

SCHEDULE A: Applications with Recommendation

17/0038

Item No: 04

Date of Committee: 24/11/2017

Appn Ref No:
17/0038

Applicant:
Gleeson Developments
(North East) Ltd.

Parish:
St Cuthberts Without

Agent:

Ward:
Wetheral

Location: Land north of Moorside Drive & Valley Drive, Carlisle, CA1 3TQ

Proposal: Erection Of 166no. 2, 3 And 4 Bedroom Two Storey Dwellings With Associated Works (Reserved Matters Application Pursuant To Outline Permission 15/0161)

Date of Receipt:
15/02/2017

Statutory Expiry Date
17/05/2017

26 Week Determination
16/08/2017

REPORT

Case Officer: Christopher Hardman

1. Recommendation

- 1.1 Members are requested to grant “authority to issue” planning approval, subject to the completion of a S106 agreement to secure:
- a) a financial contribution towards the provision and maintenance of open space within the locality including Edgehill Road and Keenan Park;
 - b) the maintenance of the informal open space within the site by the developer;
 - c) the inclusion of a viability retest during development of the site and a financial contribution towards affordable housing should the scheme prove sufficiently viable.

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Scale And Design Of The Dwellings Would Be Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.4 Highway Matters
- 2.5 Drainage Issues

- 2.6 Provision Of Affordable Housing
- 2.7 Open Space
- 2.8 Biodiversity
- 2.9 Other Matters

3. Application Details

The Site

- 3.1 The site covers an area of approximately 4.94 hectares and is currently in agricultural use for grazing. It is situated approximately 200m to the west of the M6 and lies north east of Moorside Drive and Valley Drive and south of Beverley Drive. To the west is Huntsman Lane and the site of the newly extended Pennine Way Primary School. The site is surrounded by two-storey residential properties on three sides and the land slopes upwards from west to east. At the western part of the site a number of footpaths link the surrounding area. Fields adjoin the site to the east and these are in the same ownership as the application site.
- 3.2 The site is greenfield and is in agricultural use with the fields adjacent to the motorway. There are sections of hedgerow to the north forming the boundary with adjacent properties. To the east is a hedgerow forming part of the boundary but the rest of the site is open to the adjacent farmland. To the south are fence boundaries and to the west is a mixture of post and rail fencing, wooden fencing and landscaped boundaries.
- 3.3 The site is allocated for housing referenced as site U4 in the Carlisle District Local Plan 2015-2030.

Background

- 3.4 In May 2016, outline planning permission was granted for residential development on the site, with all matters (except access) reserved for subsequent approval. The indicative plans that were submitted with the outline application showed one hundred and fifty dwellings within the site. The permission was granted subject to a S106 legal agreement for the provision of 30% of the units as affordable and Travel Plan Contributions of approximately £41,107 plus a Travel Plan administration Fee of £6,600
- 3.5 The only vehicular access to the development was shown from Moorside Drive. The indicative plans submitted with the outline application also showed a potential emergency access in the south-east corner of the site to Valley Drive and pedestrian links through to the east towards the school and community centre.

The Proposal

- 3.6 The proposal is seeking full planning permission for the erection of 166 two, three and four bedroom properties within the site. A new 5.5m wide road,

with pavements to both sides, would be a continuation of Moorside Drive.

