

Appendix 1: Application Drawings Schedule

Phase 3.2 & 4

Drawing Title	Approved Drawing Ref.	Status	Application
Car Barn Details - Plot 325 Plans & Elevations	S830/Ph3.2/CB/P3 25 REV A	Extant	Phase 3.2 NMA
Car Barn Details - Plots 317 - 318 Plans & Elevations	S830/Ph3.2/CB/P3 17-318	Extant	Phase 3.2 NMA
Colour Masterplan	D3023-FAB-00-XX-DR-L-1000 REV PL05	Extant	Phase 3.2 NMA
Foul & Surface Water Drainage Strategy 15.05.18 By Infrastructure Design Ltd	Issue 1	Partially Superseded RE: Phase 4	RM
Garage Details - Plot 312 Plans & Elevations	S830/Ph3.2/GD/03 REV A	Extant	Phase 3.2 NMA
Garage Details - Plots 307, 316, 319 & 326 Plans & Elevations	S830/Ph3.2/GD/01 REV B	Extant	Phase 3.2 NMA
Garage Details - Plots 332, 340 & 341 Plans & Elevations	S830/Ph3.2/GD/02 REV A	Extant	Phase 3.2 NMA
Plot 313 Elevations	S830/Ph3.2/P313/0 2 REV B	Extant	DC/23/0443 NMA
Plot 313 Elevations	S830/Ph3.2/P313/0 2 REV A	Extant	Phase 3.2 NMA
Plot 313 Floor Plans	S830/Ph3.2/P313/0 1 REV A	Extant	Phase 3.2 NMA
Plot 316 Elevations (Sheet 3)	S830/Ph3.2/P316/0 2 REV A	Extant	Phase 3.2 NMA
Plot 316 Floor Plans	S830/Ph3.2/P316/0 1 REV A	Extant	Phase 3.2 NMA
Plot 325 Elevations	S830/Ph3.2/P325/0 2 REV B	Extant	Phase 3.2 NMA
Plot 325 Floor Plans	S830/Ph3.2/P325/0 1 REV A	Extant	Phase 3.2 NMA
Plot 326 Elevations	S830/Ph3.2/P326/0 2 REV B	Extant	Phase 3.2 NMA
Plot 326 Floor Plans	S830/Ph3.2/P326/0 1 REV C	Extant	Phase 3.2 NMA
Plot 331 Elevations	S830/Ph3.2/P331/0 2 REV B	Extant	Phase 3.2 NMA
Plot 331 Floor Plans	S830/Ph3.2/P331/0 1 REV B	Extant	Phase 3.2 NMA
Plots 302 - 305 Elevations (Sheet 1)	S830/Ph3.2/P302- 305/04 REV B	Extant	Phase 3.2 NMA
Plots 302 - 305 Elevations (Sheet 2)	S830/Ph3.2/P302- 305/05 REV C	Extant	Phase 3.2 NMA
Plots 302 - 305 Elevations (Sheet 3)	S830/Ph3.2/P302- 305/06 REV B	Extant	Phase 3.2 NMA
Plots 302 - 305 First Floor Plans	R PLANS S830/Ph3.2/P302- 305/02 REV B	Extant	Phase 3.2 NMA
Plots 302 - 305 Ground Floor Plans	S830/Ph3.2/P302- 305/01 REV A	Extant	Phase 3.2 NMA
Plots 302 - 305 Second Floor Plans	S830/Ph3.2/P302- 305/03 REV A	Extant	Phase 3.2 NMA
Plots 306 & 307 Elevations (Sheet 2)	S830/Ph3.2/P306- 307/04 REV E	Extant	Phase 3.2 NMA
Plots 306 & 307 Ground & First Floor Plans	S830/Ph3.2/P306- 307/01 REV E	Extant	Phase 3.2 NMA
Plots 306 & 307 Second Floor Plans	S830/Ph3.2/P306- 307/02 REV B	Extant	Phase 3.2 NMA
Plots 306-307 Elevations (Sheet 1)	S830/Ph3.2/P306- 307/03 Rev C	Extant	Not included in the Decision Notice
Plots 308 - 309 Elevations (Sheet 2)	S830/Ph3.2/P308- 309/04 REV A	Extant	Phase 3.2 NMA
Plots 308 - 309 Ground & First Floor Plans	S830/Ph3.2/P308- 309/01 REV A	Extant	Phase 3.2 NMA
Plots 308 - 309 Second Floor Plans	S830/Ph3.2/P308- 309/02	Extant	Phase 3.2 NMA
Plots 308 - 319 Elevations (Sheet 1)	S830/Ph3.2/P308- 309/03 REV A	Extant	Phase 3.2 NMA
Plots 310 - 312 Elevations (Sheet 1)	S830/Ph3.2/P310- 312/04	Extant	Phase 3.2 NMA
Plots 310 - 312 Elevations (Sheet 2)	S830/Ph3.2/P310- 312/05	Extant	Phase 3.2 NMA
Plots 310 - 312 Elevations (Sheet 3)	S830/Ph3.2/P310- 312/06	Extant	Phase 3.2 NMA
Plots 310 - 312 First Floor Plans	S830/Ph3.2/P310- 312/02 REV A	Extant	Phase 3.2 NMA
Plots 310 - 312 Ground Floor Plans	S830/Ph3.2/P310- 312/01 REV A	Extant	Phase 3.2 NMA
Plots 310 - 312 Second Floor Plans	S830/Ph3.2/P310- 312/03 REV A	Extant	Phase 3.2 NMA
Plots 314 - 315 Elevations (Sheet 1)	S830/Ph3.2/P314-315/03	Extant	Phase 3.2 NMA
Plots 314 - 315 Elevations (Sheet 2)	S830/Ph3.2/P314- 315/04	Extant	Phase 3.2 NMA
Plots 314 - 315 Ground & First Floor Plans	S830/Ph3.2/P314- 315/01	Extant	Phase 3.2 NMA
Plots 314 - 315 Second Floor Plans	S830/Ph3.2/P314- 315/02	Extant	Phase 3.2 NMA
Plots 317 & 318 Elevations	S830/Ph3.2/P317- 318/02 REV B	Extant	Phase 3.2 NMA
Plots 317 & 318 Floor Plans	S830/Ph3.2/P317- 318/01 REV B	Extant	Phase 3.2 NMA
Plots 319 & 320 Elevations (Sheet 1)	S830/Ph3.2/P319- 320/04 REV B	Extant	Phase 3.2 NMA
Plots 319 & 320 Elevations (Sheet 2)	S830/Ph3.2/P319- 320/05 REV B	Extant	Phase 3.2 NMA
Plots 319 & 320 Ground Floor Plans	S830/Ph3.2/P319- 320/01 REV B	Extant	Phase 3.2 NMA
Plots 319 & 320 Second Floor Plans	S830/Ph3.2/P319- 320/03 REV B	Extant	Phase 3.2 NMA
Plots 321 & 322 Elevations (Sheet 1)	S830/Ph3.2/P321- 322/03 REV B	Extant	Phase 3.2 NMA
Plots 321 & 322 Elevations (Sheet 2)	S830/Ph3.2/P321- 322/04 REV B	Extant	Phase 3.2 NMA
Plots 321 & 322 Ground & First Floor Plans	S830/Ph3.2/P321- 322/01 REV A	Extant	Phase 3.2 NMA
Plots 321 & 322 Second Floor Plans	S830/Ph3.2/P321- 322/02 REV A	Extant	Phase 3.2 NMA
Plots 323 & 324 Elevations (Sheet 1)	S830/Ph3.2/P323- 324/02 REV B	Extant	Phase 3.2 NMA
Plots 323 & 324 Elevations (Sheet 2)	S830/Ph3.2/P323- 324/03 REV B	Extant	Phase 3.2 NMA
Plots 323 & 324 First Floor Plans	S830/Ph3.2/P323- 324/01.2 REV A	Extant	Phase 3.2 NMA
Plots 323 & 324 Ground Floor Plans	S830/Ph3.2/P323- 324/01.1 REV A	Extant	Phase 3.2 NMA
Plots 327 & 328 Elevations (Sheet 1)	S830/Ph3.2/P327- 328/02.1 REV C	Extant	Phase 3.2 NMA
Plots 327 & 328 Elevations (Sheet 2)	S830/Ph3.2/P327- 328/02.2 REV C	Extant	Phase 3.2 NMA
Plots 327 & 328 Floor Plans	S830/Ph3.2/P327- 328/01 REV A	Extant	Phase 3.2 NMA
Plots 329 & 330 Elevations (Sheet 1)	S830/Ph3.2/P329- 330/02.1 REV C	Extant	Phase 3.2 NMA
Plots 329 & 330 Elevations (Sheet 2)	S830/Ph3.2/P329- 330/02.2 REV C	Extant	Phase 3.2 NMA

