

Charles Church Developments Ltd & Thakeham Homes Limited
Sam Sykes
ECE Planning Limited
64-68 Brighton Road
Worthing
West Sussex
BN11 2EN

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/22/3049

DESCRIPTION: RESIDENTIAL DEVELOPMENT, CONSISTING OF 260 DWELLINGS WITH VEHICULAR, PEDESTRIAN AND CYCLE ACCESS, CAR PARKING, OPEN SPACE, PLAY SPACE, ECOLOGICAL AREAS, ATTENUATION PONDS, LANDSCAPING AND ALL OTHER ASSOCIATED WORKS. (AMENDED PLANS RECEIVED 19TH APRIL RELATING TO DESIGN AND LANDSCAPING, AND ADDITIONAL/AMENDED SUPPORTING INFORMATION RELATING TO DRAINAGE, ECOLOGY, BNG, TREES, ENERGY AND A CONSTRUCTION MANAGEMENT PLAN)

LOCATION: LAND EAST OF KEYMER ROAD AND SOUTH OF FOLDERS LANE, BURGESS HILL, WEST SUSSEX,

DECISION DATE: 26 JUL 2023

**CASE OFFICER: STEPHEN ASHDOWN -
STEVE.ASHDOWN@MIDSUSSEX.GOV.UK**

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place, including any works of site clearance, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall include, and not be restricted to, the following matters;
- (a) the anticipated number, frequency and types of vehicles used during construction,
 - (b) the method of access and routing of vehicles during construction,
 - (c) the parking of vehicles by site operatives and visitors,
 - (d) the loading and unloading of plant, materials and waste,
 - (e) the storage of plant and materials used in construction of the development,
 - (f) details of both construction working hours and construction delivery times
 - (g) the erection and maintenance of security hoarding,
 - (h) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - (i) measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
 - (j) measures to control noise or vibration affecting nearby residents,
 - (k) any artificial illumination
 - (l) details of public engagement both prior to and during construction works.
 - (m) measures to monitor and control noise and vibration affecting nearby residents
 - (n) pollution incident control and site contact details in case of complaints

Reason: To ensure safe and neighbourly construction in the interests of amenity and road safety and to accord with Policies DP21, DP26 and DP29 of the Mid Sussex District Plan 2014-2031.

3. A Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period in each respective phase of the approved 'phasing plan', and strictly in accordance with the approved details.

Reason: To protect the ecological value of the site during construction and to comply with policy DP38 of the Mid Sussex District Plan 2014-2031 and policies SA GEN and SA13 of the Site Allocations Development Plan Document 2022.

4. Before the development is commenced, a scheme for the offsetting of biodiversity impacts at the site shall be submitted to and approved in writing by the Local Planning Authority. This should be supported by a biodiversity metric for the site, and appropriate legal agreements to secure any third party delivery of ongoing habitat management requirements.

The Offsetting scheme shall include:

- i. Identification of receptor site,
- ii. Details of the offsetting requirements of the development in accordance with Defra biodiversity metric (3.1), which has been calculated at 59.39 Biodiversity Units, 9 hedgerow units and 0.19 river units;
- iii. The provision of evidence of arrangements to secure the delivery of offsetting measures; and
- iv. A management and monitoring plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme, and details of the monitoring authority.

The management and monitoring plan is to include:

- a. Description of all habitats(s) to be created/restored/enhanced within the scheme including expected management condition and total area;
- b. Review of Ecological constraints;
- c. Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works (for example, lowering of soil pH via application of elemental sulphur);
- d. Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location or proposed works;
- e. Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;
- f. Identification of persons responsible for implementing the works;
- g. A timetable of ecological monitoring to assess the success of all habitats creation/enhancement. Ecological monitoring reports should be submitted to the relevant monitoring authority every 5 years.
- h. The inclusion of a feedback mechanism to the relevant monitoring authority, allowing for the alteration of working methods/management prescriptions, should the monitoring deem it necessary.

The arrangement necessary to secure the delivery of the offsetting measures shall be executed prior to written approval by the Local Planning Authority. The offsetting scheme shall thereafter be implemented in accordance with the requirements of the approved scheme.

Reason; To ensure a biodiversity net gain and to accord with policy DP38 of the Mid Sussex District Plan 2014-2031, and policies SA GEN and SA13 of the Site Allocations Development Plan Document 2022.

5. The development, in any particular phase (as defined on the approved 'phasing plan) hereby permitted, shall not commence unless and until details of a Great Crest Newt Mitigation Strategy has been submitted to, and approved in writing in Local Planning Authority.

The development will thereafter only be implemented in accordance with the approved Mitigation Strategy.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to accord with policy DP38 of the Mid Sussex District Plan and policies SA gen and SA13 of the Site Allocations Development Plan Document 2022.

