

Our Ref: 2021 -045
Your Ref: PP - 12872616

8th March 2024

By email only

Dear Ms Williams,

Re: Non-Material Amendment to conditions 7, 8 and 11 of planning permission 13681/22

Land at Horwich Golf Club, Victoria Road

On behalf of our client, Northstone Development Ltd, we submit a non-material amendment ('NMA') application, under S96a of the Town and Country Planning Act 1990, linked to planning permission 13681/22. The planning application was approved on 10th October 2022 for the development of Land at Horwich Golf Club, Victoria Road.

The description of development is as follows:

'Reserved matters application pursuant to outline application 07245/19 for the erection of up to 276 no. dwellings together with associated works (appearance, layout and scale details only).'

The application is supported by the following documents:

Document	Reference
Proposed Site Plan	HGC01-S-SL-001 Rev K
Waste Management Plan	HGC01-P-WMP Rev H
Materials Layout	HGC01-P-ML -001 Rev K
Hard Surfacing - Phase 1	HGC01-P-HSLP1-001 Rev H
Boundary Treatment Layout	HGC01-P-BTL-001 Rev I
Incoming Services Plan	HGC01-C-ISP-001 Rev B
Ecocrib Retaining Walls	23-5006-F20 Rev C
Feature Brick Location Plan	VR01-FBLP
EV Location Plan	VR01-EV Rev C
Air Source Heat Pump	VR01-ASHP Rev B
House Types	
Gen2 House Type Portfolio 880-V2-X	880-200 Rev A
Gen2 House Type Portfolio 880-V4-X	880-400 Rev A
Gen 2 House Type Portfolio 1045-V1-X	1045-100 Rev A
Gen 2 House Type Portfolio 1045-V3-X	1045-300 Rev A
Gen 2 House Type Portfolio 1047-V0-AR	1047-000-AR Rev A
Gen2 House Type Portfolio 1047-V0-N	1047-000-N Rev A
Gen2 House Type Portfolio 1047-200-AR	1047-200-AR Rev A
Gen2 House Type Portfolio 1047-V2-N	1047-200 Rev A
Gen2 House Type Portfolio 1159-V1-N	1159-100 Rev A
Gen2 House Type Portfolio 1164-400-AR	1164-400-AR Rev A
Gen2 House Type Portfolio 1164-V4-N	1164-400 Rev A
Gen2 House Type Portfolio 1164-V5-N	1164-500
Gen2 House Type Portfolio 1164-V13-N	1164-1300
Gen2 House Type Portfolio 1190-V13-S	1190-1300 Rev A
Gen2 House Type Portfolio 1300-V10-N	1300-1000 Rev A
Gen2 House Type Portfolio 1300-V13-N	1300-1300 Rev A
Gen2 House Type Portfolio 1354-V14-N	1354-1400 Rev A
Gen2 House Type Portfolio 1385-V12-N	1385-1300 Rev A
Gen2 House Type Portfolio 1620-V5-N	1620-600 Rev A
Gen2 House Type Portfolio 1760-V8-N	1760-800 Rev A

Gen2 House Type Portfolio 1835-V1-N	1835-100 Rev A
Gen2 House Type Portfolio 2105-V1-N	2105-100 Rev A
Gen2 House Type Portfolio 2105-V3-N	2105-300 Rev A
Gen2 House Type Portfolio 2205-V3-N	2205-300 Rev A
Gen2 House Type Portfolio 544/633-V0-AR	544/633-000 Rev A
Gen2 House Type Portfolio 544/633-V2-AR	544/633-200 Rev A
Gen2 House Type Portfolio 544/633-V7-AR	544/633-700 Rev A

This supporting covering letter, documents and requisite application form has been submitted via the Planning Portal under reference PP-12872616 and the application fee paid online.

The Proposed Non-Material Amendment

The non-material amendment includes minor alterations that can be summarised as follows:

Update to the retaining structure at the site entrance – this being gabion baskets changed to eco crib walls.

Semi-detached plots 173 and 174 have been separated; both plots are now house type 1664-V13-N.