Plots 329 & 330 Floor Plans	S830/Ph3.2/P329- 330/01 REV A	Extant	Phase 3.2 NMA
Plots 332 & 333 Elevations	S830/Ph3.2/P332- 333/02 REV A	Extant	Phase 3.2 NMA
Plots 332 & 333 Floor Plans	S830/Ph3.2/P332- 333/01 REV A	Extant	Phase 3.2 NMA
Plots 334 - 336 Floor Plans	S830/Ph3.2/P334- 336/01 REV A	Extant	Phase 3.2 NMA
Plots 337 - 339 Elevations	S830/Ph3.2/P337- 339/02 REV B	Extant	Phase 3.2 NMA
Plots 337 - 339 Floor Plans	S830/Ph3.2/P337- 339/01 REV A	Extant	Phase 3.2 NMA
Plots 340 & 341 Elevations	S830/Ph3.2/P340- 341/02 REV D	Extant	Phase 3.2 NMA
Plots 340 & 341 Floor Plans	S830/Ph3.2/P340- 341/01 REV C	Extant	Phase 3.2 NMA
Plots 342 - 343 Elevations (Sheet 1)	S830/Ph3.2/P342- 343/03 REV B	Extant	Phase 3.2 NMA
Plots 342 - 343 Elevations (Sheet 2)	S830/Ph3.2/P342- 343/04 REV B	Extant	Phase 3.2 NMA
Plots 342 & 343 Ground & First Floor Plans	S830/Ph3.2/P342- 343/01 REV B	Extant	Phase 3.2 NMA
Plots 342 & 343 Second Floor Plan	S830/Ph3.2/P342- 343/02 REV B	Extant	Phase 3.2 NMA
Plots 344 - 345 Elevations (Sheet 1)	S830/Ph3.2/P344- 345/03 REV B	Extant	Phase 3.2 NMA
Plots 344 - 345 Elevations (Sheet 2)	S830/Ph3.2/P344- 345/04 REV B	Extant	Phase 3.2 NMA
Plots 344 & 345 Ground & First Floor Plans	S830/Ph3.2/P344- 345/01 REV B	Extant	Phase 3.2 NMA
Plots 344 & 345 Second Floor Plan	S830/Ph3.2/P344- 345/02 REV B	Extant	Phase 3.2 NMA
Plots 346 - 348 Elevations	S830/Ph3.2/P346- 348/02 REV C	Extant	Phase 3.2 NMA
Plots 346 - 348 Floor Plans	S830/Ph3.2/P346- 348/01 REV B	Extant	Phase 3.2 NMA
Plots 349 - 351 Elevations	S830/Ph3.2/P349- 351/02 REV B	Extant	Phase 3.2 NMA
Plots 349 - 351 Floor Plans	S830/Ph3.2/P349- 351/01 REV A	Extant	Phase 3.2 NMA
Plots 352 - 355 Elevations	S830/Ph3.2/P352- 355/02 REV A	Extant	Phase 3.2 NMA
Plots 352 - 355 Floor Plans	S830/Ph3.2/P352- 355/01	Extant	Phase 3.2 NMA
Site Layout Sheet 1 Of 2	S832-3-100 REV V	Extant Phase 3.2. Partially Superseded RE: Phase 4	Phase 3.2 NMA
Transport Statement 15.05.18 By Infrastructure Design Ltd	Issue 1	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Written Scheme Of Investigation For Archaeological Evaluation Phases 3.2 And 4 & Allotments April 2018 By Archaeology South-East	NGR 515193 126086 ASE Project no. 180313	Extant	RM
Planting Key Plan	EXA_1728_250 Rev A	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Planting Plan Sheet 1 Of 11	EXA_1728_251 Rev A	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Planting Plan Sheet 2 Of 11	EXA_1728_252 Rev C	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Planting Plan Sheet 3 Of 11	EXA_1728_253 Rev C	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Planting Plan Sheet 4 Of 11	EXA_1728_254 Rev C	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Planting Plan Sheet 5 Of 11	EXA_1728_255 Rev C	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Planting Plan Sheet 6 Of 11	EXA_1728_256 Rev C	Superseded	RM
Planting Plan Sheet 7 Of 11	EXA_1728_257 Rev C	Superseded	RM
Planting Plan Sheet 8 Of 11	EXA_1728_258 Rev C	Superseded	RM
Planting Plan Sheet 9 Of 11	EXA_1728_259 Rev C	Superseded	RM
Planting Plan Sheet 10 Of 11	EXA_1728_260 Rev C	Superseded	RM
Planting Plan Sheet 11 Of 11	EXA_1728_261 Rev C	Superseded	RM
Planting Schedule	EXA_1728_270 Rev C	Superseded	RM
Typical Tree Pit Details	EXA_1728_280 Rev C	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Typical Planting Details	EXA_1728_290 Rev C	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Landscape Management & Maintenance Plan	EXA_1728_900	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Proposed External Surfacing Sheet 1 Of 2	IDL/760/P4/RM/07- 1	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Proposed External Surfacing Sheet 2 Of 2	IDL/760/P4/RM/07- 2	Superseded	RM
Tree Protection Plan	BERK21219- 03A(Phase 3.2 and 4 (sheet 1 of 2))	Partially Superseded RE: Phase 4	RM
Tree Protection Plan	BERK21219- 03A(Phase 3.2 and 4 (sheet 2 of 2))	Superseded	RM
Proposed Finished Floor Levels Sheet 1 Of 2	IDL/760/P4/RM/01- 1	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Proposed Finished Floor Levels Sheet 2 Of 2	IDL/760/P4/RM/01- 2	Superseded	RM
Drainage Strategy		Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Proposed Drainage Layout Sheet 1 Of 2	IDL/760/P4/RM/02- 1	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Proposed Drainage Layout Sheet 2 Of 2	IDL/760/P4/RM/02- 2	Superseded	RM
Exceedance Flow Road Layout Sheet 1 Of 2	IDL/760/P4/RM/03- 1	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Exceedance Flow Road Layout Sheet 2 Of 2	IDL/760/P4/RM/03- 2	Superseded	RM

