

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="489495"/>	<input type="text" value="363130"/>

Description

East of Camp Road

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Has the work already started?

- Yes
- No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Please list all drawing numbers submitted with this application for approval

WSH-981-001 (Location Plan)
WSH-981-002 (Coloured Planning Layout)
WHS-981-004 (Materials Plan)
WHS-981-005 (Boundary Treatment Plan)
WSH-981-006 (Tenure Plan)
WHS-981-007 (Car Park Strategy Plan)
WSH-981-011 - (Street Scenes)
Witham St Hughs DCS - V3
House Type Portfolio
GL1455 06 Re-plan Soft Landscape Proposals
9102 - Fence Types A to D Rev A
9203 - Cheshire Railings
9104 -Gate location-9103
9105 - Post and Rail Fence Detail
SD20 1.8m high decorative screen fence
form_1_cil_additional_information (WSH)
form_10_charitable_social_housing_relief_claim (WSH) rev 2

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Email Correspondence

Date (must be pre-application submission)

20/09/2022

Details of the pre-application advice received

Email correspondence between Barry Herrod and Philip Eley

20/09/22 BH: "We are currently experiencing a shift in demand for smaller 2 and 3 bedroomed housetypes and are looking at the potential to replan part of phase 2a to accommodate a number of smaller units which would also provide the potential to increase the number of homes in region of an additional 11 within the area covered by phase the 2a RM approval. The underlying OPP (15/1347/OUT10) is dated 19/9/2019 and requires all RMAs to be submitted prior to 18/9/2034 and so remains extant. The OPP is limited to upto 1,100 dwellings. Based on a review of consented applications on the balance of the site I understand that this capacity has not yet been reached. Can you confirm that my view is correct and that we could submit a revised application for the additional plans in the form of a further reserved matters application."

27/09/22 PE: "There would be nothing in respect of the status of the outline planning permission which would restrict you from submitting a new reserved matters application to replan cell 2A. Indeed we have recently determined a similar proposal for Cell 6. The key issues for us to consider would be whether the scheme remains compliant in terms of the design code, together with other material policy considerations. In consideration of the replan for Cell 6, the amendment to smaller housetypes, and ultimately the increased density of the development, did raise a number of issues in terms of design code compliance and general design quality which suffered as a consequence, principally through the increase in the level of parking provision required. That application was subsequently approved in a revised form with a reduction in the number of units to that initially proposed. 11 units would be a sizeable increase for Cell 2A accommodate and I would strongly advise that you seek pre-application advice with us before an application is submitted. There is also a wider issue at play, and that relates to the overall capacity of the site which is capped at 1250 units, with a maximum of 1100 of those units being market units and the remainder restricted to retirement/extra care units. The reason for the restriction relates to primary school capacity. Whilst I appreciate that this is not a direct concern for Countryside, it is a matter that Strawsons are aware of as the cumulative impact from a higher than expected number of units in each cell does create a potential issue for the latter phases of the development. The indicative envisaged capacity for Cell 2A was c94 dwellings. I would therefore strongly advise that the matter is discussed with Strawsons before proceeding with a revised application."

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Declaration

I / We hereby apply for Approval of reserved matters as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Rebecca Green

Date

21/12/2022