- 3.7 The development would have a central loop with four cul-de-sacs accessed from the main road through the site. Two of these indicate the potential to access further development land although no planning permission currently exists for land to the east and there is no land allocation for additional development within the Local Plan. The roads would be constructed of tarmac, with traffic calming speed tables at the junctions. Open Space would be located at the northwest and southeast of the development. Thirty visitor parking spaces would be provided in lay-bys adjacent to the roads throughout the site. The main road through the site would also be wide enough to accommodate on road parking.
- 3.8 The only vehicular access to the development would be from Moorside Drive and an Emergency Vehicle Access only is proposed linking through to Valley Drive. The plans also show potential pedestrian links through to the open space at the north west corner of the site as well as potential routes for walks through the land to the east.
- 3.9 The development would contain a range of 14 house types, the details of which are given below:
- House Type Cork (201) – 2-bedroom semi-detached property - 38 units proposed
 - House Type Kerry (202) – 2-bedroom semi-detached property - 14 units proposed
 - House Type Tyrone (301) - 3-bedroom semi-detached property – 11 units proposed
 - House Type Lisburn (311) - 3-bedroom semi-detached property – 7 units proposed
 - House Type Galway (302) - 3-bedroom semi-detached property – 6 units proposed
 - House Type Wicklow (303) - 3-bedroom semi-detached property – 16 units proposed
 - House Type Fergus (309) - 3-bedroom semi-detached property – 9 units proposed
 - House Type Liffey (310) - 3-bedroom semi-detached property – 7 units proposed
 - House Type Kilkenny (304) - 3-bedroom detached property – 20 units proposed
 - House Type Kildare (307) - 3-bedroom detached property – 25 units proposed
 - House Type Renmore (314) - 3-bedroom detached property – 3 units proposed

- House Type Longford (401) - 4-bedroom detached property – 3 units proposed
 - House Type Carlow (403) - 4-bedroom detached property – 5 units proposed
 - House Type Waterford (405) - 4-bedroom detached property – 2 units proposed
- 3.8 The dwellings would be constructed of a combination of two types of brick, yellow multi brick and red multi brick, under a dark grey plain profile concrete tiled roof. Some of the dwellings would be constructed predominantly of yellow multi brick, with others being constructed predominantly of red multi brick.
- 3.9 The dwellings would have various designs and would utilise a range of features to add visual interest and variety. These include the use of two contrasting bricks; brick sills and lintels; open porches; bay windows; single-storey projections; pitched roof dormer windows; with some dwellings having integral garages, attached garages or detached garages.
- 3.10 Each dwelling would have small front gardens and rear gardens, with the front gardens being turfed and the rear gardens being made up of topsoil. A minimum of two in-curtilage parking spaces would be provided for each dwelling and these would either be provided on driveways or within garages. The driveways would be constructed of permeable crushed aggregate, with the first 1.5m being tarmac.
- 3.11 A 1.8m high close boarded fence would be provided along the western site boundary between the proposed development and the existing dwellings on Huntsman Lane and to the south on Valley Drive. Within the development, 1.8m high close boarded fences would be used on the rear boundaries and to separate some plots, with 0.6m high post and wire fences also being used to separate the majority of plots. Some sections of 1.8m high brick walls would be used on the most prominent boundaries.
- 3.12 The trees that lie on the northern boundary of the site would be retained, along with the existing hedgerows. A number of new trees (Field maple, Silver Birch, Whitebeam and Hawthorn) would be planted along the main roads through the site, including to the front of the areas of open space, with other trees being planted within the cul-de-sacs.
- 3.13 The proposal is accompanied by a Phase 1 and Phase 2 Ground Investigation Report, Infiltration Testing Report, Air Quality Assessment, Sustainability Statement, Maximising Security Through Design Document, Site Waste Management Plan, Construction Management Plan, Parking Statement and an Economic Impact Report.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to seventy neighbouring properties. In response nine representations have been received comprising 5 letters of objection and 4 comments.
- 4.2 The letters of objection make the following points:
- great concern of the only access route to this development being Moorside Drive. Not object to the development but why cannot access be taken from the top of the proposed estate which the farmer uses with extra traffic on the road it is an accident waiting to happen, if it means putting a new road in then so be it.
 - the road is not big enough for more traffic, the road won't be able to deal with HGVs while building the site, the area has enough houses being built at this present moment in time
 - Could the developer come to Hunstman Lane and explain to residents what a swale ditch is and how much water it will be able to hold without flooding into our back gardens and homes.
 - Britain is becoming increasingly wet and I moved here as it was away from Flood Zones. Can they guarantee our homes will be safe?
 - Do our gardens join onto the new gardens or is there a gap?
 - This will increase traffic during construction and after development. Moorside Drive is not wide enough to carry the volume of traffic
 - is this not a greenfield site?
 - There is concerns on road safety with the volume of traffic
 - The road is not wide enough for heavy vehicles
 - These companies are applying for permission to build below requirements that make the place such as a shop on an estate and the once constructed they apply for more avoiding certain legislation e.g. putting a shop on the estate
 - Certain digging works have been going on, on this land where it is believed water has been found close to the surface
 - Moorside Drive is not suitable for extra traffic especially the construction materials and machines, is Moorside Drive safe enough and strong enough to take the extra traffic
 - Hunstman Lane residents cannot exit by any other route which is a concern as traffic increases
 - Water run-off is also a problem when it rains heavily water rushes down past a house on the street and floods the road
 - If Moorside Drive is the only entrance, will no parking be enforced along this road?
 - Children play on the green areas and the large vehicles will be an accident waiting to happen
 - A lot of the houses on Hunstman Lane have very wet gardens caused by the water coming off the field, the amount of water that comes off the field onto the road can cause a flooded road.
 - Photographs of water pouring down Moorside Drive submitted
- 4.3 The letters of comment make the following points:
- Are the sewerage plans for the new development linking into other, existing pipework and are there any plans to strengthen this? 166 homes is a lot of extra waste to be put onto an aging system