Proposed Extents Of Onsite Highway Adoption Sheet 1 Of 2	IDL/760/P4/RM/04- 1	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Proposed Extents Of Onsite Highway Adoption Sheet 2 Of 2	IDL/760/P4/RM/04- 2	Superseded	RM
Highway Geometry Sheet 1 Of 2	IDL/760/P4/RM/05- 1	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Highway Geometry Sheet 2 Of 2	IDL/760/P4/RM/05- 2	Superseded	RM
Design & Access Statement Phases 3.2 & 4 Reserved Matters	Jun-18	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Affordable Housing Statement Phase 3.2 & 4 Reserved Matters	Jun-18	Superseded	RM
Arboricultural Impact Assessment & Method Statement 24.05.2018 By Acd Environmental	BERK21219aia amsA (phase 3.2 & 4) REV A	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Utility Statement Phase 3.2 And 4	May-18	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Waste Management Strategy Phase 3.2 And 4	May-18	Extant Phase 3.2. Partially Superseded RE: Phase 4	RM
Site Location Plan	S832/SLP/P3.4&4 REV A	Extant	RM
Plots 475- 483 Elevations (Sheet 4)	S830/Ph4/P475- 483/07 REV D	Superseded	Phase 4 NMA
Plots 475 - 483 First Floor Plans	S830/Ph4/P475- 483/02 REV D	Superseded	Phase 4 NMA
Plots 475- 483 Elevations (Sheet 1)	S830/Ph4/P475- 483/04 REV C	Superseded	Phase 4 NMA
Plots 475- 483 Elevations (Sheet 2)	S830/Ph4/P475- 483/05 REV C	Superseded	Phase 4 NMA
Plots 475- 483 Elevations (Sheet 3)	S830/Ph4/P475- 483/06 REV C	Superseded	Phase 4 NMA
Plots 505-506 Elevations	S830/Ph4/P505- 506/02 REV C	Superseded	Phase 4 NMA
Plots 505-506 Ground & First Floor Plans	S830/Ph4/P505- 506/01 REV C	Superseded	Phase 4 NMA
Plots 505-506 Second Floor Plans	S830/Ph4/P505- 506/01.1 REV C	Superseded	Phase 4 NMA
Plot 507 Elevations	S830/Ph4/P507/02 REV C	Superseded	Phase 4 NMA
Plot 507 Floor Plans	S830/Ph4/P507/01 REV C	Superseded	Phase 4 NMA
Site Layout - Sheet 2 Of 2	S832-3-101 REV T	Superseded	Phase 4 NMA
Plots 475 - 483 Ground Floor Plans	S830/Ph4/P475- 483/01 REV C	Superseded	Phase 4 NMA
Plots 475 - 483 Second Floor Plan	S830/Ph4/P475- 483/03 REV C	Superseded	Phase 4 NMA
Plots 484 - 486 Elevations	S830/Ph4/P484- 486/02 REV B	Superseded	Phase 4 NMA
Plots 484 - 486 Floor Plans	S830/Ph4/P484- 486/01 REV A	Superseded	Phase 4 NMA
Plots 487 - 488 Elevations	S830/Ph4/P487- 488/02 REV B	Superseded	Phase 4 NMA
Plots 487 - 488 Floor Plans	S830/Ph4/P487- 488/01 REV A	Superseded	Phase 4 NMA
Plots 489 - 490 Elevations	S830/Ph4/P489- 490/02 REV B	Superseded	Phase 4 NMA
Plots 489 - 490 Floor Plans	S830/Ph4/P489- 490/01 REV A	Superseded	Phase 4 NMA
Plots 491 - 492 Elevations	S830/Ph4/P491- 492/02 REV C	Superseded	Phase 4 NMA
Plots 491 - 492 Floor Plans	S830/Ph4/P491- 492/01 REV C	Superseded	Phase 4 NMA
Plots 493 - 495 Elevations	S830/Ph4/P493- 495/02 REV A	Superseded	Phase 4 NMA
Plots 493 - 495 Floor Plans	S830/Ph4/P493- 495/01	Superseded	Phase 4 NMA
Plots 496 - 497 Elevations	S830/Ph4/P496- 497/02 REV A	Superseded	Phase 4 NMA
Plots 496 - 497 Floor Plans	S830/Ph4/P496- 497/01 REV A	Superseded	Phase 4 NMA
Plot 504 Elevations	S830/Ph4/P504/02 REV B	Superseded	Phase 4 NMA
Plot 504 Floor Plans	S830/Ph4/P504/01 REV B	Superseded	Phase 4 NMA
Plot 508 Floor Plans	S830/Ph4/P508/01 REV B	Superseded	Phase 4 NMA
Plot 508 Elevations	S830/Ph4/P508/02 REV B	Superseded	Phase 4 NMA
Plots 509-510 Elevations	S830/Ph4/P509- 510/03 REV B	Superseded	Phase 4 NMA
Plots 509-510 Second Floor Plans	S830/Ph4/P509- 510/02 REV B	Superseded	Phase 4 NMA
Plots 509-510 Elevations	S830/Ph4/P509- 510/04 REV B	Superseded	Phase 4 NMA
Plots 511 - 514 Elevations	S830/Ph4/P511- 514/04 REV B	Superseded	Phase 4 NMA
Plots 511 - 514 Elevations	S830/Ph4/P511- 514/05 REV B	Superseded	Phase 4 NMA
Plots 511 - 514 Elevations	S830/Ph4/P511- 514/06 REV B	Superseded	Phase 4 NMA
Plots 511 - 514 Elevations	S830/Ph4/P511- 514/07 REV B	Superseded	Phase 4 NMA
Plots 511 - 514 Ground Floor Plans	S830/Ph4/P511- 514/02 REV B	Superseded	Phase 4 NMA
Plots 511 - 514 Second Floor Plans	S830/Ph4/P511- 514/03 REV B	Superseded	Phase 4 NMA
Plots 511 - 514 Ground Floor Plans	S830/Ph4/P511- 514/01 REV B	Superseded	Phase 4 NMA
Refuse/Cycle Store Floor Plan And Elevations	S830/Ph4/RC/01	Superseded	Phase 4 NMA
Electric Sub Station Plans And Elevations	S830/Ph4/SS/01 REV B	Extant Phase 3.2. Partially Superseded RE: Phase 4	Phase 4 NMA
Plots 425 - 433 Ground And First Floor Plans	S830/Ph4/P425- 433/01 REV B	Superseded	Phase 4 NMA
Plots 434 - 442 Ground And First Floor Plans	S830/Ph4/P434- 442/01, REV B	Superseded	Phase 4 NMA
Plots 450 - 451 Ground And First Floor Plans	S830/Ph4/P450- 451/01 REV B	Superseded	Phase 4 NMA
Plots 452- 453 Ground And First Floor Plans	S830/Ph4/P452- 453/01 REV A	Superseded	Phase 4 NMA
Plots 509-510 Ground And Floor Plans	S830/Ph4/P509- 510/01 REV B	Superseded	Phase 4 NMA
Car Barn Details - (Sheet 1) Floor Plans & Elevations	S830/Ph4/CB/01 REV B	Superseded	Phase 4 NMA
Plots 367 - 368 Floor Plans	S830/Ph4/P367- 368/01 REV A	Superseded	Phase 4 NMA
Plots 367 - 368 Elevations	S830/Ph4/P367- 368/02 REV A	Superseded	Phase 4 NMA
Garage Details - (Sheet 1) Floor Plans & Elevations	S830/Ph4/GD/01 REV A	Superseded	Phase 4 NMA
Car Barn Details - (Sheet 3) Floor Plans & Elevations	S830/Ph4/CB/03	Superseded	Phase 4 NMA