Plots 171 & 172 have been marginally moved over 330mm to accommodate the side path with following the separation of plots 173 and 174.

Entrance paths to house type 1620 have been extended to ensure access to service meters.

The parking bays of plots 107-110 have been slightly moved to create a Manco strip for EV cable runs.

Rear bin route of plot 66 and parking bays of plot 67 have been slightly adjusted.

Updated feature bricks on the front elevations of properties.

Conditions Requiring Amendment

As part of this NMA, Northstone seeks to amend the wording of Conditions 7, 8 and 11 of the Reserved Matters consent. The proposed wording amendments are noted in the table appended to this letter, which details both approved and proposed drawings. Please note, there is no change to detail of the Condition or submission requirements, the only change relates to the approved documentation.

Furthermore whilst this NMA does not seek any amendment to Condition 4 (External Materials), it should be understood that 'Materials Layout - HGC01-P-ML-001 Rev K' and 'Feature Brick Location Plan -VR01-FBLP' are submitted under this application to be added as approved documents under Condition 11. This is to facilitate the build out of the development.

Rationale for Change

The applicant has implemented the above planning permission and is in the process of delivering homes at the site. As the delivery of the site has become better understood post-determination, it has become clear that several minor alterations are required to ensure that development can be built out as sustainably as possible. This includes the change from gabion baskets to eco crib walls at the site entrance, as requested by the Council. Please refer to following documents, 'Boundary Treatment Layout' (reference HGC01-P-BTL-001 Rev I) and 'Ecocrib Retaining Walls' (reference 23-5006-F20 Rev C).

Through the delivery of the site, it has become apparent that proposed brickwork was not viable to deliver the site practically or feasibly. Therefore, the house type portfolios have been updated to reflect the slight amendment to the brick detailing. Please see updated house type portfolios.

Following approval there has also been an increased demand for house type 1164-V13-N. Therefore, this NMA seeks to separate plots 173 and 174 to deliver two more of these units to meet market demand. Please refer to the revised site plan (reference HGC01-S-SL-001 Rev K).

It does not require any amendments to the highways or drainage layout. The incorporation of the sustainable design measures alongside the separation of Plots 173 and 174 require an amendment to boundary treatment, materials, hard surfacing and waste management that is reflected in the revised plans. To reiterate, these changes have no bearing on highways and are deemed to have no material impact. The following section confirms the materiality of the changes.

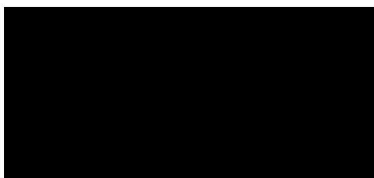
Materiality of Changes

As detailed within the supporting documentation, all changes are considered to be non-material amendments, that will not impact the planning permission. There will be no resultant impact on the surrounding highways or drainage network and the changes improve the proposals at the site. Therefore, all amendments are accepted to be non-material, so can be assessed under Section 96A of the Town and Country Planning Act (1990).

Summary and Closing

We consider the above changes qualify as a non-material amendment to the approved scheme. We trust you have sufficient information to validate this application and allocate it to an officer. If you require anything further, please do not hesitate to contact me.

