

Report of: CHIEF PLANNING OFFICER Derek McKenzie

Report to: PLANNING COMMITTEE **Date of Meeting:** 18th September 2024

Subject: [DC/2023/01962](#)
[Land Bounded by School Lane to The North, A Railway Line to The West and Whinny Brook to The South, Maghull](#)

Proposal: Application for approval of reserved matters relating to Parcels R1 and R2 of the submitted Development Strategy Document (pursuant to hybrid planning permission DC/2017/01528 approved 12/10/2021) for the appearance, landscaping, layout and scale of 249 dwellings including details to address conditions 4, 39 and 44 and part of condition 40 on permission DC/2017/01528

Applicant: Anwyl Homes (Lancashire) **Agent:** Mr Daniel Connolly
Connollys

Ward: Sudell Ward **Type:** Approval of reserved matters - major

Reason for Committee Determination: Discretion of Chief Planning Officer

Summary

This reserved matters application seeks detailed approval for a development of 249 homes on part of the site subject to application DC/2017/01528 which gave outline planning permission for up to 855 homes.

The principle of development has already been established so the main issues to consider relate to the details submitted for the named conditions, the design and layout of the proposal, affordable housing and housing mix considerations, and the proposal's impacts on living conditions, highway safety, drainage, landscaping and ecology.

The report concludes that the proposal is acceptable and, on balance, it is recommended that the reserved matters can be approved subject to conditions.