- Concerned about surface water management and traffic management:
 - The Flood Risk and Drainage Statement 02032015 acknowledged an existing surface water run-off problem associated with Hunstman Lane and Moorside Drive, such problems exist in moderate rain or heavy downpours with ponding behind 6-10 Hunstman Lane with some drains blocked solid as a result (photos sent in support)
 - Likewise a similar issue through the kissing gate into the cul-de-sac off Edgehill Road with drains blocked by silt in the past
 - Soil Infiltration Tests suggests at the time of wet weather, natural infiltration of the surface may not be an effective way of dealing with surface water
 - Noted in the 2016 work that the results show low permeability of the soils
 - plans show rolled gravel drives to houses allowing soil infiltration and a swale to the north of Hunstman Lane - I have concerns over both of these
 - gravel drives are likely to be replaced by hard surfaces by householders
 - what measures are to be taken to negate the effect of gravity on surface water flowing into the swale which would otherwise still form a pond in the rear gardens of the new development
 - Is the swale capacity large enough and what measures are taken to fence this off to maintain it
 - the construction management plan makes no reference to how existing properties might be protected from additional run-off
 - similarly I'm not sure what the sustainability statement tells us how risk will be assessed and dealt with
 - No details to indicate what the Emergency Link might be and how its use will be monitored
 - Moorside Drive residents are concerned about the traffic assessment and the road often has a chicane effect from parked cars
 - The Emergency Link should also be a designated point of access to the new development. it would be attractive route to a much smaller proportion of traffic but would provide some relief to Moorside Drive residents
 - Permission should not be granted until sufficient measures are in place to address drainage issues and reconsider the access solely from Moorside Drive
- Over the last 8 years there has been a lot of flooding from run-off from the field. Need reassurance that enough drains and preventative measures are going to be put in place that is going to stop this and won't make things worse
- Adjust the current plan so that there is significantly more green space incorporated into the final design
- The boundary between the development and existing residential properties should be enhanced with a suitable green buffer of at least 10m (illustrated by Public Open Space) or at least where the existing boundary is behind the houses in Hunstman Lane
- There is no continuation of the green spaces in the rest of the estate and is not in keeping with the overall character
- alter the plans to increase the amount of green space and decrease the

- numbers of houses planned, refer to Policy SP6 of the Local Plan
- well-designed green spaces add to the physiological wellbeing of people and makes visually attractive developments adding to the positive character of the area
- Hope low vehicle speeds and traffic calming measures will be implemented so that streets can function as safe social spaces
- should have more than one active traffic route - a permanent access via Valley Drive
- Consider the way in which the countryside integrates with the periphery of the City
- there should be traffic calming measures introduced on Moorside Drive
- Construction traffic should be kept away from the main route as the right to a peaceful existence would be violated
- the developer should come up with an alternative access route such as creating an access road from near the farm
- the residents of Carleton Grange should not be put at a disadvantage
- high number of houses gives rise to significantly increased surface area for run-off which will not be absorbed by the ground, leading to more flooding in the future
- local councillors should engage and listen to the concerns of their electorate

- 4.4 It has been noted that one of the letters of comment has been sent to some Members of the Development Control Committee however the letter has been included in the responses summarised above, the third party correspondence copies provided to members, and the matters have been considered within this report.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): -

The Highway Authority has no objection to the proposal but suggest that speed calming measures should be integrated into the scheme.