Yours Sincerely



Rachel Glover White
Director

For and on behalf of NJL Consulting

Condition no.	Approved wording	Proposed wording
7	No dwelling shall be occupied until the access road(s), footwa and footpath(s) leading thereto have been constructed and completed in accordance with the drawing ref: HGC01-P-SL-002 Rev J (for Phase 1) or HGC01-P-SL-005 Rev G (for Phase 2).	No dwelling shall be occupied until the access road(s), footway(s) footpath(s) leading thereto have been constructed and compl accordance with the drawing ref: HGC01-P-SL-002 Rev J HGC01-P-SL-005 Rev G (for Phase 1) or HGC01-P-SL-005 Rev G (for Phase 2).
8	Before each of the dwellings hereby approved are first occup car parking spaces shall be provided for that dwelling in accordance with the approved details within drawing ref. HGC01-P-SL-002 Rev J (for Phase 1) or HGC01-PSL-005 Rev G (for Phase 2). Such spaces shall be made available for the parking of cars a times.	Before each of the dwellings hereby approved are first occupie parking spaces shall be provided for that dwelling in accordance the approved details within drawing ref. HGC01-P-SL-002 Rev J HGC01-PSL-005 Rev G (for Phase 1) or HGC01-PSL-005 Rev G (for Phase 2). Such spaces shall be made available for the parking of cars at all times.
11	The development hereby permitted shall be c; complete accordance with the following approved plans a documents: HGC01-P-SL-004 Rev F; "Proposed Masterplan"; revision dated 04.08.2022 HGC0101-P-SL-002 Rev J; "Proposed Site Plan - Phase 1"; revision dated 02.08.2022 HGC01-P-SL-005 Rev G; "Proposed Site Plan - Phase 2"; revision dated 02.08.2022 HGC01-P-SL-008 Rev C; "Phasing Plan"; dated Apr 22 HGC01-P-SL-009 Rev B; "POS Plan"; dated Apr 22 32058-SJT-ZZ-XX-DR-C-615-0001 Rev P06; "Proposed Levels Plan Sheet1"; revision dated August 2022 32058-SJT-ZZ-XX-DR-C-615-0002 Rev P06; "Proposed Levels Plan Sheet 2"; revision dated August 2022 32058-SJT-ZZ-XX-DR-C-615-0003 Rev P06; "Proposed Levels Plan Sheet 3"; revision dated August 2022 32058-SJT-ZZ-XX-DR-C-615-0004 Rev P06; "Proposed Levels Plan Sheet 4"; revision dated August 2022 32058-SJT-ZZ-XX-DR-C-615-0102 Rev P02; "Surface Comparison Plan"; revision dated 25.03.22 1045-SV1 Rev A; "1045-V1 Unit Type Drawings"; dated May 22 1047-P-V0; "1047-V0 Unit Type Drawings"; dated Feb 22 1047-P-V2; "1047-V2 Unit Type Drawings"; dated Feb 22 1047-V2+V0-P-BP; "1047 V2 + V0 Semi Plots 66-67 (Opp) 70-71 (Opp); dated March 22 1159-P-V1; "1159-V1 Unit Type Drawings"; dated Feb 22 1159 V1Q-P-BP; "1159 V1 Quad Plots 57-60 (Opp); dated Marc 22	The development hereby permitted shall be carried out in compl accordance with the following approved plans and documents HGC01-P-SL-004 Rev F; "Proposed Masterplan"; revision dated 04.08.2022 HGC0101 P SL 002 Rev J; "Proposed Site Plan – Phase 1"; revision dated 02.08.2022 HGC01-S-SL-001 Rev K; "Proposed Site Plan – Phase 1" HGC01-P-SL-005 Rev G; "Proposed Site Plan - Phase 2"; revision dated 02.08.2022 HGC01-P-SL-008 Rev C; "Phasing Plan"; dated Apr 22 HGC01-P-SL-009 Rev B; "POS Plan"; dated Apr 22 32058-SJT-ZZ-XX-DR-C-615-0001 Rev P06; "Proposed Levels Plan Sheet1"; revision dated August 2022 32058-SJT-ZZ-XX-DR-C-615-0002 Rev P06; "Proposed Levels Plan Sheet 2"; revision dated August 2022 32058-SJT-ZZ-XX-DR-C-615-0003 Rev P06; "Proposed Levels Plan Sheet 3"; revision dated August 2022 32058-SJT-ZZ-XX-DR-C-615-0004 Rev P06; "Proposed Levels Plan Sheet 4"; revision dated August 2022 32058-SJT-ZZ-XX-DR-C-615-0102 Rev P02; "Surface Comparison Plan"; revision dated 25.03.22 1045-SV1 Rev A; "1045-V1 Unit Type Drawings"; dated May 22 1047-P-V0; "1047-V0 Unit Type Drawings"; dated Feb 22 1047-P-V2; "1047-V2 Unit Type Drawings"; dated Feb 22 1047-V2+V0-P-BP; "1047 V2 + V0 Semi Plots 66-67 (Opp) 70-71 (Opp); dated March 22 1047-000-AR Rev A; "Gen 2 House Type Portfolio 1047-V0-AR" 1047-000-N Rev A; "Gen2 House Type Portfolio 1047-V0-N" 1047-200-AR Rev A; "Gen2 House Type Portfolio 1047-200-AR"