Recommendation: Approve with conditions

Case Officer Diane Humphreys

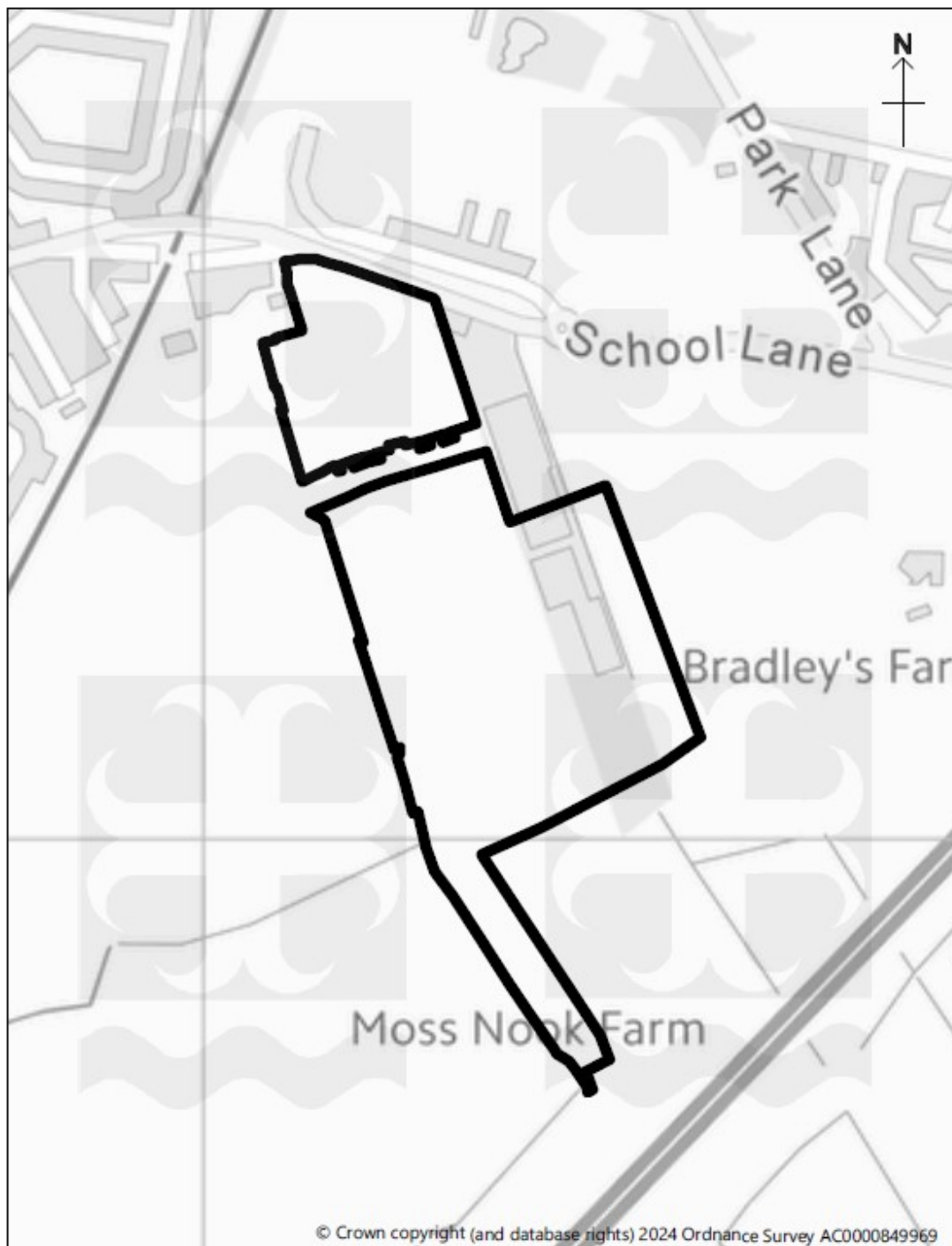
Email planning.department@sefton.gov.uk

Telephone 0345 140 0845

Application documents and plans are available at:

<https://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S42TU9NWIO100>

Site Location Plan



The Site

The application site lies to the south of School Lane, Maghull and is part of the largest single allocation in the Sefton Local Plan known as 'Land east of Maghull'.

History

Application Site

The application site forms part of a larger site granted outline planning permission on 12 October 2021 (DC/2017/01528) for a residential development of up to 855 homes, an older persons' housing scheme and a mixed-use local centre. The decision also gave full planning permission for a new vehicular access from School Lane, a distributor road through the site and a flood relief channel. This mix of outline and full permissions is known as a 'hybrid' permission.

Since that time there have been several applications submitted to approve the details reserved by planning conditions.

A recent application (DC/2023/02194) requested an Environmental Impact Assessment (EIA) Screening Opinion for the development of 249 dwellings subject to the current reserved matters application. The decision confirmed that the proposal is not EIA development. The original hybrid application DC/2017/01528 was, however, considered to constitute EIA development and assessed as such under the EIA Regulations.

Neighbouring Site south of Whinny Brook

Planning permission was allowed on appeal on 22 February 2021 (DC/2017/01532) for a residential development of 841 homes plus outline planning permission for an older persons' housing scheme on land to the south of the application site and also within the larger 'Land east of Maghull' allocation.

An application to vary condition 2 of the above permission was approved on 26 July 2024 (DC/2023/00065) allowing more dwellings to be occupied on the site before completion of the distributor road connecting Poverty Lane to School Lane.

Consultations

Local Plans Manager

No objection although comments made in respect of affordable housing, housing mix, open space and phasing

Maghull Town Council

Generally supportive of the proposals with some improvements suggested; main concern relates to delivery of the entire spine road

Environmental Health Manager

No objection

Highways Manager

Comments will be reported as late representations

Active Travel England

Suggest revisions to the proposal

Flooding and Drainage Manager

Conditions 39 and 40 are partially satisfied

United Utilities

No objection to the approval of conditions 39 and 40

Tree Officer

No objection

Merseyside Environmental Advisory Service

No objection

Natural England

No objection

Building Control

No objection

Fire and Rescue Service

No objection

Network Rail

The applicant should liaise with Network Rail

Neighbour Representations

Individual written objections have been received from 3 Maghull addresses, the main points of which are summarised below:

- Significant traffic problems in Maghull
- No further housebuilding should be permitted on this site until the spine road is complete

- Improvements needed to School Lane roundabout
- Lack of infrastructure
- Flood risk
- Object to loss of trees along School Lane

Policy Context

The application site lies within an area designated as a Strategic Mixed-Use Allocation in the Sefton Local Plan which was adopted by the Council in April 2017.