6. The development, in any particular phase (as defined on the approved 'phasing plan) hereby permitted, shall not commence, unless and until details of a Reptile Mitigation Strategy has been submitted to, and approved in writing in Local Planning Authority.

The development will thereafter only be implemented in accordance with the approved Mitigation Strategy.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to accord with policy DP38 of the Mid Sussex District Plan and policies SA gen and SA13 of the Site Allocations Development Plan Document 2022.

7. The development, in any particular phase (as defined on the approved 'phasing plan) hereby permitted, shall not commence, unless and until details of a Landscape and Ecology Management Plan has been submitted to, and approved in writing in Local Planning Authority.

The development will thereafter only be implemented in accordance with the approved Mitigation Strategy.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to accord with policy DP38 of the Mid Sussex District Plan and policies SA gen and SA13 of the Site Allocations Development Plan Document 2022.

8. The development, in any particular phase (as defined on the approved 'phasing plan) hereby permitted, shall not commence, unless and until details of a Habitat and Management and Monitoring Plan has been submitted to, and approved in writing in Local Planning Authority.

The development will thereafter only be implemented in accordance with the approved Mitigation Strategy.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to accord with policy DP38 of the Mid Sussex District Plan and policies SA gen and SA13 of the Site Allocations Development Plan Document 2022.

9. The development hereby permitted shall not commence unless and until details of the proposed flood risk management, to include detailed calculations, construction drawings including cross sections of the proposed crossings and associated flood compensation areas (ensuring water can flow freely in and out of the areas), and a detailed construction method statement (which ensures protection of the ordinary watercourse), have been submitted to and approved in writing by the local planning authority. The details shall also include a timetable for its implementation, per phase, and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. No building shall be occupied until all the approved flood risk management works, per phase, have been carried out in accordance with the approved details. Maintenance and management in perpetuity should be in accordance with the approved details.

Reason: In the interests of protecting the natural environment and ensuring flood risk is not increased on or off site and to comply with policy DP41 of the Mid Sussex District Plan 2014-2031.

10. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The details for each phase shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management in perpetuity should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and policy DP41 of the Mid Sussex District Plan 2014-2031 and policy SA13 of the Site Allocations Development Plan Document 2022.

11. No development shall take place, per phase as defined on the approved 'phasing plan', unless and until details of the existing and proposed site levels, of that particular phase, have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development does not prejudice the appearance of the locality and to accord with Policy DP26 of the Mid Sussex District Plan 2014-2031.

12. i) No development or preliminary groundworks of any kind shall take place, per phase as defined on the approved 'phasing plan', until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation, for that particular phase, which has been submitted by the applicant, and approved in writing by the Local Planning Authority.
- ii) For each respective phase, no development or preliminary groundworks of any kind shall take place until the completion of the programme of geophysical survey and archaeological trial-trenching evaluation identified in the Written Scheme of Investigation defined in Part (a) and confirmed by the Local Planning Authority's archaeological advisors.

iii) A mitigation strategy, for each respective phase, detailing the excavation / preservation strategy shall be submitted to the Local Planning Authority following the completion of the archaeological evaluation.

iv) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the Local Planning Authority.

v) The applicant will submit to the local planning authority a post excavation assessment for each respective phase (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Local Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: To protect the archaeological value of the site and to accord with policy DP34 of the Mid Sussex District Plan 2014-2031.

13. Prior to the commencement of any residential part of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. The scheme shall be in accordance with, and to the value calculated in Appendix C of the submitted RPS Air Quality Assessment (ref JAR02981, Aug 2022). All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Reason: To protect air quality and to accord with policy SA38 of the Site Allocations Development Plan Document 2022.

14. No development, in each respective phase of the approved 'phasing plan', shall be carried out unless and until samples of materials and finishes to be used for external walls and roofs of the proposed buildings, have been submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014-2031.

15. The development hereby permitted shall not commence, per phase as defined on the approved 'phasing plan', until such time as an Arboricultural Method Statement, for that particular phase, has been submitted to, and in approved in writing by, the Local Planning Authority. The Method Statement shall include, but not be restricted to, measures to put in place to protect retained trees and hedgerows during construction and details of how work within RPA's will be undertaken. The development shall only be implemented in accordance with the approved details.

Reason: To protect to the retained vegetation of site and to accord with policy DP37 of the Mid Sussex District Plan 2014-2031 and policy SA13 of the Site Allocations Development Plan Document 2022.

16. In each respective phase of the approved 'phasing plan', no development above ground floor slab level shall commence until details of the photovoltaic panels to be installed as part of the construction process on approved the dwellings have been submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall include the location, specification of the panels and a typical 1:20 detailed cross section drawing of the panel within the roof. The dwellings shall thereafter only be built in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with policy DP26 of the Mid Sussex District Plan and policy SA13 of the Site Allocations Development Plan Document 2022.