	<p>1164-P-V0; "1164-V0 Unit Type Drawings"; dated Feb 22 1164-P-V0-BP; "1164 V0 Plots 173-174 (Opp); dated March 22 1164S V4; dated 24/05/2022 1164S -P-V0-BP; "1164 V0 Semi Horwich: plots 31-31, 33-34, 82-83, 171- 172; dated March 22 1190-P-V1; "1190-V1 Unit Type Drawings"; dated Feb 22 1300-P-V0; "1300-P-V0 Unit Type Drawings"; dated Feb 22 1300-P-V10; "1300-V-10 Unit Type Drawings"; dated Feb 22 1354-P-V0; "1354-V0 Unit Type Drawings"; dated Feb 22 1354-P-V0-BP; "1354 V0 Semi Plots 14-15 (Opp), 16-17 (Opp), 28-29 (Opp),74-75 (Opp); dated March 22 1385-P-V0; "1385-V0 Unit Type Drawings"; dated Feb 22 1620-P-V6; "1620-V6 Unit Type Drawings"; dated Feb 22 1760-P-V6; "1760-V6 Unit Type Drawings"; dated Feb 22 1760-P-V8; "1760-V8 Unit Type Drawings"; dated Feb 22 1835 P V1; "1835 V1 Unit Type Drawings"; dated Feb 22 2105-P-V0; "2105-V0 Unit Type Drawings"; dated Feb 22 2105-P-V3; "2015-V3 Unit Type Drawings"; dated Feb 22 2205-P-V3; "2005-V3 Unit Type Drawings"; dated Feb 22 2-1835V1-1159V1-P-BP; "2no. 1835 V1 + 1159 V1 Plots 18-20(Opp), 21-23(Opp), 78-80(Opp); dated March 22 3-1835V1-1159V1-P-BP; "3no. 1835 V1 + 1159 V1 Plots 10-13(Opp), 24-27(Opp); dated March 22 4-1045V1-P-BP; "1045-V1 4 Unit Block Drawings Horwich: Plots 1-4" dated June 22 4-1045V1/V3-P-BP; "1045-V1&V3 4 Unit Corner Block Drawings Horwich: Plots 5-8"; dated June 22 544-633-P-V0; "544-633-V0 Unit Type Drawings"; dated Feb 22 544-633-P-V2; "544-633-V2 Unit Type Drawings"; dated Feb 22 544-633-P-V2+V0-BP; "544-633V2AS/544-633V0OPP + 544-633V0AS/544- 633V2OPP Plots 49-56"; dated Mar 22 544-633-P-V7; "544-633-V7 Unit Type Drawings"; dated Feb 22 544-633-P-V7-BP; "544-633 V7 As/Opp Plots 86-89, 90-93"; dated March 22 661-P-V7; "611-V7 Unit Type Drawings"; dated Feb 22 661-P-V7-BP; "661 V7 Semi As/Opp Plots 190-191, 194-195"; dated March 22 775-P-V4; "755-V4 Unit Type Drawings"; dated Feb 22 775-P-V4S -BP; "755 V4 Semi Plots 40-41, 84-85, 100-101, 107-108"; dated March 22</p>	<p>1047-200 Rev A; " Gen2 House Type Portfolio 1047-V2-N" 1159 P V1; "1159 V1 Unit Type Drawings"; dated Feb 22 1159-100 Rev A; " Gen2 House Type Portfolio 1159-V1-N" 1159 V1Q-P-BP; "1159 V1 Quad Plots 57-60 (Opp); dated March 22 1164-P-V0; "1164-V0 Unit Type Drawings"; dated Feb 22 1164-P-V0-BP; "1164 V0 Plots 173-174 (Opp); dated March 22 1164S V4; dated 24/05/2022 1164-400-AR Rev A; " Gen2 House Type Portfolio 1164-400-AR" 1164-400 Rev A; " Gen2 House Type Portfolio 1164-V4-N" 1164-500; " Gen2 House Type Portfolio 1164-V5-N" 1164-1300; " Gen2 House Type Portfolio 1164-V13-N" 