The Maghull Neighbourhood Plan was 'made' (i.e. adopted) on 24th January 2019 and carries full weight in decision making.

Assessment of the Proposal

1. Introduction

- 1.1 The application site forms part of a larger site with outline planning permission to build up to 855 homes.
- 1.2 The current 'reserved matters' application seeks approval for the appearance, landscaping, layout and scale of 249 dwellings. It also seeks approval of the details to address conditions 4, 39, 40 and 44 of the hybrid permission. ('Reserved matters' are the details required following the grant of 'outline' planning permission).
- 1.3 The main issues to consider relate to the details submitted for the named conditions, the design and layout of the proposal, affordable housing and housing mix considerations, and the proposal's impacts on living conditions, highway safety, drainage, landscaping and ecology.
- 1.4 The report deals with the conditions in section 2 below, and with the other matters in the sections following that.

2. Conditions

- 2.1 The application includes details to address four of the conditions imposed on the hybrid planning permission, namely conditions 4, 39, 40 and 44.

Condition 4 states:

- 2.2 *With or prior to the first submission of reserved matters applications for built development within a phase, a more detailed phasing plan identifying sub-phases for that phase and prepared in accordance with Section 9 of the Land East of Maghull Masterplan, shall be*

submitted to and approved in writing by the Local Planning Authority. The development shall be built out in accordance with the approved Phasing Plan.

Reason: These details are required prior to the commencement of development in order to ensure that the phases of development are managed properly, to ensure that utility infrastructure is delivered in a coordinated and planned way and in order to safeguard the living conditions of the surrounding occupiers.

- 2.3 The current application is the first reserved matters application submitted on the wider site and includes details to address condition 4 as described in the applicant's Development Strategy Document (DSD). The DSD has been updated during the course of the application with the latest version referenced DSD_01528_C4_v3.0. This document describes how different phases of development parcels will be designed and delivered through a series of reserved matters applications following the hybrid permission.
- 2.4 The development of 249 homes proposed in the current application is shown to fall within the first phases of development, sub-divided into R1 (73 homes to the north of the spine road and fronting School Lane in Phase 1) and R2 (176 homes to the south of the spine road in Phase 2). Public open space to the west, east and south of these parcels would be provided alongside the delivery of these first and second phase homes.
- 2.5 Of the 249 homes in the first phase, 74 are to be affordable, equating to 29.7% of the scheme. Whilst this is marginally below the required 30%, it is considered acceptable provided the shortfall is addressed in future phases.
- 2.6 The DSD places the delivery of the spine road from the School Lane roundabout through to the wider site's southern boundary at Whinny Brook in Phase 1. It shows that the landscaping within Whinny Park on the hybrid application site, and the section of spine road within this, have already been completed as part of the works for the entire flood relief channel shared with the development site to the south.
- 2.7 The application does not specify timescales for delivery of each phase or the elements within those phases although it does state that development will be provided in accordance with the relevant phasing conditions set out in the hybrid permission DC/2017/01528. These include a requirement for no more than 250 dwellings to be occupied on the hybrid site until completion of the spine road through from Poverty Lane to School Lane (condition 14); no more than 499 dwellings to be occupied on the Land east of Maghull allocation before the access and servicing into the business park, and the landscaping between the business park and residential areas are implemented (condition 6); and no more than 749 dwellings to be occupied on the Land east of Maghull allocation before construction of the local shopping provision (condition 5).
- 2.8 The DSD places the spine road, landscaping adjacent to the business park and local shopping provision in the first phases of the development in compliance with the above conditions.

2.9 Overall, it is considered that the Development Strategy Development reference DSD_01528_C4_v3.0 provides acceptable phasing for the wider site subject to the hybrid permission DC/2017/01528, therefore the details reserved by condition 4 may be accepted.