17. In each respective phase of the approved 'phasing plan', no development above ground floor slab level shall commence until full details of a hard and soft landscaping scheme have been submitted to, and approved in writing, by, the Local Planning Authority.

The works shall be carried out prior to the occupation of that particular phase of the development. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and policy SA13 of the Site Allocations Development Plan Document 2022.

18. In each respective phase of the approved 'phasing plan', no development above ground floor slab level shall commence until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to accord with policy DP38 of the Mid Sussex District Plan 2014-2031 and policies SA GEN and SA13 of the Site Allocation Development Plan Document 2022.

19. Prior to the commencement of construction of any dwellings or building above ground floor slab, in each respective phase of the approved 'phasing plan', details of the proposed means of enclosure for residential properties and retained spaces in that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to accord with policy DP26 of the Mid Sussex District Plan 2014-2031 and policy SA13 of the Site Allocations Development Plan Document.

20. Prior to the commencement of construction of each of the four M4(3)(2)(b) dwellings final detailed plans for these four dwellings and their associated car parking spaces demonstrating compliance, shall be submitted to and approved in writing, by the Local Planning Authority. The units shall only be constructed in accordance with the approved details.

Reason: To ensure that the units are fully wheelchair accessible and to accord with policy DP28 of the Mid Sussex District Plan 2014-2031.

21. Prior to the commencement of construction of any dwellings or building above ground floor slab, details of the means of protecting the rear garden of Brookwood from users of the proposed pedestrian link to Keymer Road shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be completed in full prior to the pedestrian link being made available for first use.

Reason: To mitigate the impact on residential amenities of Brookwood and to accord with policy DP26 of the Mid Sussex District Plan 2014-2031.

22. Prior to the commencement of construction of any dwellings or building above ground floor slab, within the southern land only (as identified on the approved phasing plan), details of the proposed play equipment and layout (including enclosure) of the LEAP, future management arrangements and timetable for its implementation, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure that satisfactory play provision is provided and to accord with policy DP24 of the Mid Sussex District Plan 2014-2031.

23. Prior to the commencement of construction of any dwellings or building above ground floor slab, a programme for the construction of the works shown on drawing no.14-205/215 Rev B 'Proposed Pedestrian Infrastructure' shall be submitted to and approved in writing with the Local Planning authority. The development shall only be implemented in accordance with the agreed programme.

Reason: To provide alternative travel options to the use of the car and to accord with policy DP21 of the Mid Sussex District Plan 2014-2031 and the policies SA GEN and SA13 of the Site Allocations Development Plan Document 2022.

24. No dwelling hereby approved shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing no 14-205/205G 'Proposed Keymer Road site access'.

Reason: In the interest of road safety and to accord with policy DP21 of the Mid Sussex District Plan 2014-2031 and policy SA13 of the Site Allocations Development Plan Document 2022.

25. No dwelling(s) shall be occupied until the car parking space(s) serving the respective dwelling(s) have been constructed and made available for use in accordance with the approved plans. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and to accord with policy DP21 of the Mid Sussex District Plan 2014 - 2031 and policy SA13 of the Site Allocations Development Plan Document.

26. No dwelling(s) shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with policy DP21 of the Mid Sussex District Plan 2014-2031 and policy SA13 of the Site Allocations Development Plan Document 2022.

27. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: In the interests of health of future occupiers and to accord with paragraph 183 of the National Planning Policy Framework.

28. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and to accord with policy DP21 of the Mid Sussex District Plan 2014-2031 and policy SA13 of the Site Allocations Development Plan Document 2022.

29. No dwelling, in any phase, shall be first occupied until a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme for that phase), has been submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanisms. The verification report should clearly identify the individual plot numbers to which the details relate in order to allow these plots to be occupied, whilst other dwellings within the same phase are still under construction.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and policy DP41 of the Mid Sussex District Plan 2014-2031.

30. The following windows shall be permanently maintained as obscurely glazed up to an internal height of height of 1.7m and fan light opening;
- Plot 59 - first floor rear facing kitchen, bathroom and landing windows
 - Plot 67 - first floor flank elevation bathroom window.

Reason: To protect residential amenities and to accord with policy DP26 of the Mid Sussex District Plan 2014-2031.

31. The development hereby permitted shall only be implemented in accordance with the details contained Ecological Impact Assessment Revision E (CSA Environmental, December 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to accord with policy DP38 of the Mid Sussex District Plan 2014-2031 and the policies SA GEN and SA13 of the Site Allocations Development Plan Document 2022.

32. The development hereby permitted shall only be implemented in accordance with the details set out in the 'Energy Statement' by Southern Energy Consultants dated the 18th April 2023.

Reason: To achieve the stated aim of 'net zero' and improve the sustainability of the development, and to accord with policy DP39 of the Mid Sussex District Plan 2014-2031.

33. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage

that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

3. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
4. Temporary directional signs to housing developments (Major apps only 10 units +) The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporarydevelopment-signs/#overview>

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location Plan	LP-01	A	20.12.2022
Proposed Elevations	P.241-SR.e	B	19.04.2023
Proposed Floor Plans	P.241-SR.p	A	19.04.2023
Proposed Elevations	P.242-SR.e	B	19.04.2023
Proposed Floor Plans	P.242-SR.p	A	19.04.2023
Proposed Elevations	P.243-SR.e	B	19.04.2023
Proposed Elevations	P.243-SR.p	A	19.04.2023
Proposed Elevations	P.244-SR.e	B	19.04.2023
Proposed Floor Plans	P.244-SR.p	B	19.04.2023
Proposed Elevations	P.245-SR.e	A	19.04.2023
Proposed Floor Plans	P.245-SR.p	A	19.04.2023
Proposed Elevations	P.246-247-SR.e	A	19.04.2023
Proposed Floor Plans	P.246-247-SR.p	A	19.04.2023
Proposed Elevations	P.248-SR.e	B	19.04.2023
Proposed Floor Plans	P.248-SR.p	A	19.04.2023
Proposed Elevations	P.249-SR.e	A	19.04.2023
Proposed Floor Plans	P.249-SR.p	A	19.04.2023
Proposed Elevations	P.250-SR.e	A	19.04.2023
Proposed Floor Plans	P.250-SR.p	A	19.04.2023
Proposed Elevations	P.251-SR.e	A	19.04.2023
Proposed Floor Plans	P.251-SR.p	A	19.04.2023
Proposed Elevations	P.252-SR.e	A	19.04.2023

Proposed Floor Plans	P.252-SR.p	A	19.04.2023
Proposed Elevations	P.253-SR.e	A	19.04.2023
Proposed Floor Plans	P.253-SR.p	A	19.04.2023
Proposed Elevations	P.254-SR.e	A	19.04.2023
Proposed Floor Plans	P.254-SR.p	A	19.04.2023
Proposed Elevations	P.255-SR.e	A	19.04.2023
Proposed Floor Plans	P.255-SR.p	A	19.04.2023
Proposed Elevations	P.256-SR.e	B	19.04.2023
Planning Layout	CSL.01	E	19.04.2023
Block Plan	BP.01	A	20.12.2022
Planning Layout	SL.01	E	19.04.2023
Block Plan	BP.02	A	20.12.2022
Site Plan	DP.01	F	20.12.0202
Site Plan	UMP.01	B	20.12.2022
Site Plan	MP.01	B	20.12.2022
Lighting Layout/Light Pollution	LPP.01	B	20.12.2023
Parking Layout	PAL.01	D	08.06.2023
Site Plan	RCL.01	C	19.04.2023
Site Plan	SHP.01	B	20.12.2022
Site Plan	TP.01	B	19.04.2023
Proposed Elevations	P.1-2-UE.e	A	20.12.2022
Proposed Floor Plans	P.1-2-UE.p	A	20.12.2022
Proposed Elevations	P.3-4-UE.e	A	20.12.2022
Proposed Floor Plans	P.3-4-UE.p	A	20.12.2022
Proposed Elevations	P.5-6-UE.e	A	20.12.2022
Proposed Floor Plans	P.5-6-UE.p	A	20.12.2022
Proposed Elevations	P.7-UE.e	A	20.12.2022
Proposed Floor Plans	P.7-UE.p	A	20.12.2022
Proposed Elevations	P.8-UE.e	A	20.12.2022
Proposed Floor Plans	P.8-UE.p	A	20.12.2022
Proposed Roof Plan	P.8-UE.rp	A	20.12.2022
Proposed Elevations	P.9-UE.e	A	20.12.2022
Proposed Floor Plans	P.9-UE.p	A	20.12.2022
Proposed Elevations	P.10-11-UE.e	A	20.12.2022
Proposed Floor Plans	P.10-11-UE.p	A	20.12.2022
Proposed Roof Plan	P.10-11-UE.rp	A	20.12.2022
Proposed Elevations	P.12-13-UE.e	A	20.12.2022
Proposed Floor Plans	P.12-13-UE.p	A	20.12.2022
Proposed Roof Plan	P.12-13-UE.rp	A	20.12.2022
Proposed Elevations	P.14-UE.e	A	20.12.2022
Proposed Floor Plans	P.14-UE.p	A	20.12.2022
Proposed Elevations	P.15-UE.e	A	20.12.2022
Proposed Floor Plans	P.15-UE.p	A	20.12.2022
Proposed Elevations	P.16-17-UE.e	A	20.12.2022
Proposed Floor Plans	P.16-17-UE.p	A	20.12.2022
Proposed Elevations	P.18-20-UE.e1	A	19.04.2023
Proposed Floor Plans	P.18-20-UE.e2	A	19.04.2023
Proposed Elevations	P.18-20-UE.p	A	19.04.2023
Proposed Roof Plan	P.18-20-UE.rp	A	19.04.2023
Proposed Elevations	P.21-22-UE.e	A	20.12.2022
Proposed Floor Plans	P.21-22-UE.p	A	20.12.2022
Proposed Elevations	P.23-25-UE.e	A	20.12.2022
Proposed Floor Plans	P.23-25-UE.p	A	20.12.2022
Proposed Elevations	P.26-UE.e	A	20.12.2022
Proposed Floor Plans	P.26-UE.p	A	20.12.2022