The Lead Local Flood Authority had initial concerns and required additional information on drainage. Following the submission of further details are satisfied with the climate change value of 40% to futureproof the scheme and that a hydrobrake will be installed prior to the reed bed and will discharge to the greenfield runoff rate into the nearby watercourse and agrees with those principles for the scheme.

St Cuthberts Without Parish Council: - No representations

Local Environment, Waste Services: - No objection in principle. Developer would need to provide bins and householders would need to bring them to the main road as applicable as per the current layout.

Local Environment - Environmental Protection:

Contamination - No objection subject to a condition that should any contamination be found it should reported immediately and a risk assessment undertaken and remediation scheme leading to removal of the contamination

Transport - it may be needed to update the transport assessment for the increase in dwellings from the outline application

Air Quality Impacts - air quality assessment will be needed as the

development exceeds the 100 dwellings trigger - following the provision of an assessment it indicates that predicted impacts are low however they should be minimised wherever possible and the provision of charging points would be a useful mitigation

Noise and Vibration - should consider limiting the working hours to protect nearby residents from possible statutory nuisance including vibration.

Mitigation measures should be considered to minimise overall noise disturbance during construction works

Dust - mitigation measures should be sought to protect nearby residents from dust from the site e.g. materials leaving the site covered or water suppression used.

Green Spaces: - The public open space provided in the scheme falls short of the requirements in the policy and is not well integrated with developments nearby. If it is not possible to accommodate more open space the developer should be asked for a commuted sum with the aim of improving facilities nearby including Edgehill Road and Keenan Park. The developer should be asked to identify a suitable management company to take on maintenance of the open space.

Cumbria Constabulary - North Area Community Safety Unit (formerly Crime Prevention): - Notes the provision of a document detailing secured by design but does not favour open frontages and some plot revision details. There are also deficiencies in relation to the details for windows and type of glazing to be deployed. The layout is generally favourable with most dwellings addressing routes and communal spaces and with interlocking gardens.

Cumbria County Council - (Archaeological Services): - No objection however the condition on the outline application should be secured by any new consent.

United Utilities - no comments received

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is considered are Policies SP1 SP5, SP6, SP8, SP9, HO1, HO4, IP1, IP2, IP3, IP4, IP5, IP6, IP8, CC3, CC4, CC5, CM2, CM4, CM5, GI1, GI3, GI4 and GI6 of the Carlisle District Local Plan 2015-2030 and the council's Supplementary Planning Document (SPD) "Achieving Well Design Housing".
- 6.3 The requirements of the public sector equality duty under Section 149 of the Equality Act 2010; and the "Guidelines for Public Transport In Developments" (1999) and "Reducing Mobility Handicaps" (1991) both prepared by the Chartered Institution of Highways & Transport CIHT) are also material considerations. Section 149(1) of the Equality Act 2010 establishes a duty to have due regard to three identified needs in the delivery of public services and the exercise of public powers, namely:
 - a) to eliminate discrimination, harassment, victimisation etc;

- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 6.4 The relevant protected characteristics include age, gender, disability and race.
- 6.5 At a national level, other material considerations include the National Planning Policy Framework, March 2012 (the Framework/NPPF), Planning Practice Guidance (April 2014 as updated), the Community Infrastructure Levy Regulations 2010 (as amended), and the Natural Environment and Rural Communities Act (2006).
- 6.6 The NPPF identifies 3 dimensions for the planning system to perform under sustainable development, namely, an economic role, a social role and an environmental role.
- 6.7 Paragraph 14 of the NPPF highlights the presumption in favour of sustainable development which is referred to as “a golden thread”. For decision-taking this means approving development proposals that accord with the development plan; and where the development plan is absent, silent or out of date, grant permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
 - specific policies in this Framework indicate development should be restricted.
- 6.8 Paragraph 17 of the NPPF identifies 12 core planning principles including taking account of the different roles and character of different areas; supporting the transition to a low carbon future; contribute to conserving and enhancing the natural environment and reduce pollution; and conserve heritage assets.
- 6.9 The authority should consider securing measures to enhance the biodiversity of a site from the applicant, if it is minded to grant permission for an application in accordance with paragraph 118 of the NPPF. This is reflected in Section 40 of the Natural Environment and Rural Communities Act (2006) which states that every public authority must have regard to the purpose of conserving biodiversity. Local planning authorities must also have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted.
- 6.10 The proposal raises the following planning issues.