Condition 39 states:

2.10 *No development shall take place (other than demolition, site clearance or remediation) until an updated drainage strategy for foul and surface water based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority.*

The updated foul and surface water drainage strategy shall include the following details:

- a) The proposed foul connection points to the existing public sewerage infrastructure for the site.*
- b) No surface water, highway drainage or land drainage to discharge directly or indirectly into the existing public sewerage system.*
- c) Any drainage infrastructure connections (foul and surface water) including the volume of flows between the different phases and sub-phases of the development.*
- d) Identification of any parts of the site where foul pumping is necessary. The number of pumping stations throughout the site should be minimised.*
- e) Updated storage volume calculations.*
- f) Micro drainage simulations for each system with an outfall which must be surcharged to the actual calculated top water level of the receiving watercourse for the 1 in 2 year storm, 1 in 20 year storm, 1 in 30 year storm, 1 in 100 year storm, 1 in 100+40% climate change storm and the 1 in 100+ 70% storm events. If flooding is encountered in the simulations a flood routing plan must be provided to confirm where any excess flood water will be stored until the system recovers.*

In the event that the updated storage volume calculations demonstrate that additional flood storage is required this will need to be accommodated on site.

Reason: To ensure satisfactory drainage of the site and reduce flood risk.

2.11 The Flooding and Drainage Manager has advised no objection to the approval of the details reserved by condition 39 in respect of parts (b) to (f) and states that the applicant is presently discussing part (a) with United Utilities. United Utilities have confirmed that they have no objections to the approval of the details reserved by condition 39. The details provided for condition 39 are therefore considered acceptable.

Condition 40 states:

2.12 *No development shall take place within a phase or sub-phase (other than demolition, site clearance or remediation) until detailed schemes (including ground and finished floor levels*

above ordnance datum) for the disposal of foul and surface water for that phase or subphase have been submitted to and approved in writing by the Local Planning Authority. The schemes shall be in accordance with the Proposed Development Land South of School Lane, Maghull Flood Risk and Drainage Assessment by WYG Engineering Ltd of July 2017 (ref: A102170 rev A), Addendum No 1 of October 2018 (ref: A083347), Addendum No 2 of June 2019 (ref: A083347), the updated Foul and Surface Water Drainage Strategy required by Condition No 39, and the non-statutory technical standards for sustainable drainage systems (or any subsequent replacement).

Foul and surface water shall drain on separate systems and no surface water shall discharge to the public sewer either directly or indirectly.

The schemes shall include a construction phase drainage management plan to show how surface water and pollution prevention will be managed during the construction period.

The development shall be carried out in accordance with the approved schemes for the disposal of foul and surface water.

Reason: To ensure satisfactory drainage of the site.

2.13 United Utilities have confirmed they have no objections to the approval of the details reserved by condition 40. The Flooding and Drainage team advise that the details reserved by this condition are acceptable except that the applicant has not provided a construction phase drainage management plan to show how surface water and pollution prevention will be managed during the construction period.

2.14 The details reserved by condition 40 are considered acceptable subject to the submission and approval of a construction phase drainage management plan prior to construction works taking place. An informative can be added to the decision notice to confirm that this will be required.

Condition 44 states:

2.15 *No development shall take place within a phase or sub-phase until full details of the existing and proposed ground levels within and around that phase or sub-phase and on land around that phase or sub-phase, by means of spot heights, cross sections, and finished floor levels, have been submitted to and approved in writing by the Local Planning Authority. The development of that phase or sub-phase shall be carried out in accordance with the approved level details.*

Reason: To safeguard the character and appearance of the area and to reduce flood risk.

2.16 The applicant has submitted drawing number 30601/102 rev D 'R1 & R2 Existing and Proposed Levels'. This demonstrates that the site is relatively flat sloping gently down from

School Lane in the north towards Whinny Brook in the south. In accordance with the approved Flood Risk and Drainage Assessment for application DC/2017/01528, finished floor levels for all the proposed homes are shown a minimum of 21.50m Above Ordnance Datum and at a higher level than the existing ground levels in order to minimise the risk of flooding whilst maintaining levels of privacy across the site and at the boundaries with future development parcels.