Car Barn Details - (Sheet 2) Floor Plans & Elevations	S830/Ph4/CB/P02 REV B	Superseded	Phase 4 NMA
Plots 387 - 388 First Floor Plans	S830/Ph4/P387- 388/02 REV A	Superseded	Phase 4 NMA
Plots 387 - 388 Elevations	S830/Ph4/P387- 388/03 REV A	Superseded	Phase 4 NMA
Plots 387 - 388 Ground Floor Plans	S830/Ph4/P387- 388/01 REV A	Superseded	Phase 4 NMA
Plots 389 - 391 Floor Plans	S830/Ph4/P389- 391/01 REV A	Superseded	Phase 4 NMA
Plots 389 - 391 Elevations	S830/Ph4/P389- 391/02 REV A	Superseded	Phase 4 NMA
Plots 392 - 395 Elevations	S830/Ph4/P392- 395/02 REV C	Superseded	Phase 4 NMA
Plots 392 - 395 Floor Plans	S830/Ph4/P392- 395/01 REV B	Superseded	Phase 4 NMA
Plots 396 & 397 Elevations (Sheet 1)	S830/Ph4/P396- 397/03 REV A	Superseded	Phase 4 NMA
Plots 396 & 397 Elevations (Sheet 2)	S830/Ph4/P396- 397/04 REV A	Superseded	Phase 4 NMA
Plots 396 & 397 Second Floor Plans	S830/Ph4/P396- 397/02 REV A	Superseded	Phase 4 NMA
Plots 396 & 397 Ground & First Floor Plans	S830/Ph4/P396- 397/01 REV A	Superseded	Phase 4 NMA
Plots 398 & 399 Elevations (Sheet 2)	S830/Ph4/P398- 399/05 REV A	Superseded	Phase 4 NMA
Plots 398 & 399 Elevations (Sheet 1)	S830/Ph4/P398- 399/04 REV A	Superseded	Phase 4 NMA
Plots 398 & 399 First Floor Plans	S830/Ph4/P398- 399/02 REV A	Superseded	Phase 4 NMA
Plots 398 & 399 Ground Floor Plans	S830/Ph4/P398- 399/01 REV A	Superseded	Phase 4 NMA
Plot 400 Floor Plans	S830/Ph4/P400/01 REV A	Superseded	Phase 4 NMA
Plot 400 Elevations	S830/Ph4/P400/02 REV A	Superseded	Phase 4 NMA
Plots 401 - 402 Elevations (Sheet 1)	S830/Ph4/P401- 402/03 REV A	Superseded	Phase 4 NMA
Plots 398 & 399 Second Floor Plans	S830/Ph4/P398- 399/03 REV A	Superseded	Phase 4 NMA
Plots 401 - 402 Ground & First Floor Plans	S830/Ph4/P401- 402/01 REV A	Superseded	Phase 4 NMA
Plots 401 - 402 Elevations (Sheet 2)	S830/Ph4/P401- 402/04 REV A	Superseded	Phase 4 NMA
Plots 401 - 402 Second Floor Plans	S830/Ph4/P401- 402/02 REV A	Superseded	Phase 4 NMA
Plot 403 Elevations	S830/Ph4/P403/02 REV C	Superseded	Phase 4 NMA
Plot 403 Plans	S830/Ph4/P403/01 REV C	Superseded	Phase 4 NMA
Plots 425 - 433 Elevations (Sheet 1)	S830/Ph4/P425- 433/03 REV B	Superseded	Phase 4 NMA
Plots 425 - 433 Elevations (Sheet 2)	S830/Ph4/P425- 433/04 REV B	Superseded	Phase 4 NMA
Plots 425 - 433 Second Floor Plans	S830/Ph4/P425- 433/02 REV B	Superseded	Phase 4 NMA
Plots 434 - 442 Elevations (Sheet 1)	S830/Ph4/P434- 442/03 REV B	Superseded	Phase 4 NMA
Plots 434 - 442 Second Floor Plans	S830/Ph4/P434- 442/02 REV B	Superseded	Phase 4 NMA
Plots 434 - 442 Elevations (Sheet 2)	S830/Ph4/P434- 442/04 REV B	Superseded	Phase 4 NMA
Plots 443 - 444 Elevations (Sheet 1)	S830/Ph4/P443- 444/02 REV B	Superseded	Phase 4 NMA
Plots 443 - 444 Plans	S830/Ph4/P443- 444/01 REV B	Superseded	Phase 4 NMA
Plots 445 - 446 Elevations (Sheet 2)	S830/Ph4/P445- 446/03 REV B	Superseded	Phase 4 NMA
Plots 443 - 444 Elevations (Sheet 2)	S830/Ph4/P443- 444/03 REV B	Superseded	Phase 4 NMA
Plots 445 - 446 Elevations (Sheet 1)	S830/Ph4/P445- 446/02 REV B	Superseded	Phase 4 NMA
Plots 445 - 446 Floor Plans	S830/Ph4/P445- 446/01 REV B	Superseded	Phase 4 NMA
Plot 447 Elevations	S830/Ph4/P447/02 REV C	Superseded	Phase 4 NMA
Plot 447 Floor Plans	S830/Ph4/P447/01 REV C	Superseded	Phase 4 NMA
Plot 448 Elevations	S830/Ph4/P448/02 REV B	Superseded	Phase 4 NMA
Plot 448 Floor Plans	S830/Ph4/P448/01 REV A	Superseded	Phase 4 NMA
Plot 449 Elevations	S830/Ph4/P449/02 REV A	Superseded	Phase 4 NMA
Plot 449 Floor Plans	S830/Ph4/P449/01 REV A	Superseded	Phase 4 NMA
Plots 450 - 451 Elevations	S830/Ph4/P450- 451/04 REV B	Superseded	Phase 4 NMA
Plots 450 - 451 Elevations	S830/Ph4/P450- 451/03 REV B	Superseded	Phase 4 NMA
Plots 452 - 453 Elevations	S830/Ph4/P452- 453/04 REV A	Superseded	Phase 4 NMA
Plots 450 - 451 Second Floor Plans	S830/Ph4/P450- 451/02 REV A	Superseded	Phase 4 NMA
Plots 452 - 453 Elevations	S830/Ph4/P452- 453/03 REV A	Superseded	Phase 4 NMA
Plots 452 - 453 Second Floor Plans	S830/Ph4/P452- 453/02 REV A	Superseded	Phase 4 NMA
Plots 454 - 456 Elevations	S830/Ph4/P454- 456/04 REV B	Superseded	Phase 4 NMA
Plots 454 - 456 Elevations	S830/Ph4/P454- 456/05 REV B	Superseded	Phase 4 NMA
Plots 454 - 456 Elevations	S830/Ph4/P454- 456/06 REV B	Superseded	Phase 4 NMA
Plots 454 - 456 Ground Floor Plans	S830/Ph4/P454- 456/01 REV A	Superseded	Phase 4 NMA
Plots 454 - 456 Second Floor Plans	S830/Ph4/P454- 456/03 REV A	Superseded	Phase 4 NMA
Plots 454 - 456 First Floor Plans	S830/Ph4/P454- 456/02 REV A	Superseded	Phase 4 NMA