Proposed Elevations	P.27-30-UE.e	A	20.12.2022
Proposed Floor Plans	P.27-30-UE.p	A	20.12.2022
Proposed Floor Plans	P.121-UE.p	A	19.04.2023
Proposed Elevations	P.122-123-UE.e	B	19.04.2023
Proposed Floor Plans	P.122-123-UE.p	B	19.04.2023
Proposed Elevations	P.124-125-UE.e	B	19.04.2023
Proposed Floor Plans	P.124-125-UE.p	B	19.04.2023
Proposed Elevations	P.126-UE.e	B	19.04.2023
Proposed Floor Plans	P.126-UE.p	B	19.04.2023
Proposed Elevations	P.127-128-UE.e	B	19.04.2023
Proposed Floor Plans	P.127-128-UE.p	B	19.04.2023
Proposed Elevations	P.129-139-UE.e1	F	19.04.0023
Proposed Floor Plans	P.129-139-UE.e2	F	19.04.2023
Proposed Floor Plans	P.129-139-UE.p1	D	19.04.2023
Proposed Floor Plans	P.129-139-UE.p2	D	19.04.2023
Proposed Elevations	P.140-141-UE.e	B	19.04.2023
Proposed Floor Plans	P.256-SR.p	A	19.04.2023
Proposed Elevations	P.257-SR.e	B	19.04.2023
Proposed Floor Plans	P.257-SR.p	A	19.04.2023
Proposed Elevations	P.258-SR.e	B	19.04.2023
Proposed Floor Plans	P.258-SR.p	B	19.04.2023
Proposed Elevations	P.259-SR.e	A	19.04.2023
Proposed Floor Plans	P.259-SR.p	A	19.04.2023
Proposed Elevations	P.260-SR.e	B	19.04.2023
Proposed Floor Plans	P.260-SR.p	B	19.04.2023
Proposed Floor and Elevations Plan	BCS FB-E.pe	C	19.04.2023
Proposed Floor and Elevations Plan	GAR.01-CC.pe	C	19.04.2023
Proposed Floor and Elevations Plan	GAR.02-CC.pe	C	19.04.2023
General	KR_PP_01_Phasing Plan		19.04.2023
Landscaping Details	CSA/6098/116	N	19.04.2023
Proposed Roof Plan	P.27-30-UE.rp	A	20.12.2022
Proposed Elevations	P.31-32-UE.e	A	20.12.2022
Proposed Floor Plans	P.31-32-UE.p	A	20.12.2022
Proposed Elevations	P.33-34-UE.e	A	20.12.2022
Proposed Floor Plans	P.33-34-UE.p	A	20.12.2022
Proposed Elevations	P.35-UE.e	A	20.12.2022
Proposed Floor Plans	P.35-UE.p	A	20.12.2022
Proposed Elevations	P.36-UE.e	A	20.12.2022
Proposed Floor Plans	P.36-UE.p	A	20.12.2022
Proposed Elevations	P.37-38-UE.e	A	20.12.2022
Proposed Floor Plans	P.37-38-UE.p	A	20.12.2022
Proposed Elevations	P.39-UE.e	A	20.12.2022
Proposed Floor Plans	P.39-UE.p	A	20.12.2022