1164S -P-V0-BP; "1164 V0 Semi Horwich: plots 31-31, 33-34, 82-83, 171-172; dated March 22 1190-P-V1; "1190-V1 Unit Type Drawings"; dated Feb 22 1190-1300 Rev A; "Gen2 House Type Portfolio 1190-V13-S" 1300-P-V0; "1300-P-V0 Unit Type Drawings"; dated Feb 22 1300 P V10; "1300 V 10 Unit Type Drawings"; dated Feb 22 1300-1000 Rev A; " Gen2 House Type Portfolio 1300-V10-N" 1300-1300 Rev A; " Gen2 House Type Portfolio 1300-V13-N" 1354-P-V0; "1354-V0 Unit Type Drawings"; dated Feb 22 1354-P-V0-BP; "1354 V0 Semi Plots 14-15 (Opp), 16-17 (Opp), 28-29 (Opp),74-75 (Opp); dated March 22 1354-1400 Rev A; " Gen2 House Type Portfolio 1354-V14-N" 1385-P-V0; "1385-V0 Unit Type Drawings"; dated Feb 22 1385-1300 Rev A; " Gen2 House Type Portfolio 1385-V12-N" 1620-P-V6; "1620-V6 Unit Type Drawings"; dated Feb 22 1620-600 Rev A; " Gen2 House Type Portfolio 1620-V5-N" 1760-P-V6; "1760-V6 Unit Type Drawings"; dated Feb 22 1760 P V8; "1760 V8 Unit Type Drawings"; dated Feb 22 1760-800 Rev A; " Gen2 House Type Portfolio 1760-V8-N" 1835 P V1; "1835 V1 Unit Type Drawings"; dated Feb 22 1835-100 Rev A; " Gen2 House Type Portfolio 1835-V1-N" 2105-P-V0; "2105-V0 Unit Type Drawings"; dated Feb 22 2105 P V3; "2015 V3 Unit Type Drawings"; dated Feb 22 2205 P V3; "2005 V3 Unit Type Drawings"; dated Feb 22 2105-100 Rev A; " Gen2 House Type Portfolio 2105-V1-N" 2105-300 Rev A; " Gen2 House Type Portfolio 2105-V3-N" 2205-300 Rev A; " Gen2 House Type Portfolio 2205-V3-N" 2-1835V1-1159V1-P-BP; "2no. 1835 V1 + 1159 V1 Plots 18-20(Opp), 21-23(Opp), 78-80(Opp); dated March 22</p>
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	<p>873-P-V0+V2-BP; "873 V0+V2 Opp Plots 47-48(Opp) 103-104(Opp) 109 110(Opp) 167-168(Opp)"; dated March 22</p> <p>873-P-V2+V0-BP; "873 V2+V0 Plots 42-43, 105-106"; dated March 22</p> <p>880-P-V0; "880-V0 Unit Type Drawings"; dated Feb 22</p> <p>880-P-V2; "880-V2 Unit Type Drawings"; dated Feb 22</p> <p>880-P-V4; "880-V4 Unit Type Drawings"; dated Feb 22</p> <p>880-P-V4S-BP; "880 V4 Semi Plots 38-39, 94-95, 96-97, 98-99, 169-170"; dated March 22</p> <p>880-P-V4T-BP; "880 V4 Triple Plots 35-37, 44-46(Opp)" dated March 22</p> <p>HGC01-P-BTL-001 Rev B; "Boundary Treatment Layout - Phase 1"; revision dated 13.04.2022</p> <p>HGC01-P-BTL-002 Rev B; "Boundary Treatment Layout - Phase 2"; revision dated 13.04.2022</p> <p>NS/MAN/BTD/01 Rev A; "1.8m Standard Closeboard Fence"; revision dated 25.11.20</p> <p>NS/MAN/BTD/02A; "2.1m Standard Closeboard Fence"; date Nov 20</p> <p>NS/MAN/BTD/04 Rev A; "3.6m of 1.8m Standard Closeboard Fence & 