilst the residential conversions would occupy the rear part of the building with the new extension attached to part of the rear elevation. The existing setting of Eastleigh House including the access driveway, open space to the west and south of the house would be retained. The sunken area of garden to the east would be partially built over to provide a parking area. The existing low level garden walls would be retained. Minimal changes to the existing facades of the listed building are proposed other than those included with the conversions and extensions. Original windows are to be retained. This approach is the same for the internal structure, where possible existing fireplaces and historic features are to be retained.

The area to the north of the house which currently comprises some discussed outbuildings, a swimming pool and dense vegetation, is where the three terraces, arranged in a horseshoe formation, will be situated. The north most terrace comprises 4no. dwellings, whilst the other two comprise 3no. dwellings. The dwellings would be two-storey in height, constructed of high quality materials. All dwellings proposed would include private amenity space other than the converted, one bedroom apartment to the listed building. The terraced properties will include two rows of parking along the frontages.

There would be a total of 34 parking on sites which equates to 2 per dwelling and a further 8 spaces for the office use (1 x space per 30sqm). Cycle parking areas would also be provided. The existing access would be improved with new gates and a new junction design. The majority of important trees on site would be retained and only low grade or damaged trees removed. New hedge and tree planting would be incorporated, including along the north boundary with Bartons Road.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS6	(Regeneration of the Borough)
CS9	(Housing)

DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HB1	(Havant and Bedhampton Housing Allocations)
DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Other Documents:

Housing SPD

Havant Borough Design Guide SPD 2011

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

This scheme as set out in the latest revisions is acceptable. It does impact on the setting of Eastleigh House, but with the strategic housing allocation to the south it is becoming difficult to sustain as a large family home within spacious grounds.

The proposals seem to satisfactorily address my previous comments by:-

- Notating fireplaces for retention.
- Adjusting the location of the bathroom to the two bed unit contained in the re-ordered older wing.
- Retaining the Yorkshire sliding sash windows.
- Adjusting the car parking layout from that shown on dwg.no DN14-1096-21 to revision /21A. In the revision more of the historic wall is retained and the associated garden area for the newly created dwellings is much better.

If minded to grant permission/consent advise the imposition of the following conditions (details of full working provided in the consultation response).

1. Details of measures relating to protection of boundary wall in courtyard.
2. Samples to be agreed.
3. Detailed drawings of windows and doors to be approved.
4. Details of the siting and design of any proposed external meter boxes/metal ducting/flues to be approved.
5. No alterations to the existing chimney stacks, fireplaces or window shutters shall be undertaken without the express written approval of the local planning authority.

Housing:

Initial response:

In this location, 30% of AH is required which would equate to 4 units on site (rounded up from 3.9) based on the 13 units.

In lieu of this, a contribution of £340,891 would be required.

Further response:

The clarification provided by the applicant in terms of the revised AH contribution offer is really helpful and the important bit is probably the fact that the original house has an existing use value which exceeds the RLV.

Taking this information into account I would now be inclined to accept their viability appraisal without having to take independent advice. As far as this site is concerned I would rather stick with the financial contribution here.

English Heritage:

No objections

Arboriculturalist:

No objections. Full MS required a planning condition.

Property Services Manager:

No objections

National Amenity Society:

No response.

Building Control, (Fire Access Consultation):

No objections

Southern Water:

Exact position of public sewers must be determined on site. No development or tree planting should be located within 3m either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. A sewer now deemed to be public could be crossing the above property. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with SW, Sparrowgrove House, Sparrowgrove, Otterbourne, Hants, SO21 2SW.

SW requires a formal application for connection to the public sewer should the application receive planning approval, the following informative is attached to the consent.

'A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity to identify the appropriate connection point for the development, please contact SW.

Landscape Officer:

No landscape objection to the principle of the development subject to the following comments:

Access:

The site should not encroach into the neighbouring footpath.

Hard landscape:

A pedestrian gate out onto Bartons Road is recommended.

Soft landscape:

Submitted planting plans are appropriate subject to following minor adjustments:

- Omit 'boxus' from the copse mix (suggest number of Crataegus are topped up instead)
- Omit 'hebe' from the hedge mix (suggest number of Crataegus are topped up instead)
- Maintenance notes needed to confirm the max allowable height of each hedge type.

Suggested conditions:

- Hardsurfacing
- Boundary treatments

Drainage Engineer:

Soakaways are part of the SuDS management. Details should be provided.

Development Engineer - Highways:

No objections subject to conditions relating to:

- Details of bell mouth to meet County Standards to be agreed
- Details of construction, layout of parking and access road to be agreed
- Site compound, operative parking, material storage and construction cabins to be agreed
- Parking spaces, turning facilities and cycle parking

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 12

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: Two objections were received. A summary of the points raised is provided below:

i. The proposed extension is driven solely by commercial considerations and would comprise the integrity of the original building.

ii. The scale of the new buildings within the grounds and more specifically their associated parking, would comprise the setting of Eastleigh House.

iii. Concern relates to Plot 10 and the windows in the east elevation that would overlook Long Meadow. This could be overcome by inserting windows into the two bedrooms on the north and south elevations omitting the juliette balcony.