Proposed Elevations	P.40-UE.e	A	20.12.2022
Proposed Floor Plans	P.40-UE.p	A	20.12.2022
Proposed Elevations	P.41-42-UE.e	A	20.12.2022
Proposed Floor Plans	P.41-42-UE.p	A	20.12.2022
Proposed Elevations	P.43-44-UE.e	A	20.12.2022
Proposed Floor Plans	P.43-44-UE.p	A	20.12.2022
Proposed Elevations	P.45-46-UE.e	A	20.12.2022
Proposed Floor Plans	P.45-46-UE.p	A	20.12.2022
Proposed Elevations	P.47-48-UE.e	A	20.12.2022
Proposed Floor Plans	P.47-48-UE.p	A	20.12.2022
Proposed Elevations	P.49-50-UE.e	A	20.12.2022
Proposed Floor Plans	P.140-141-UE.p	B	19.04.2023
Proposed Elevations	P.142-UE.e	B	19.04.2023
Proposed Floor Plans	P.142-UE.p	B	19.04.2023
Proposed Elevations	P.143-UE.e	B	19.04.2023
Proposed Floor Plans	P.143-UE.p	B	19.04.2023
Proposed Elevations	P.144-145-UE.e	B	19.04.2023
Proposed Floor Plans	P.144-145-UE.p	B	19.04.2023
Proposed Elevations	P.146-147-UE.e	B	19.04.2023
Proposed Floor Plans	P.146-147-UE.p	B	19.04.2023
Proposed Elevations	P.148-160-UE.e1	D	19.04.2023
Proposed Elevations	P.148-160-UE.e2	D	19.04.2023
Proposed Floor Plans	P.148-160-UE.p1	B	19.04.2023
Proposed Floor Plans	P.148-160-UE.p2	B	19.04.2023
Proposed Floor Plans	P.148-160-UE.p3	B	19.04.2023
Proposed Floor Plans	P.148-160-UE.p4	B	19.04.2023
Proposed Elevations	P.161-161-UE.e	B	19.04.2023
Proposed Floor Plans	P.161-162-UE.p	A	19.04.2023
Proposed Elevations	P.163-UE.e	B	19.04.2023
Proposed Floor Plans	P.163-UE.p	B	19.04.2023
Proposed Elevations	P.164-166-UE.e	C	19.04.2023
Proposed Floor Plans	P.164-166-UE.p	C	19.04.2023
Proposed Elevations	P.167-168-UE.e	B	19.04.2023
Proposed Floor Plans	P.167-168-UE.p	B	19.04.2023
Proposed Elevations	P.169-170-UE.e	B	19.04.2023
Proposed Floor Plans	P.169-170-UE.p	B	19.04.2023

Proposed Elevations	P.171-172-UE.e	B	19.04.2023
Proposed Floor and Elevations Plan	P.171-172-UE.p	B	19.04.2023
Proposed Elevations	P.173-UE.e	B	19.04.2023
Proposed Floor Plans	P.173-UE.p	B	19.04.2023
Proposed Elevations	P.174-175-UE.e	B	19.04.2023
Proposed Floor Plans	P.174-175-UE.p	B	19.04.2023
Proposed Elevations	P.176-UE.e	B	19.04.2023
Proposed Floor Plans	P.176-UE.p	B	19.04.2023
Proposed Elevations	P.177-178-UE.e	B	19.04.2023
Proposed Floor and Elevations Plan	P.177-178-UE.p	B	19.04.2023
Proposed Elevations	P.179-UE.e	B	19.04.2023
Proposed Floor Plans	P.179-UE.p	B	19.04.2023
Proposed Elevations	P.180-181-SU.e	A	19.04.2023
Proposed Floor Plans	P.180-181-SU.p	A	19.04.2023
Proposed Elevations	P.182-183-SU.e	A	19.04.2023
Proposed Floor Plans	P.182-183-SU.p	A	19.04.2023
Proposed Elevations	P.184-185-SU.e	A	19.04.2023
Proposed Floor Plans	P.184-185-SU.p	A	19.04.2023
Proposed Elevations	P.186-187-SU.e	A	19.04.2023
Proposed Floor Plans	P.186-187-SU.p	A	19.04.2023
Proposed Elevations	P.188-189-SU.ep	A	19.04.2023
Proposed Floor Plans	P.188-189-SU.p	A	19.04.2023
Proposed Elevations	P.190-SU.e	A	19.04.2023
Proposed Floor Plans	P.190-SU.p	A	19.04.2023
Proposed Elevations	P.191-SU.e	A	19.04.2023
Proposed Floor Plans	P.191-SU.p	A	19.04.2023
Proposed Elevations	P.192-SU.e	A	19.04.2023
Proposed Floor Plans	P.192-SU.p	A	19.04.2023
Proposed Elevations	P.193-SU.e	A	19.04.2023
Proposed Floor Plans	P.193-SU.p	A	19.04.2023
Proposed Elevations	P.194-SU.e	A	19.04.2023
Proposed Floor Plans	P.194-SU.p	A	19.04.2023
Proposed Elevations	P.195-SU.e	A	19.04.2023
Proposed Floor Plans	P.195-SU.p	A	19.04.2023
Proposed Elevations	P.196-SU.e	A	19.04.2023
Proposed Floor Plans	P.196-SU.p	A	19.04.2023
Proposed Elevations	P.197-198-SU.e	A	19.04.2023
Proposed Floor Plans	P.197-198-	A	19.04.2023