Phase 4 Proposed

Drawing Title	Drawing Ref.
Plots 1-5 Ground Floor Plan	S830-INT-P4-00-DR-K-005-001-1-5
Plots 14-18 Ground Floor Plan	S830-INT-P4-00-DR-K-005-012-14-18
Plots 19-32 Ground Floor Plan	S830-INT-P4-00-DR-K-005-015-19-32
Plots 63-66 Ground Floor Plan	S830-INT-P4-00-DR-K-005-050-63-66
Plots 67-74 Ground Floor Plan	S830-INT-P4-00-DR-K-005-053-67-74
Plots 75-81 Ground Floor Plan	S830-INT-P4-00-DR-K-005-060-75-81
Plots 1-5 First Floor Plan	S830-INT-P4-01-DR-K-005-002-1-5
Plots 14-18 First Floor Plan	S830-INT-P4-01-DR-K-005-013-14-18
Plots 19-32 First Floor Plan	S830-INT-P4-01-DR-K-005-016-19-32
Plots 63-66 First Floor Plan	S830-INT-P4-01-DR-K-005-051-63-66
Plots 67-74 First Floor Plan	S830-INT-P4-01-DR-K-005-054-67-74
Plots 75-81 First Floor Plan	S830-INT-P4-01-DR-K-005-061-75-81
Plots 19-32 Second Floor Plan	S830-INT-P4-02-DR-K-005-017-19-32
Plots 67-74 Second Floor Plan	S830-INT-P4-02-DR-K-005-055-67-74
Plots 75-81 Second Floor Plan	S830-INT-P4-02-DR-K-005-062-75-81
Plots 1-5 Elevations	S830-INT-P4-XX-DR-K-005-003-1-5
Plots 1-5 Elevations	S830-INT-P4-XX-DR-K-005-004-1-5
Plots 1-5 Elevations	S830-INT-P4-XX-DR-K-005-005-1-5
Plots 6-7 Elevations	S830-INT-P4-XX-DR-K-005-007-6-7
Plots 8-9 Elevations	S830-INT-P4-XX-DR-K-005-009-8-9
Plots 10-13 Elevations	S830-INT-P4-XX-DR-K-005-011-11-13
Plots 14-18 Elevations	S830-INT-P4-XX-DR-K-005-014-14-18
Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-018-19-32
Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-019-19-32
Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-020-19-32
Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-021-19-32
Plots 33-34 Elevations	S830-INT-P4-XX-DR-K-005-023-33-34
Plots 35-36 Elevations	S830-INT-P4-XX-DR-K-005-025-35-36
Plots 37-38 Elevations	S830-INT-P4-XX-DR-K-005-027-37-38
Plots 39-40 Elevations	S830-INT-P4-XX-DR-K-005-029-39-40
Plots 41-42 Elevations	S830-INT-P4-XX-DR-K-005-031-41-42
Plots 43-45 Elevations	S830-INT-P4-XX-DR-K-005-033-43-45
Plots 46-48 Elevations	S830-INT-P4-XX-DR-K-005-035-46-48
Plots 49-50 Elevations	S830-INT-P4-XX-DR-K-005-037-49-50
Plots 51-52 Elevations	S830-INT-P4-XX-DR-K-005-039-51-52
Plots 53-54 Elevations	S830-INT-P4-XX-DR-K-005-041-53-54
Plots 55-56 Elevations	S830-INT-P4-XX-DR-K-005-043-55-56
Plots 57-58 Elevations	S830-INT-P4-XX-DR-K-005-045-57-58
Plots 59-60 Elevations	S830-INT-P4-XX-DR-K-005-047-59-60
Plots 61-62 Elevations	S830-INT-P4-XX-DR-K-005-049-61-62
Plots 63-66 Elevations	S830-INT-P4-XX-DR-K-005-052-63-66
Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-056-67-74
Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-057-67-74
Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-058-67-74
Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-059-67-74
Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-063-75-81
Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-064-75-81
Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-065-75-81
Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-066-75-81
Plots 82-83 Elevations	S830-INT-P4-XX-DR-K-005-068-82-83
Plots 84-85 Elevations	S830-INT-P4-XX-DR-K-005-070-84-85
Plot 86 Elevations	S830-INT-P4-XX-DR-K-005-072-86
Plot 87 Elevations	S830-INT-P4-XX-DR-K-005-074-87
Plot 88 Elevations	S830-INT-P4-XX-DR-K-005-076-88
Plots 89-90 Elevations	S830-INT-P4-XX-DR-K-005-078-89-90
Plot 91 Elevations	S830-INT-P4-XX-DR-K-005-080-91
Plot 92 Elevations	S830-INT-P4-XX-DR-K-005-082-92
Plot 93 Elevations	S830-INT-P4-XX-DR-K-005-084-93
Plots 94-95 Elevations	S830-INT-P4-XX-DR-K-005-086-94-95
Plots 96-97 Elevations	S830-INT-P4-XX-DR-K-005-088-96-97
Plots 98-99 Elevations	S830-INT-P4-XX-DR-K-005-090-98-99
Plots 100-101 Elevations	S830-INT-P4-XX-DR-K-005-092-100-101
Plots 102-103 Elevations	S830-INT-P4-XX-DR-K-005-094-102-103
Plots 104-107 Elevations	S830-INT-P4-XX-DR-K-005-096-104-107
Plots 108-109 Elevations	S830-INT-P4-XX-DR-K-005-098-108-109
Plots 110-110 Elevations	S830-INT-P4-XX-DR-K-005-100-110-111
Plots 112-113 Elevations	S830-INT-P4-XX-DR-K-005-102-112-113