(Officer note: amended plans were submitted which reflect these changes on 17/12/16)

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Effect on the character and appearance of the area
- (iii) Impact on the residential amenity
- (iv) Highways / parking considerations
- (v) Trees
- (vi) Ecology
- (vii) Business use
- (viii) Developer contributions

(i) Principle of development

Policy AL1 of the adopted Allocations Plan advises that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (improves the economic, social and environmental conditions in the area). Planning applications that accord with the policies in the adopted local plan will be approved, unless materials considerations indicate otherwise. The location of the proposed development site is currently outside of the urban area. However, the site (under Policy UE33) forms part of Policy HB1 Havant and Bedhampton Housing Allocations as a site allocated for housing but with the retention of the listed building. The policy gives an indicative number of five dwellings including the listed building however, this is not set as a maximum number.

With respect to housing, the proposal would contribute towards meeting the borough's housing requirement of 6,300 new dwellings between 2006 and 2026 in accordance with policy CS9(1). Policy CS9(2) of the Core Strategy requires the provision of affordable housing between 30-40% and at 30% this would equate to 4no. units. The applicant has offered a contribution of £124,106 in lieu of the provision of affordable housing on site. This is not the full amount required however they have presented a viability case for a lesser amount. The Housing Manager has considered this case and has accepted the case for viability and therefore the contribution of £124,106. The proposal therefore accords with this requirement of Policy CS9 (2).

As the development involves a listed building, Policy CS11 of the Local Plan applies. However, the potential impact on the listed building and its setting is being considered

under Listed Building Consent Application APP/15/01104 which is being considered concurrently with this application.

(ii) Effect on the character and appearance of the area

The application site is positioned to the north eastern end of Bartons Road which has a low density of housing development. Eastleigh House sits back from the highway and is enclosed within its own grounds with dense vegetation along the boundaries providing much privacy. The residential development to the north would bring the built up form of development closer to Barton's Road and it would therefore be more visible. Furthermore, some poor quality vegetation would be removed which at present provides a high level of screening. However, it is proposed that new hedge and tree planting would be implemented to replace the removal of any poor quality existing vegetation removed. As such the impact of the proposed development on the wider area would be minimal in terms of its visual impact from Barton's Road or surrounding from neighbouring sites. The proposed development would be partially visible from the site to the south of Eastleigh House. However, whilst this is allocated for housing, no scheme has yet been approved and the current application provides only an indicative layout.

The site layout makes use of the existing access and the listed building as a key feature of the site, locating the bulk of the development to the north of the listed building and retaining open space to the south. The parking areas have been incorporated so as to have minimal impact on the setting of the listed building. Whilst the development would result in a higher density of housing compared to the neighbouring sites, a good proportion of open space would be retained and the new dwellings to the north would have adequately sized rear gardens (10m+ in depth). The development proposes a mix of housing types and therefore accords with Policy CS9 of the local plan in that respect. Overall the proposed development is considered to have an acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The closest neighbour to the site is 'Long Meadow' situated to the north east. Plot No. 4 would be located approx. 40m in distance from this neighbour and features two first floor windows on the side elevation. Originally a balcony was proposed however, following concerns raised by the owners of Long Meadow, this was amended to two windows. As such it is considered that any adverse overlooking would not occur. The development would be set off the shared boundary with Helmsley House by over 30m and retain the large area of woodland along the eastern boundary so the development would be largely obscured from view. Overall the impact on the residential amenity would be minimal.

(iv) Highways and parking considerations

The Highways Engineer (HE) has confirmed that there is no objection to the application in terms of highways subject to the submission and consideration of further details relating to new junction design and the upgrading of the existing access road which could be provided at condition stage. This also applies to further details relating to site compound, operative parking, material storage and cabins during the construction phase.

With regards to parking on the site, a total of 34 spaces is provided arranged over

three separate areas. 14no. spaces would be located in the courtyard development, 13no. spaces in a parking court to the north east of the listed building and a further 7 spaces to the south west of the listed building, which hug the south east curve of the access drive. Various cycle parking areas are dotted about the site for residential and office use. In order to meet adopted parking standards, 25no. spaces are required for the residential units. This allows a further 9no. spaces for the office use which equates to 1 x space per 28.8sqm. The adopted standard is 1 x space per 30spm. Originally 36no. spaces were proposed however, two spaces were removed over concerns raised with the proximity of these to on site trees. So whilst the revised total number of spaces does fall slightly short of the adopted standard, it is accepted that the compromise in order to protect the trees, is acceptable. Furthermore, the site is fairly secluded and Barton's Road does not include on street parking, therefore it is unlikely that any adverse parking on the adjoining highway would occur. Overall it is considered that this minimal shortfall would not warrant a reason for refusal of the application.