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Proposed Elevations	P.199-SU.e	A	19.04.2023
Proposed Floor Plans	P.199-SU.p	A	19.04.2023
Proposed Floor Plans	P.49-50-UE.p	A	20.12.2022
Proposed Elevations	P.51-58-UE.e	C	19.04.2023
Proposed Floor Plans	P.51-58-UE.p1	D	19.04.2023
Proposed Floor Plans	P.51-58-UE.p2	C	19.04.2023
Proposed Elevations	P.59-UE.e	B	19.04.2023
Proposed Floor Plans	P.59-UE.p	B	19.04.2023
Proposed Elevations	P.60-61-UE.e	A	20.12.2022
Proposed Floor Plans	P.60-61-UE.p	A	20.12.2022
Proposed Elevations	P.62-63-UE.e	A	20.12.2022
Proposed Floor Plans	P.62-63-UE.p	A	20.12.2022
Proposed Elevations	P.64-UE.e	A	20.12.2022
Proposed Floor Plans	P.64-UE.p	A	20.12.2022
Proposed Elevations	P.65-UE.e	A	20.12.2022
Proposed Floor Plans	P.65-UE.p	A	20.12.2022
Proposed Elevations	P.66-67-UE.e	A	20.12.2022
Proposed Floor Plans	P.66-67-UE.p	A	20.12.2022
Proposed Elevations	P.68-70-UE.e	A	20.12.2022
Proposed Floor Plans	P.68-70-UE.p	A	20.12.2022
Proposed Elevations	P.71-UE.e	A	20.12.2022
Proposed Floor Plans	P.71-UE.p	A	20.12.2022
Proposed Elevations	P.72-79-UE.e	D	19.04.2023
Proposed Floor Plans	P.72-79-UE.p1	C	19.04.2022
Proposed Floor Plans	P.72-79-UE.p2	C	19.04.2023
Proposed Elevations	P.80-81-UE.e	C	19.04.2023
Proposed Floor Plans	P.80-81-UE.p	C	19.04.2023
Proposed Elevations	P.82-85-SU.e	A	20.12.2022
Proposed Floor Plans	P.82-85-SU.p	A	20.12.2022
Proposed Roof Plan	P.82-85-SU.rp	A	20.12.2022
Proposed Elevations	P.86-88-SU.e	A	20.12.2022
Proposed Floor Plans	P.86-88-SU.p	A	20.12.2022
Proposed Roof Plan	P.86-88-SU.rp	A	20.12.2022
Proposed Elevations	P.89-90-SU.e	A	20.12.2022
Proposed Floor Plans	P.89-90-SU.p	A	20.12.2022
Proposed Elevations	P.91-SU.e	A	20.12.2022
Proposed Floor Plans	P.91-SU.p	A	20.12.2022
Proposed Elevations	P.92-SU.e	A	20.12.2022
Proposed Floor Plans	P.92-SU.p	A	20.12.2022
Proposed Elevations	P.93-95-SU.e	A	20.12.2022
Proposed Floor Plans	P.93-95-SU.p	A	20.12.2022
Proposed Roof Plan	P.93-95-SU.rp	A	20.12.2022
Proposed Elevations	P.96-101-SU.e	D	19.04.2023
Proposed Floor Plans	P.96-101-SU.p	C	19.04.2023
Proposed Elevations	P.102-UE.e	A	20.12.2022
Proposed Floor Plans	P.102-UE.p	A	20.12.2022
Proposed Elevations	P.103-UE.e	A	20.12.2022
Proposed Floor Plans	P.103-UE.p	A	20.12.2022
Proposed Elevations	P.104-UE.e	A	20.12.2022
Proposed Floor Plans	P.104-UE.p	A	20.12.2022
Proposed Elevations	P.105-UE.e	A	20.12.2022
Proposed Floor Plans	P.105-UE.p	A	20.12.2022
Proposed Elevations	P.106-UE.e	A	20.12.2022
Proposed Floor Plans	P.106-UE.p	A	20.12.2022