Plot 114 Elevations	S830-INT-P4-XX-DR-K-005-104-114
Plots 115-118 Elevations	S830-INT-P4-XX-DR-K-005-106-115-118
Plots 119-121 Elevations	S830-INT-P4-XX-DR-K-005-108-119-121
Plot 122 Elevations	S830-INT-P4-XX-DR-K-005-110-122
Plot 123-124 Elevations	S830-INT-P4-XX-DR-K-005-112-123-124
Plot 125 Elevations	S830-INT-P4-XX-DR-K-005-114-125
Plots 126-127 Elevations	S830-INT-P4-XX-DR-K-005-116-126-127
Plots 128-129 Elevations	S830-INT-P4-XX-DR-K-005-118-128-129
Plots 130 Elevations	S830-INT-P4-XX-DR-K-005-120-130
Plots 131-133 Elevations	S830-INT-P4-XX-DR-K-005-122-131-133
Plots 134 Elevations	S830-INT-P4-XX-DR-K-005-124-134
Plots 235-136 Elevations	S830-INT-P4-XX-DR-K-005-126-135-136
Plots 137-138 Elevations	S830-INT-P4-XX-DR-K-005-128-137-138
Plots 139-140 Elevations	S830-INT-P4-XX-DR-K-005-130-139-140
Plot 141 Elevations	S830-INT-P4-XX-DR-K-005-132-141
Plot 142 Elevations	S830-INT-P4-XX-DR-K-005-134-142
Plot 143 Elevations	S830-INT-P4-XX-DR-K-005-136-143
Plots 6-7 Floor Plans	S830-INT-P4-ZZ-DR-K-005-006-6-7
Plots 8-9 Floor Plans	S830-INT-P4-ZZ-DR-K-005-008-8-9
Plots 10-13 Floor Plans	S830-INT-P4-ZZ-DR-K-005-010-10-13
Plots 33-34 Floor Plans	S830-INT-P4-ZZ-DR-K-005-022-33-34
Plots 35-36 Floor Plans	S830-INT-P4-ZZ-DR-K-005-024-35-36
Plots 37-38 Floor Plans	S830-INT-P4-ZZ-DR-K-005-026-37-38
Plots 39-40 Floor Plans	S830-INT-P4-ZZ-DR-K-005-028-39-40
Plots 41-42 Floor Plans	S830-INT-P4-ZZ-DR-K-005-030-41-42
Plots 43-45 Floor Plans	S830-INT-P4-ZZ-DR-K-005-032-43-45
Plots 46-48 Floor Plans	S830-INT-P4-ZZ-DR-K-005-034-46-48
Plots 49-50 Floor Plans	S830-INT-P4-ZZ-DR-K-005-036-49-50
Plots 51-52 Floor Plans	S830-INT-P4-ZZ-DR-K-005-038-51-52
Plots 53-54 Floor Plans	S830-INT-P4-ZZ-DR-K-005-040-53-54
Plots 55-56 Floor Plans	S830-INT-P4-ZZ-DR-K-005-042-55-56
Plots 57-58 Floor Plans	S830-INT-P4-ZZ-DR-K-005-044-57-58
Plots 59-60 Floor Plans	S830-INT-P4-ZZ-DR-K-005-046-59-60
Plots 61-62 Floor Plans	S830-INT-P4-ZZ-DR-K-005-048-61-62
Plots 82-83 Floor Plans	S830-INT-P4-ZZ-DR-K-005-067-82-83
Plots 84-85 Floor Plans	S830-INT-P4-ZZ-DR-K-005-069-84-85
Plot 86 Floor Plans	S830-INT-P4-ZZ-DR-K-005-071-86
Plot 87 Floor Plans	S830-INT-P4-ZZ-DR-K-005-073-87
Plot 88 Floor Plans	S830-INT-P4-ZZ-DR-K-005-075-88
Plots 89-90 Floor Plans	S830-INT-P4-ZZ-DR-K-005-077-89-90
Plot 91 Floor Plans	S830-INT-P4-ZZ-DR-K-005-079-91
Plot 92 Floor Plans	S830-INT-P4-ZZ-DR-K-005-081-92
Plot 93 Floor Plans	S830-INT-P4-ZZ-DR-K-005-083-93
Plots 94-95 Floor Plans	S830-INT-P4-ZZ-DR-K-005-085-94-95
Plots 96-97 Floor Plans	S830-INT-P4-ZZ-DR-K-005-087-96-97
Plots 98-99 Floor Plans	S830-INT-P4-ZZ-DR-K-005-089-98-99
Plots 100-101 Floor Plans	S830-INT-P4-ZZ-DR-K-005-091-100-101
Plots 102-103 Floor Plans	S830-INT-P4-ZZ-DR-K-005-093-102-103
Plots 104-107 Floor Plans	S830-INT-P4-ZZ-DR-K-005-095-104-107
Plots 108-109 Floor Plans	S830-INT-P4-ZZ-DR-K-005-097-108-109
Plots 110-111 Floor Plans	S830-INT-P4-ZZ-DR-K-005-099-110-111
Plots 112-113 Floor Plans	S830-INT-P4-ZZ-DR-K-005-101-112-113
Plot 114 Floor Plans	S830-INT-P4-ZZ-DR-K-005-103-114
Plots 115-118 Floor Plans	S830-INT-P4-ZZ-DR-K-005-105-115-118
Plots 119-121 Floor Plans	S830-INT-P4-ZZ-DR-K-005-107-119-121
Plot 122 Floor Plans	S830-INT-P4-ZZ-DR-K-005-109-122
Plots 123-124 Floor Plans	S830-INT-P4-ZZ-DR-K-005-111-123-124
Plots 125 Floor Plans	S830-INT-P4-ZZ-DR-K-005-113-125
Plots 126-127 Floor Plans	S830-INT-P4-ZZ-DR-K-005-115-126-127
Plots 128-129 Floor Plans	S830-INT-P4-ZZ-DR-K-005-117-128-129
Plot 130 Floor Plans	S830-INT-P4-ZZ-DR-K-005-119-130
Plots 131-133 Floor Plans	S830-INT-P4-ZZ-DR-K-005-121-131-133
Plot 134 Floor Plans	S830-INT-P4-ZZ-DR-K-005-123-134
Plots 135-136 Floor Plans	S830-INT-P4-ZZ-DR-K-005-125-135-136
Plots 137-138 Floor Plans	S830-INT-P4-ZZ-DR-K-005-127-137-138
Plots 139-140 Floor Plans	S830-INT-P4-ZZ-DR-K-005-129-139-140
Plot 141 Floor Plans	S830-INT-P4-ZZ-DR-K-005-131-141
Plot 142 Floor Plans	S830-INT-P4-ZZ-DR-K-005-133-142
Plot 143 Floor Plans	S830-INT-P4-ZZ-DR-K-005-135-143
Garages - Sheet 1	S830-INT-P4-XX-DR-K-005-297-001
Garages - Sheet 2	S830-INT-P4-XX-DR-K-005-298-002
Garages - Sheet 3	S830-INT-P4-XX-DR-K-005-299-003
Refuse and Sub-Station - Sheet 10	S830-INT-P4-XX-DR-K-005-306-010
Phase 4 Coloured Layout - Sheet 1	S832-3-100

Phase 4 Coloured Layout - Sheet 2	S832-3-101
Phase 4 Dwelling Distribution - Sheet 1	S832-3-102
Phase 4 Dwelling Distribution - Sheet 2	S832-3-103
Phase 4 Materials Plan - Sheet 1	S832-3-104
Phase 4 Materials Plan - Sheet 2	S832-3-105
Phase 4 Elevational Treatment Plan - Sheet 1	S832-3-106
Phase 4 Elevational Treatment Plan - Sheet 2	S832-3-107
Phase 4 Tenure Plan - Sheet 1	S832-3-108
Phase 4 Tenure Plan - Sheet 2	S832-3-109
Phase 4 Character Plan - Sheet 1	S832-3-110
Phase 4 Character Plan - Sheet 2	S832-3-111
View 1	S830-INT-P4-XX-DR-K-880-001-001
View 2	S830-INT-P4-XX-DR-K-880-002-002
Site Layout Hard Surface Material Plan	S835/SL/003
Swept Paths, Fire Tender - Phase 4	SOU-PPC-00-XX-DR-C-0102 Rev P2
Swept Paths, Refuse Vehicle - Phase 4	SOU-PPC-00-XX-DR-C-0103 Rev P1
S38 Adoptable Area Plan	SOU-PPC-00-XX-DR-C-0110 Rev P2
Lighting Overview Plan	SOU-PPC-00-XX-DR-C-0112 Rev P1
Topo Overview	SOU-PPC-00-XX-DR-C-0122 Rev P2
Proposed Levels Overview	SOU-PPC-00-XX-DR-C-0305 Rev P1
Tree Survey Plan	BERK21219-01B
Landscape Masterplan	CLDL-2434-01-01.01 P00
Planting Proposals	CLDL-2434-04-01.01 P02
Planting Proposals	CLDL-2434-04-01.02 P02
Planting Proposals	CLDL-2434-04-01.03 P02
Planting Proposals	CLDL-2434-04-01.04 P02
Planting Proposals	CLDL-2434-04-01.05 P02
Planting Proposals	CLDL-2434-04-01.06 P02
Planting Proposals	CLDL-2434-04-01.07 P02
Planting Proposals	CLDL-2434-04-01.08 P02
Planting Proposals	CLDL-2434-04-01.09 P02
Planting Proposals Schedule	CLDL-2434-04-01.10 P02
Typical Soft Details	CLDL-2434-04-02.01 P01
Play Strategy	CLDL-2434-04-04.01 P02
Play Strategy	CLDL-2434-04-03.02 P02