Conclusion on Conditions 4, 39, 40 and 44

2.17 For the reasons set out above, it is recommended that the details reserved by conditions 4, 39, 40 and 44 can be approved. The construction phase drainage management plan for condition 40 can be submitted at a later date before any construction works take place.

3. Design and Layout

- 3.1 Local Plan policy MN3 'Land east of Maghull' states in part 1 that "the development of this site will create a comprehensive high quality, well-designed sustainable urban extension containing integrated, distinctive, safe and secure residential neighbourhoods, a Business Park and improvements to local infrastructure". The 'Land East of Maghull' Supplementary Planning Document (SPD) sets out development principles and design criteria to be taken on board in the masterplan required by policy MN3. The 'Land East of Maghull' Masterplan provides an analysis of residential character in the surrounding areas and advises that there are opportunities to provide a range of house types that respect their surroundings in respect of size, scale, materials and built form. It sets out guidance on architectural principles and appearance and on a series of 'character areas' to be developed within the allocated site. For the present application site these range from development on the School Lane frontage, along the central boulevard and adjacent to the proposed Whinny Park with the remaining areas formed from streets and squares. More detailed guidance is then provided for each character area.
- 3.2 The Maghull Neighbourhood Plan policy MAG4 'Residential character areas' places the application site in the Hall Lane character area. The proposal should respond to the character of that area which the plan states "is one of the oldest parts of Maghull with a mixture of established and imposing Victorian buildings. The building materials used are also a mixture which is dependent on the age of the building but include red and sandstone coloured bricks, stone, tiles and slate. The roads are narrow and tree lined with the boundary treatments being mostly high sandstone walls."
- 3.3 The 'Design Justification Statement' submitted with the application explains how the proposed character areas respond to the guidance set out in the SPD, the Masterplan and the physical aspects of the site and its surroundings.
- 3.4 The Whinny Park character area is the main interface between the linear parks and the residential development and includes larger family homes with active frontages to the open

space and more natural landscaping suitable for the parkland setting. The homes tend to be served by small drives rather than large roads and have a unified window and door style and colour which is different to other character areas.

- 3.5 The Central Boulevard character area comprises those homes fronting onto the spine road and includes 2 and 2.5 storey dwellings to respond to the scale of the boulevard. Homes in this area have a relatively modern style with more use of render to transition between the commercial buildings in the local centre to the more traditional homes within the core of the site. Access to the homes will be via drives that run parallel to the spine road and are separated from it by avenue street trees and hedges.
- 3.6 The Streets and Squares character area makes up the bulk of the site and contains estate roads and minor residential streets resulting in a combination of formal and informal development. A variety of building materials will be used to add interest with additional detailing given to gateway or focal buildings. This character area contains a greater range of homes from first homes to larger family homes.
- 3.7 There are approximately 22 different house types within the scheme with a variety of themes on many of the house types including the use of different materials to add interest to the development. The majority of the new homes are two storeys in height although some also have room(s) in the roofspace and roof styles include both hipped and gabled. It is considered the proposal will provide a high quality, well-designed and sustainable urban extension containing integrated, distinct, safe and secure residential neighbourhoods and will thereby contribute to fulfilling the overall objective of Local Plan policy MN3 part 1 and Maghull Neighbourhood Plan policy MAG 4.