1.2m Post & Rail Fence"; revision dated 25.11.20</p> <p>NS/MAN/BTD/07; "1.8m Venetian Fence"; dated Apr 20</p> <p>NS/MAN/BTD/09; "1.8m Green Screen Fence"; dated Jun 20</p> <p>BTD_NS11; "1350mm Standard Closeboard Fence & 450mm Lattice Top (Fixed to masonry retaining wall); dated Dec 20</p> <p>BTD_NS11; "Typical 1100mm High Wrought Iron Railings on Retaining Wall"; dated Jan 21</p> <p>BTD_W17; "Typical 1.2m Brick Wall with Piers Creasing Tiles with Brick on Edge Capping"; dated Mar 22</p> <p>HGC01-P-SS-01 Rev B; "Site Sections 1"; revision dated 08.04.2022</p> <p>HGC01-P-EX-001 Rev A; "External Works 1"; revision dated 08.04.2022</p> <p>HGC01-P-EX-002 Rev B; "External Works 2"; revision dated 04.08.2022</p> <p>HGC01-P-HSL-001 Rev B; "Hard Surfacing"; dated Mar 22</p> <p>HGC01-P-PS-011 Rev F; "Phase 1 & 2 Plot Schedule"; received 1 Sept 2022</p>	<p>3-1835V1-1159V1-P-BP; "3no. 1835 V1 + 1159 V1 Plots 10-13(Opp), 24-27(Opp); dated March 22</p> <p>4-1045V1-P-BP; "1045-V1 4 Unit Block Drawings Horwich: Plots 1-4" dated June 22</p> <p>4-1045V1/V3-P-BP; "1045-V1&V3 4 Unit Corner Block Drawings Horwich: Plots 5-8"; dated June 22</p> <p>1045-100 Rev A; "Gen 2 House Type Portfolio 1045-V1-X"</p> <p>1045-300 Rev A; "Gen 2 House Type Portfolio 1045-V3-X"</p> <p>544-633-P-V0; "544-633-V0 Unit Type Drawings"; dated Feb 22</p> <p>544-633-P-V2; "544-633-V2 Unit Type Drawings"; dated Feb 22</p> <p>544-633-P-V2-V0-BP; "544-633V2AS/544-633V0OPP + 544-633V0AS/544-633V2OPP Plots 49-56"; dated Mar 22</p> <p>544-633-P-V7; "544-633-V7 Unit Type Drawings"; dated Feb 22</p> <p>544-633-P-V7-BP; "544-633-V7 As/Opp Plots 86-89, 90-93"; dated March 22</p> <p>661-P-V7; "611-V7 Unit Type Drawings"; dated Feb 22</p> <p>544/633-000 Rev A; "Gen2 House Type Portfolio 544/633-V0-AR"</p> <p>544/633-200 Rev A; "Gen2 House Type Portfolio 544/633-V2-AR"</p> <p>544/633-700 Rev A; "Gen2 House Type Portfolio 544/633-V7-AR"</p> <p>661-P-V7-BP; "661 V7 Semi As/Opp Plots 190-191, 194-195"; dated March 22</p> <p>775-P-V4; "755-V4 Unit Type Drawings"; dated Feb 22</p> <p>775-P-V4S-BP; "755 V4 Semi Plots 40-41, 84-85, 100-101, 107-108"; dated March 22</p> <p>873-P-V0+V2-BP; "873 V0+V2 Opp Plots 47-48(Opp) 103-104(Opp) 109 110(Opp) 167-168(Opp)"; dated March 22</p> <p>873-P-V2+V0-BP; "873 V2+V0 Plots 42-43, 105-106"; dated March 22</p> <p>880-P-V0; "880-V0 Unit Type Drawings"; dated Feb 22</p> <p>880-P-V2; "880-V2 Unit Type Drawings"; dated Feb 22</p> <p>880-P-V4; "880-V4 Unit Type Drawings"; dated Feb 22</p> <p>880-P-V4S-BP; "880 V4 Semi Plots 38-39, 94-95, 96-97, 