Appendix 2: Agreed pre-application advice meeting minutes

Meeting

Client:	Berkeley Homes		
Project:	Broadacres, Southwater	Ref:	BERS3014
Venue:	MS Teams	Date:	29 th April 2024
Present:	Matthew Porter, Horsham District Council (MP) Robert Franks, Berkeley Homes (RF) Jack Ferrari, Berkeley Homes (JF) Donna Brearley, Turley (DP) Emma Sibley, Turley (ES)		
Apologies:	Adrian Smith, Horsham District Council		
Circulation:	All present plus Adrian Smith (HDC) and Tim Burden (Turley)		

Notes

Action

Agenda and Material was shared prior to 29th April 2024 meeting, comprising:

- 290424 Agenda for pre-app
- Drg No. S835/SL/001 titled Site Layout. Referred to as Site Layout P08 Colour Dwelling Distribution
- Mix Summary TABLE 240424 Southwater Phases 4&5 - Mix Options
- Robert Franks Email 26th April 2024 RE: PE/24/0052 Broadacres, Southwater (with attachments Apartment elevation – Colour; vb2309933_high_0047_1600x1067; vb2225127-hart_0060_3200x2231)

Note – Where reference is made in the following minutes to pre-app material, it is made in reference to the material listed above.

Housing Mix

1. MP noted that the Council had been expecting to see a comparison mix against the SHMA for all 5 phases as opposed to just phases 3 and 4 in order to understand the context of the suggested mix change across the entire allocation (i.e. the delivery of smaller units in the earlier phases), however the Council confirmed it is willing to accept the Final Mix for 2nd Pre-App as presented on Mix Summary Table 240424, as set out below.

Southwater Phases 4&5 - Mix Options

		SHMA compliant across Ph4&5	Consented Scheme	06/03 Pre-App Submission	Emailed Mix Post 06/03 Pre-App	Final Mix for 2nd Pre-App
ACHIEVABLE PRICES		Phases 4 and 5	Phases 4 and 5	Phases 4 and 5	Phases 4 and 5	Phases 4 and 5
1 beds	%	5%	10%	0%	5%	5%
2 beds	%	30%	27%	5%	20%	23%
3 beds	%	40%	16%	55%	26%	26%
4+ beds	%	25%	46%	40%	49%	46%
1 beds	no.	9	19	0	9	9
2 beds	no.	54	50	9	36	42
3 beds	no.	73	30	100	48	48
4+ beds	no.	46	83	73	89	83

2. MP set out that the narrative to the changes in mix would need to be explained as part of any application, particularly as the Parish Council would want to understand the context to the mix changes, and for transparency purposes for generally.
3. RF set out that Berkeley are still refining the mix for the larger properties (i.e. 3/4/5 bed units). It was confirmed that the number of larger homes would not be increasing in size, but there would be a potential opportunity to switch a 5-bed to a 4-bed, 4-bed to a 3-bed etc.
4. MP confirmed whilst that further minor change may be accepted in relation to the larger properties, any change that fundamentally alters the nature of the Final Mix for 2nd Pre-App as presented 24th April 2024, may not be supported by the Council. MP set out that the Council would not expect to receive an application that is too different to what has been presented.

M4(2)

5. It was noted that a change in policy around M4(2) provision had occurred since the permission of the Reserved Matters (RM) application.
6. MP confirmed that compliance with the policies of the Southwater Neighbourhood Plan is expected as its policies comprise the Development Plan, however as the Phase 4 S.73 would be a revision to the RM permitted prior to the Neighbourhood Plan being 'made', this would be balanced against the fallback position of the RM permission.
7. MP confirmed phase 5 was a full application as opposed to an amendment to a Reserved Matter and negotiations had secured a compliant scheme in regard to M4(2).
8. RF queried how far from the standards would the Council accept. At present, level access cannot be provided to a habitable room for the maisonettes and apartment buildings.

Action: MP confirmed he would follow up and confirm the Council's expectation on M4(2) after the meeting.

[Post meeting note – MP has now circulated the Council's position on M4(2) confirming that pertaining to the Southwater NP (including Tree Landscape and parking standards), our view is that the expectation is to seek accordance with the SNP for both Phases 4 and 5, whilst having consideration of the RM of Phase 4.]

Design and Layout

9. MP presented HDC's comments on the design and layout submitted. Key comments included:

- Potential issues with introduction of flank/rear relationship with some of the units and adjacent neighbours. The Council would require a 14m distance measured from rear wall to flank. *[Post meeting note – All plots as drafted meet or exceed 14m in distance from the rear elevation of the existing homes].*
- No increases in heights/eaves of those units noted in the above issue (annotated on plan by MP), beyond that previously approved.
- Phase 5
 - Further enhancement of the character areas in Phase 5 would compensate for the increase in dwelling units within Phase 5 and resultant increased urbanising character to this phase. A bespoke design to unit 191 would be very much encouraged, to compensate for the omission of bespoke courtyard layout of units 63- 66 and resultant loss in 'country lane' character. *[Post meeting note – Berkeley would like to confirm the draft layout of unit 191 does not differ to the Phase 5 application pending consent]*
 - Side garden boundaries of units 160 and 191 should be pulled back to allow substantial planting in front (and possible earth embankments with planting atop). The same should be explored for units 171 and 172. *[Post meeting note – Earth embankments directly adjacent to garden boundaries may cause design by crime issues – such a landscape feature can however be considered and incorporated into the landscape design elsewhere]*
 - Boundary treatment along the rural lane character area should consist of brick wall and low brick wall topped with railing. Close boarded fencing would be very much discouraged.
 - There is an opportunity for less flint and weather boarding of a colour that is uncharacteristic of the low weald and earlier phases of the scheme across Phase 5, instead opting for materiality of a Wealden vernacular.

- Phase 4
 - Still no link across the open space between the Phases 4 and 5 LEAPs. This should be introduced, as discussed in negotiations on Phase 5.
 - Surfacing treatments should distinguish parking courts, creating more shared surfaces (dependent on whether these would be adopted or not)
- Street Character / Appearance around Blocks B and C and Building Form of both.
 - Block B lacks sufficient space around it for the scale of this building to ensure it fits comfortably within the street scene.
 - Excessive continuous frontage parking (11 bays in a row) between units 040 and 036
 - Block C needs to establish a frontage with street side interface at ground floor, including having its principal entrance facing onto and accessible from the public street.
 - Parking court between units 005 and 006 is poor tandem bay arrangement. An opportunity for a relocation of the sub-station.
 - New green space to southeast of block C welcomed but not defined as public/private and there is a missed opportunity for a creation of sense of place (i.e. seating along PROW, incorporation of SUDS).
 - A reduction in size of Block B (of the approx. proportion of a 'wing') would result in a more comfortable setting for this building Block C could be made bigger to the equivalent proportion, as it has a more generous setting (space to southeast).
 - Creation of a hierarchy of apartment block elevations is necessary to raise the design quality and reduce perception of bulk and mass.

ACTION: MP confirmed he would share his presentation post meeting.

[Post-meeting note: MP has circulated his presentation [pdf reference HDC comments on Design and Layout 2nd preapp PE240052 290424] with HDC comments on design and layout for Berkeley to consider for submission] These are attached as an Appendix to these minutes for record.

Format of Planning Applications

10. MP confirmed that whilst the Council do not encourage the suggested approach for Phase 4, with a Non-Material Amendment application followed by a Section 73 application, the Council will accept the approach is a method available to the applicant to proceed.