4. Affordable Housing and Housing Mix

Affordable Housing

- 4.1 The hybrid planning permission DC/2017/01528 is subject to a Section 106 legal agreement which includes a requirement for a minimum of 30% of the new dwellings to be provided as affordable homes in line with Local Plan policy HC1 'Affordable and Special Needs Housing'. The affordable units shall be split on the basis of 67% for affordable rent and 33% for affordable home ownership.
- 4.2 The current application for 249 dwellings provides 74 affordable units. This equates to 29.7% of the scheme which is marginally below the 30% requirement but is considered acceptable provided the shortfall is addressed on subsequent phases so that a minimum of 30% affordable housing is delivered across the wider site. (This is also referred to in paragraph 2.5 above).
- 4.3 The affordable units are provided across a range of two storey 2 and 3 bed homes comprising houses and apartments. There is a reasonable spread of affordable housing

throughout this phase of the development although there are some clusters of more than 6 affordable homes (there are 3 groups of 8) which is contrary to policy HC1 part 8b. However, given that the current development is providing a range of 74 affordable units and most of these are provided in clusters no greater than 6, it is considered, on balance, that the proposed affordable housing provision is acceptable.

Housing Mix

- 4.4 Condition 13 of the hybrid permission DC/2017/01528 requires a minimum of 25% of market dwellings to be one or two bedroom properties and 40% of market dwellings to be 3 bedroom properties. It also requires at least 20% of the market properties to be designed to meet Building Regulation Requirement M4(2) 'accessible and adaptable dwellings'.
- 4.5 The current application shows 44 of the 175 market homes as two bedroom (25%) and 70 as three bedroom (40%) which complies with condition 13.
- 4.6 Three of the house types (Coxley, Cowley and Calder) will comply with Requirement M4(2) equating to 22.8% of the scheme as there are 40 of these units.
- 4.7 Based on the above assessment, the proposed housing mix is acceptable.

5. Living Conditions

- 5.1 The proposed houses are not directly adjacent to existing properties and wider impacts on nearby residents have already been assessed as part of the hybrid application DC/2017/01528. A condition is imposed on the hybrid permission requiring the submission and approval of a construction environmental management plan (CEMP) before any works take place within a particular phase. This will control matters such as noise, dust and vibration during the demolition and construction phases.
- 5.2 In respect of future residents on the application site, the application has been assessed against the guidance contained in the 'New Build Homes' Supplementary Planning Document in respect of interface distances and garden sizes and all relevance guidance is met.

6. Highway Safety

- 6.1 The vehicular access from the roundabout on School Lane and the spine road through the wider site have full planning permission under the hybrid application DC/2017/01528. The current application seeks approval for 'reserved matters' including the proposed layout of the residential development comprising 249 homes. An assessment is needed of the impact of the proposed layout on highway safety.
- 6.2 The Highways Manager has raised a number of concerns during the application process and the applicant's latest submissions have attempted to address these areas of concern. Final

comments from the Highways Manager will be reported as late representations.

- 6.3 The Highways Manager has raised concerns that the lack of vehicular access through the proposed local centre to the car park serving the multi-use games areas (MUGAs) will cause traffic and parking problems in the nearby residential areas. The applicant has advised that the MUGAs will not be used for organised sport and will serve the wider development as part of the overall areas of public open space. The MUGAs and the local centre both fall within the Phase 2 works identified on the Development Strategy Document so it is anticipated that direct access to the car park serving the MUGAs will be available through the local centre soon after they are brought into use thereby minimising any impacts on the nearby residential areas.
- 6.4 The amended drawings show that a 1.2 metre high post and rail fence will be provided along the School Lane frontage to prevent vehicular access from the internal turning head onto School Lane.
- 6.5 Condition 16(a)(iii) of the DC/2017/01528 hybrid permission requires the provision of a 3 metre wide shared pedestrian/cycle path along the School Lane frontage. The Highways Manager has advised that design standards have changed requiring a 5 metre wide cycle/footpath (2m footway and 3m cycleway). The applicant has agreed to this change.
- 6.6 In response to comments made by the Highways Manager, the latest drawings include changes to details such as visibility splays, shared driveways, pedestrian connections and vehicle manoeuvring.
- 6.7 The proposal is considered to comply with Local Plan policy EQ3 'Accessibility' subject to the detailed views of the Highways Manager.