(v) Trees

The site does contain a large number of protected trees and a tree constraints plan was submitted with the application. The Tree Officer has been consulted and has advised that he raises no objection to the application in terms of the potential impact on the existing protected trees, subject to a full Arboricultural Method Statement being submitted via a planning condition to explain how the trees on site will be protected during the construction phase.

(vi) Ecology

There are no ecological constraints on the site which warrant further consideration as part of this application. As new residential development is proposed, a contribution is required towards the Solent Disturbance Mitigation Project under Policy DM24 of the adopted Allocations Plan. A contribution of £2375.10 has been secured via a s106 agreement and as such, the requirements of Policy DM24 in terms of the Habitat Regs have been met.

(vii) Business Use

The proposal makes provision for a B1 Office use within the existing Listed Building. This would provide a suitable use for the existing Listed Building helping to retain its existing layout and providing valuable employment floorspace in accordance with policy CS2.

(vii) Development Contributions

With the proposal for 13no. dwellings, a contribution is required towards the provision of affordable housing in the Borough as per the requirements of Policy CS(Housing). The Council's Housing Manager has negotiated and found acceptable a sum of £124,106. This is to be paid via a s106 agreement which also include the SDMP payment. The proposal is also liable to make a contribution of £91,267 towards CIL. This contribution would be payable on the commencement of development.

(viii) Other Matters

No drainage details have been provided with the application other than an indication that soakaways will be used to provide surface water drainage. As such a condition

would be attached to any planning permission for the requirement for a detailed drainage plan to be submitted and approved prior to the commencement of any development on site.

8 Conclusion

The application is considered to be acceptable in terms of its impacts on the wider environment and as an allocated housing site will provide well needed housing and employment provision to the Borough.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01103 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall not commence until plans and particulars relating to the design of the road junction design with Bartons Road and the upgrading of the access road including details or any construction to be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of traffic safety and having due regard to policies CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall not commence until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
 - (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
 - (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development;
 - (iii) The provision to be made for site offices/facilities during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision, storage compound and facilities shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant

Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the occupation of the dwellings or first use of the office hereby approved, car parking and turning (including total of 34no. spaces) and cycle parking shall be provided in accordance with the approved site plan Drawing No: 14-1096-020-B and thereafter be maintained for car and cycle parking.
Reason: To ensure an adequate level of parking and cycle parking is provided on site and having due regard to policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The development hereby permitted shall not be occupied/brought into use until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant

Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The development hereby permitted shall not commence until a detailed Arboricultural Method Statement (including details of tree protection) is submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved statement.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A or E of the General Permitted Development Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roofs of the dwellings hereby approved [including the addition of windows] permitted by Part 1, Class B and C of the General Permitted Development Order, as amended shall be erected/inserted without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A of the General Permitted Development Order as amended shall be erected without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another

of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11., CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved material specification.

Reason - To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 16 The proposed surface water drainage as proposed in the approved planning permission would be to soakaways. Should this method of drainage prove to be technically unsuitable following further investigation full details of any alternative surface water drainage proposals shall be submitted to and approved in writing by the Local Planning Authority. Should an alternative drainage approach be required, the development shall be carried out in accordance with the approved details.

Reason: To ensure that acceptable drainage is provided to serve the development and to ensure that the water environment is appropriately protected from pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 17 The development hereby permitted shall not commence until details have been submitted to and approved in writing by the Local Planning Authority of measures to be taken to protect the retained section of boundary wall framing the courtyard. Development shall thereafter be carried out in accordance with the approved details.

Reason - To protect the architectural interest and setting of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.

- 18 The development hereby permitted shall be carried out in accordance with the following approved plans:

14-1096-006E - Proposed floor plans for Eastleigh House
14-1096-008B - Proposed elevations for Eastleigh House
14-1096-010 - Proposed floor plans - Plots 4-6
14-1096-011 - Proposed elevation plans - Plots 4-6
14-1096-012A - Proposed floor plans - Plots 7-10
14-1096-013A - Proposed elevation plans - Plots 7-10
14-1096-014 - Proposed floor plans - Plots 11-13
14-1096-020B - Site Layout Plan
14-1096-021A - Refuse vehicle and fire appliance tracking

14-1096-022A - Refuse, massing and active frontage
14-1096-026 - Site sections
Barrell Tree Constraints Plan - 13050-BT3
Landscape proposals - MPN EHH
Design and Access Planning Statement - recieved on 3/11/15
Heritage Statement - recieved - 3/11/15

Reason: - To ensure provision of a satisfactory development.