98-99, 169-170"; dated March 22</p> <p>880-P-V4T-BP; "880 V4 Triple Plots 35-37, 44-46(Opp)" dated March 22</p> <p>880-200 Rev A; "Gen2 House Type Portfolio 880-V2-X"</p> <p>880-400 Rev A; "Gen2 House Type Portfolio 880-V4-X"</p> <p>HGC01-P-BTL-001 Rev B; "Boundary Treatment Layout - Phase 1"; revision dated 13.04.2022</p> <p>HGC01-P-BTL-001 Rev I; "Boundary Treatment Layout - Phase 1"</p> <p>HGC01-P-BTL-002 Rev B; "Boundary Treatment Layout - Phase 2"; revision dated 13.04.2022</p>
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	<p>HGC01-P-SL-007 Rev C; "Tenure Masterplan"; revision dated 13.04.2022 HGC01-P-WMP-001 Rev C; "Waste Management Plan - Phase 1"; revision dated 04.08.2022 HGC01-P-WMP-002 Rev B; "Waste Management Plan - Phase 2"; revision dated 13.04.2022 P20-0622.100 Rev A; "Landscape Strategy"; revision dated 04.08.22</p>	<p>NS/MAN/BTD/01 Rev A; "1.8m Standard Closeboard Fence"; revision dated 25.11.20 NS/MAN/BTD/02A; "2.1m Standard Closeboard Fence"; dated N 20 NS/MAN/BTD/04 Rev A; "3.6m of 1.8m Standard Closeboard Fence & 1.2m Post & Rail Fence"; revision dated 25.11.20 NS/MAN/BTD/07; "1.8m Venetian Fence"; dated Apr 20 NS/MAN/BTD/09; "1.8m Green Screen Fence"; dated Jun 20 BTD_NS11; "1350mm Standard Closeboard Fence & 450mm Lattice Top (Fixed to masonry retaining wall); dated Dec 20 BTD_NSR01; "Typical 1100mm High Wrought Iron Railings on Retaining Wall"; dated Jan 21 BTD_W17; "Typical 1.2m Brick Wall with Piers Creasing Tiles with Brick on Edge Capping"; dated Mar 22 HGC01-P-SS-01 Rev B; "Site Sections 1"; revision dated 08.04.2022 HGC01-P-EX-001 Rev A; "External Works 1"; revision dated 08.04.2022 HGC01-P-EX-002 Rev B; "External Works 2"; revision dated 04.08.2022 HGC01-P-HSL-001 Rev B; "Hard Surfacing"; dated Mar 22 HGC01-P-HSLP1-001 Rev H; Hard Surfacing – Phase 1 HGC01-P-PS-011 Rev F; "Phase 1 & 2 Plot Schedule"; received 15 Sept 2022 HGC01-P-SL-007 Rev C; "Tenure Masterplan"; revision dated 13.04.2022 HGC01-P-WMP-001 Rev C; "Waste Management Plan – Phase 1"; revision dated 04.08.2022 HGC01-P-WMP Rev H; "Waste Management Plan – Phase 1" HGC01-P-WMP-002 Rev B; "Waste Management Plan - Phase 2"; revision dated 13.04.2022 P20-0622.100 Rev A; "Landscape Strategy"; revision dated 04.08.22 VR01-ASHP Rev B; "Air Source Heat Pump" VR01-EV Rev C; "EV Location Plan" VR01-FBLP; "Feature Brick Location Plan" 23-5006-F20 Rev C; "Ecocrib Retaining Walls" HGC01-C-ISP-001 Rev B; "Incoming Services Plan" HGC01-P-ML-001 Rev K; "Materials Layout"</p>
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