7. Drainage

- 7.1 The proposals include a new foul water pumping station with underground storage tanks and a substation to be sited close to the eastern boundary of the application site just to the south of the proposed local centre. The pumping station and storage tanks will be sited within an area of public open space to the west of the proposed multi-use games areas (MUGAs). The facilities will be screened by landscaping including trees and hedgerow planting.
- 7.2 United Utilities and the Council's Flooding and Drainage Manager have been consulted on the application.
- 7.3 United Utilities raise no objections to the proposal and request that the submitted drainage details are listed as approved documents should the application be approved.
- 7.4 The Flooding and Drainage Manager also raises no objections and points out that the two proposed 'swales' (drainage basins) within areas of open space will need to be managed and

maintained by a private company. Details of management and maintenance arrangements for the areas of open space are subject to the terms of the Section 106 legal agreement.

7.5 The proposed scheme complies with Local Plan policy EQ8 'Flood risk and surface water'.

8. Landscaping

8.1 The application includes detailed landscaping proposals for the application site as required by condition 1 of the hybrid permission DC/2017/01528. The landscape drawings show the planting of a variety of trees (770 in total), hedgerows, shrubs and grassed areas across the application site.

8.2 The Council's Tree Officer has reviewed the proposals and raises no objections to the landscaping scheme including the number, size and species of proposed tree planting.

8.3 The submitted drawings also show how the areas of public open space, including the play areas, will be developed. The main areas of public open space are shown around the eastern and southern portions of the application site as well as either side of the public right of way in the western portion of the site.

8.4 The two more formal play areas are shown in the south-west corner of the site within Whinny Park and to the west of a separate play area comprising two multi-use games areas (MUGAs). The two formal play areas include items for natural play only and do not include traditional equipment such as swings, slides, roundabouts etc. It would be preferable for at least one of the play areas within the wider site subject to application DC/2017/01528 to include traditional play equipment. This would be in line with the guidance contained in the Council's adopted 'Open Space' Supplementary Planning Document for equipped play areas and is considered particularly important given the number of new homes. The phasing plan in the Development Strategy Document shows that there will be small areas of public open space within each housing phase capable of providing at least one play area with traditional equipment.

8.5 The proposed landscaping and areas of public open space, including the play areas, are considered acceptable.

9. Ecology

9.1 Merseyside Environmental Advisory Service (MEAS) has been consulted on the application and advises that all matters relating to protected species have been addressed by conditions applied to the hybrid permission DC/2017/01528. They advise that the landscaping proposals for the current reserved matters application are acceptable from an ecological perspective and point out that condition 38 of the hybrid permission requires the submission and approval of a landscape and ecological management plan before development starts on this phase.

10. Other Issues

10.1 Local Plan policy EQ7 'Energy Efficient and Low Carbon Design' states that major development should incorporate measures to reduce greenhouse gas emissions where practicable. The proposed development will be required to provide electric vehicle charging points for the new dwellings in compliance with condition 22 of the hybrid permission DC/2017/01528. The proposal satisfies Local Plan policy EQ7.

11. Equality Act Consideration

11.1 Section 149(1) of the Equality Act 2010 establishes a duty for the Council as a public authority to have due regard to three identified needs in exercising its functions. These needs are to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- Advance equality of opportunity between people who share a relevant protected characteristic (age, disability, race, gender reassignment, marriage and civil partnership, pregnancy and maternity, religion and belief, sex and sexual orientation) and people who do not share it;
- Foster good relations between people who share a relevant protected characteristic and those who do not share it.

11.2 The decision to approve this scheme would comply with the requirements of the Equality Act 2010, that no one with a protected characteristic will be unduly disadvantaged by this development.

12. Conclusion and Planning Balance

12.1 For the reasons outlined in the report above, the reserved matters proposal and details to address the named conditions comply with the hybrid permission DC/2017/01528, the policies in the Sefton Local Plan and Maghull Neighbourhood Plan and the guidance in the relevant Supplementary Planning Documents and Masterplan.

12.2 In the absence of any other material considerations, the application is recommended for approval subject to conditions.