Proposed Elevations	P.107-UE.e	A	20.12.2022
Proposed Floor Plans	P.107-UE.p	A	20.12.2022
Proposed Elevations	P.108-UE.e	A	20.12.2022
Proposed Floor Plans	P.108-UE.p	A	20.12.2022
Proposed Elevations	P.200-SU.e	A	19.04.2023
Proposed Floor Plans	P.200-SU.p	A	19.04.2023
Proposed Elevations	P.201-SU.e	A	19.04.2023
Proposed Floor Plans	P.201-SU.p	A	19.04.2023
Proposed Elevations	P.202-SU.e	A	19.04.2023
Proposed Floor Plans	P.202-SU.p	A	19.04.2023
Proposed Elevations	P.203-SU.e	A	19.04.2023
Proposed Floor Plans	P.203-SU.p	A	19.04.2023
Proposed Elevations	P.204-SU.e	A	19.04.2023
Proposed Floor Plans	P.204-SU.p	A	19.04.2023
Proposed Elevations	P.205-SU.e	A	19.04.2023
Proposed Floor Plans	P.205-SU.p	A	19.04.2023
Proposed Elevations	P.206-216-SR.e1	F	19.04.2023
Proposed Elevations	P.206-216-SR.e2	F	19.04.2023
Proposed Floor Plans	P.206-216-SR.1p	E	19.04.2023
Proposed Floor Plans	P.206-216-SR.p2	D	19.04.2023
Proposed Elevations	P.217-218-SR.e	A	19.04.2023
Proposed Floor Plans	P.217-218-SR.p	A	19.04.2023
Proposed Elevations	P.219-SR.e	A	19.04.2023
Proposed Floor Plans	P.219-SR.p	A	19.04.2023
Proposed Elevations	P.220-SR.e	A	19.04.2023
Proposed Floor Plans	P.220-SR.p	A	19.04.2023
Proposed Elevations	P.221-SR.e	A	19.04.2023
Proposed Floor Plans	P.221-SR.p	A	19.04.2023
Proposed Elevations	P.223-SR.e	A	19.04.2023
Proposed Floor Plans	P.223-SR.p	A	19.04.2023
Proposed Elevations	P.224-SR.e	A	19.04.2023
Proposed Floor Plans	P.224-SR.p	A	19.04.2023
Proposed Elevations	P.225-226-SR.e	A	19.04.2023
Proposed Floor Plans	P.225-226-SR.p	A	19.04.2023
Proposed Elevations	P.227-SR.e	A	19.04.2023
Proposed Floor Plans	P.227-SR.p	A	19.04.2023
Proposed Elevations	P.228-229-SR.e	A	19.04.2023
Proposed Floor Plans	P.228-229-SR.p	A	19.04.2023
Proposed Elevations	P.230-SR.e	B	19.04.2023
Proposed Floor Plans	P.230-SR.p	A	19.04.2023
Proposed Elevations	P.231-SR.e	A	19.04.2023
Proposed Floor Plans	P.231-SR.p	A	19.04.2023
Proposed Elevations	P.232-SR.e	B	19.04.2023
Proposed Floor Plans	P.232-SR.p	A	19.04.2023
Proposed Elevations	P.233-SR.e	A	19.04.2023

Proposed Floor Plans	P.233-SR.p	A	19.04.2023
Proposed Elevations	P.234-SR.e	B	19.04.2023
Proposed Floor Plans	P.234-SR.p	B	19.04.2023
Proposed Elevations	P.235-SR.e	A	19.04.2023
Proposed Floor Plans	P.235-SR.p	A	19.04.2023
Proposed Elevations	P.236-SR.e	A	19.04.2023
Proposed Floor Plans	P.236-SR.p	A	19.04.2023
Proposed Elevations	P.237-SR.e	A	19.04.2023
Proposed Floor Plans	P.237-SR.p	A	19.04.2023
Proposed Elevations	P.238-SR.e	A	19.04.2023
Proposed Floor Plans	P.238-SR.p	A	19.04.2023
Proposed Elevations	P.239-240-SR.e	A	19.04.2023
Proposed Floor Plans	P.239-240-SR.p	A	19.04.2023
Proposed Elevations	P.109-UE.e	A	20.12.2022
Proposed Floor Plans	P.109-UE.p	A	20.12.2022
Proposed Elevations	P.110-UE.e	A	20.12.2022
Proposed Floor Plans	P.110-UE.p	A	20.12.2022
Proposed Elevations	P.111-112-UE.e	A	20.12.2022
Proposed Floor Plans	P.111-112-UE.p	A	20.12.2022
Proposed Elevations	P.113-UE.e	A	20.12.2022
Proposed Floor Plans	P.113-UE.p	A	20.12.2022
Proposed Elevations	P.114-115-UE.e	A	20.12.2022
Proposed Floor Plans	P.114-115-UE.p	A	20.12.2022
Proposed Elevations	P.116-117-UE.e	A	20.12.2022
Proposed Floor Plans	P.116-117-UE.p	A	20.12.2022
Proposed Roof Plan	P.116-117-UE.rp	A	20.12.2022
Proposed Elevations	P.118-119-UE.e	A	20.12.2022
Proposed Floor Plans	P.118-119-UE.p	A	20.12.2022
Proposed Roof Plan	P.118-119-UE.rp	A	20.12.2022
Proposed Elevations	P.120-UE.e	A	20.12.2022
Proposed Floor Plans	P.120-UE.p	A	20.12.2022
Proposed Floor and Elevations Plan	GAR.01-TH.pe	B	20.12.2022
Proposed Floor and Elevations Plan	GAR.02-TH.pe	B	20.12.2022
Proposed Floor and Elevations Plan	CP.01-TH.pe	C	19.04.2023
Proposed Floor and Elevations Plan	BCS FB-B	B	19.04.2022
Proposed Floor and Elevations Plan	BS FB-C	B	20.12.2022
Proposed Elevations	P.121-UE.e	A	19.04.2023

SA Blenheim

Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS
FORM

PEFULZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice;

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