Notes	Action
11.	MP reiterated that a clear narrative should be submitted with the application, for transparency and public understanding to what is being applied for and the reasons why. The Parish Council would welcome a plain English explanation to what is otherwise a technical submission and that the required narrative may reduce the likelihood of misunderstanding to the purpose and nature of what is being applied for. It was also confirmed that within the NMA application, the details of the subsequent S73 should be included as the two applications are interdependent.

Application Fee

12. It was agreed that the fee for phase 4 would be submitted via the Planning Portal alongside the S73 submission.
13. It was acknowledged that the phase 5 fee would need to be reflective of what is being applied for given it would be a full application. As a result, the fee could not be paid via the Planning Portal and would instead need to be made directly to the Council. The fee to be paid would be for the additional units in Phase 5.

ACTION: MP to confirm method of application fee for phase 5 once the exact additional units are confirmed.

Application Documents

14. It was noted that MP had previously confirmed on application documents.
15. In addition to previous confirmation, MP raised that the Council have had recent issues with the LLFA requiring an uplift in standards in relation to legacy drainage strategy. The issue would impact both phases 4 and 5. There will be necessary to address the Sequential Test for Flood Risk in both submissions as the HDPF allocation was informed by a SFRA that did not have to take account of all types of flood risk (i.e. surface water) for sequential test purposes, as it is the case now.

ACTION: MP confirmed he would circulate an example of an LLFA objection (initial and subsequent) to a reserved matters application reliant upon a legacy drainage strategy.

[Post-meeting note: MP has circulated an example of the LLFA comments]

16. MP also confirmed that the position on water neutrality would not change and this would need to be addressed within the applications. For phase 4, a water neutrality statement would be required, however this would only need to confirm water neutrality would not be required as it would be a legacy application and all relevant conditions have already been discharged.
17. It was confirmed that the new Local Plan is still due for examination, with MP not aware of current timescales changing on this.

Notes

Action

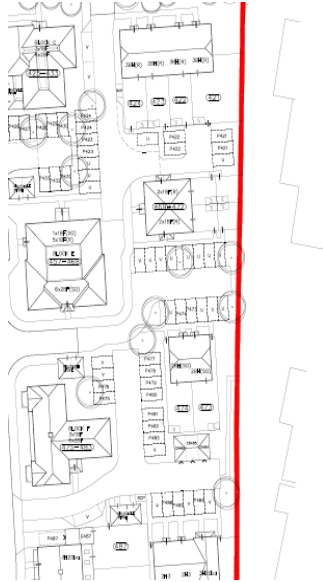
AOB

18. It was agreed that the minutes would be circulated and agreed in place of written feedback.
19. MP was thanked for his time.

Appendix One: HDC comments on Design and Layout (PowerPoint Presentation)

Project:	Phases 4 & 5 Broadacres, Southwater	Ref:	BERS3014
Venue:	MS Teams	Date:	29/04/2024
Attending:	Matthew Porter – Horsham District Council Adrian Smith – Horsham District Council Robert Franks – Berkeley Jack Ferrari – Berkeley Donna Brearley – Turley Emma Sibley - Turley		
Objective:	Pre-application advice meeting		

HDC comments – Design and Layout



Consented
scheme



06/-03 Pre-App
Submission.
'Awkward' relationships
highlighted.



Second Pre-App
HDC 'rule of thumb' is 14 metres from wall to wall.
Dependent on finalised measured distance,
likely relationship 2 is probably resolved, and possibly 1.

Phase 5 Character Areas

Across Phase 5.

Materiality - New building types is opportunity for less flint and weather boarding and more pared down 'wealden' vernacular. Substitution of knapped flint with dark timber boarding in particular would be supported.

13 additional dwellings would urbanise further, so Amendments should enhance, not diminish Character Areas

Green Corridor within 'The Country Lane'.

Explore bespoke design to unit 191 (see photo)

- Pull back side garden boundaries of units 160 and 191 to allow more substantial planting. Explore same for units 171 and 172
- boundary treatments along 'country lane' mix of brick wall and low brick wall topped with railings with planting in front (hedging). Not fence
- Shallow vegetated bunds as boundary treatment alongside manicured verge. Conceals parked cars.



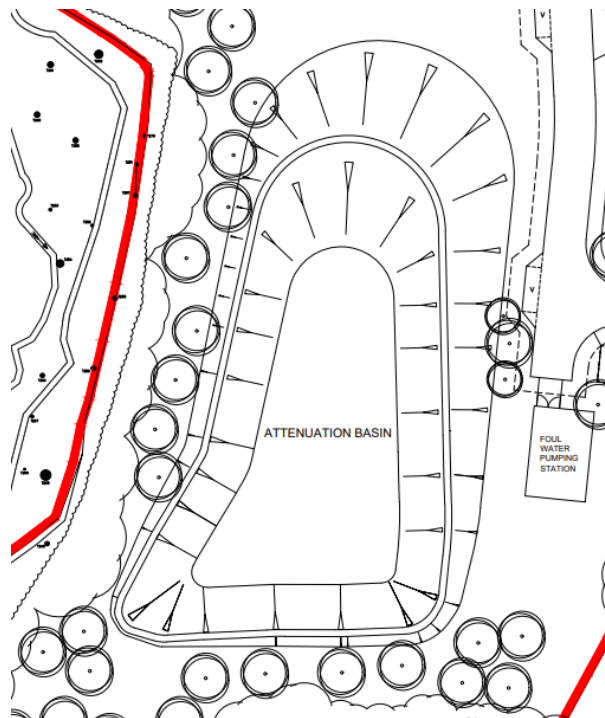
Across Phase 4

Still no link between play spaces shown. Please introduce as requested at Phase 5 determination. This is a desire line, nothing withstanding the need to bridge the ditch.

Surfacing treatment to distinguish parking courts of flats. More shared surface, to unadopted areas.

Attenuation basin contours to reflect Reserved Matters.

Important that design of pumping station is high quality. Details?





Arrangement and building form of Flat Blocks and associated plots/streets (informal block)

Southern flat block. Accept principle of a substitute singular building but current block is too large in its overall scale – lacks sufficient setting due to limited space around it to appear comfortable in street (dominate and overpowering as result).

Northern flat block. Lacks entrance onto street frontage and associated new green space is unclear what is public/private and missed opportunity for creation of place (seating/ SuDs?). Merits as open space reduced as located at edge of development. Opportunity to relocate substation?

Too many parking spaces (11 in a row) and poor court layout between 005 – 006. Poor street character and will encourage on street parking.



Need to be mindful of view from Ash Road (without trees as no guarantee to their retention)



Hartland, fleet.

Picture 2 – support this brick stock and note how balconies used to define floor hierarchy.

Balconies used in Phase 4 (Block F 475 – 483 dc/21/1764)



Overall scale is too excessive. Although lower ridge, second floor windows in wing are not successful in reducing visual perception of scale (as the cills are aligned with the cills of the main body. It might help if the 2nd floor windows sat within the roof slope, as dormers.

Weak hierarchy between floors and building overall lacks articulation and facades depth/layers (Set backs and bays) Window configuration does not define central projection on main body well . Central projection of quite mean proportions. Spacing between windows is not often right given the window sizes (number of panels).

The flat blocks approved at RM exhibit set backs and bays and use of materiality so to appear more like several buildings joined together, which reduces the overall perception of scale. A design approach to give a singular balanced appearance could work if articulated well.

Contact

Emma Sibley

emma.sibley@turley.co.uk

Turley Office
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

T 0118 902 2830