Recommendation - Approve with conditions

Approved Plans

1. The development shall be carried out in accordance with the following approved plans and documents:

Drawing No. 1437_LP_01 rev A	Location Plan – Context of Wider Area
Drawing No. 1437_LP_02 rev A	Location Plan – Context of Wider Area
Drawing No. 1437_PL_10 rev F	Planning Layout Parcels 1 and 2
Drawing No. 1437_OPS_01 rev C	Overall Phasing Strategy Plan
Drawing No. 1437_AH_01 rev E	Affordable Housing Parcels 1 and 2
Drawing No. 1437_BT-01 rev E	Boundary Treatment Parcels 1 and 2
Drawing No. 1437_EV_01 rev E	EV Charging Strategy Parcels 1 and 2
Drawing No. 1437_MT_01 rev E	Materials Layout Parcels 1 and 2
Drawing No. 1437_HT_01 rev B	Housetype Planning Pack
Drawing No. 1437_HT_02	Garage Planning Pack
Drawing No. 30601/102 rev D	R1 + R2 Existing and Proposed Levels Layout
Drawing No. 30601/103 rev D	R1 + R2 Preliminary Drainage Layout
Drawing No. 3588-01 rev H	Site Layout Visibility
Drawing No. UG_1092_LAN_LSN_DRW_18 rev P01	Landscape Supporting Notes
Drawing No. UG_2092_LAN_GA_DRW_002 rev P19	General Arrangement Sheet (R1)
Drawing No. UG_2092_LAN_GA_DRW_003 rev P19	General Arrangement Sheet (R2) 1 of 3
Drawing No. UG_2092_LAN_GA_DRW_004 rev P15	General Arrangement Sheet (R2) 2 of 3
Drawing No. UG_2092_LAN_GA_DRW_005 rev P13	General Arrangement Sheet (R1) 3 of 3
Drawing No. UG_2092_LAN_GA_DRW_015 rev P03	General Arrangement Entrance Space
Drawing No. UG_2092_LAN_GA_DRW_016 rev P08	General Arrangement Eastern Play Area
Drawing No. UG_2092_LAN_GA_DRW_017 rev P03	General Arrangement Southern Play Trail
Drawing No. UG_2092_LAN_HL_DRW_006 rev P17	Hard Landscape Sheet (R1)
Drawing No. UG_2092_LAN_HL_DRW_007 rev P17	Hard Landscape Sheet (R2) 1 of 3
Drawing No. UG_2092_LAN_HL_DRW_008 rev P08	Hard Landscape Sheet (R2) 2 of 3
Drawing No. UG_2092_LAN_HL_DRW_009 rev P08	Hard Landscape Sheet (R2) 3 of 3
Drawing No. UG_2092_LAN_MP_DRW_001 rev P17	Landscape Masterplan
Drawing No. UG_2092_LAN_SL_DRW_010 rev P16	Soft Landscape Sheet 1 of 5
Drawing No. UG_2092_LAN_SL_DRW_011 rev P16	Soft Landscape Sheet 2 of 5
Drawing No. UG_2092_LAN_SL_DRW_012 rev P15	Soft Landscape Sheet 3 of 5
Drawing No. UG_2092_LAN_SL_DRW_013 rev P16	Soft Landscape Sheet 4 of 5
Drawing No. UG_2092_LAN_SL_DRW_014 rev P11	Soft Landscape Sheet 5 of 5
Drawing No. 900350-028 rev 1	Construction Details for Indoor Unit Substation
Report Ref. 1437-BT02 July 2023 (Version 1)	Boundary Treatments Booklet Parcels 1 + 2
Report Ref. 30601/DS2/RDE March 2024	Drainage Statement
Report Ref. DSD_01528_C4_v3.0	Development Strategy Document

Reason: For the avoidance of doubt.

Informative

1. The details reserved by condition 40 are only partly agreed and a construction phase drainage management plan is required to be submitted to and approved in writing by the Local Planning Authority to fully satisfy condition 40.