1. Whether The Principle Of Development Is Acceptable

- 6.11 The application site is allocated for housing (Site U4) in the Carlisle District Local Plan 2015-2030. In May 2016, outline planning permission was

granted for residential development (with an indicative layout of 150 no. dwellings) on this site (15/0161). This is a Reserved Matters application for the erection of 166 dwellings on the site. Whilst there is a modest increase in the housing numbers proposed the application would be acceptable in principle.

2. Whether The Scale And Design Of The Dwellings Would Be Acceptable

- 6.12 The indicative layout plan that was submitted with the previous outline application showed 150 dwellings on the site. Whilst there is no longer a minimum site density (which was previously 30 dwellings per hectare) there remains a requirement for land, particularly in the sustainable locations with access to services, to be developed in an efficient manner. Each dwelling would have front and rear gardens and a minimum of two in-curtilage parking spaces and the separation distances between the dwellings are considered to be acceptable. Whilst the amount of open space being provided on the site is limited (which increases the density) the developer is making a contribution to improve existing open space in the locality. In light of the above, the density of the proposed development is considered to be acceptable.
- 6.13 A new 5.5m wide road, with pavements to both sides, would serve as a continuation of Moorside Drive then providing a loop road through the estate with dwellings facing onto it. Four cul-de-sacs, which would be 4.8m wide, would be accessed from the main road through the site.
- 6.14 14 different house types would be provided on the site and these would include 52 two bedroom semi-detached homes, 56 three bedroom semi-detached properties, 48 three bedroom detached properties and 10 four bedroom detached properties.
- 6.15 The dwellings would be constructed of a combination of two types of brick, yellow multi brick and red multi brick, under a dark grey plain profile concrete tiled roof. Some of the dwellings would be predominantly constructed of yellow multi brick, with others being constructed predominantly of red multi brick.
- 6.16 The dwellings would have various designs and would utilise a range of features to add visual interest and variety. These include the use of two contrasting bricks; brick sills and lintels; open porches; bay windows; single-storey projections; pitched roof dormer windows; with some dwellings having integral garages, attached garages or detached garages.
- 6.17 It is acknowledged that the proposed development would not contain any bungalows, but there is no policy requirement to do so.
- 6.18 In light of the above, the scale and design of the proposed development would be acceptable.

3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

- 6.19 A number of dwellings on Huntsman Lane and Valley Drive adjoin the site to the west and south. The Council's SPD on Achieving Well Designed Housing indicates that there should be a minimum 21m separation distance between primary windows. All of the new dwellings have been positioned so that they have rear elevations a minimum of 21m away from the rear elevations of the existing dwellings and in most cases the minimum separation distances suggested in the SPD have been exceeded. A 1.8m high close boarded fence would be erected on the boundary between the rear of the existing dwellings and the proposed dwellings and this would limit overlooking between the dwellings.
- 6.20 Existing dwellings on Beverley Rise and Edgehill Road lie to the north of the proposed development. These are gable end onto the development and the boundary between the site and the existing housing is a hedgerow and tree boundary. The existing vegetation is to be retained and the proposed development exceeds the separation distances contained within the SPD.
- 6.21 Due to potential impacts on neighbouring properties Environmental Health has raised concerns about the proposed hours of work on the site. The working hours were subject of a condition on the Outline application and this continues with this Reserved Matters application and there is no need to repeat that condition. In addition the submitted Construction Management Plan states that the site hours will be from 7.30am to 5.30pm from Monday to Friday and from 7.30am to 1pm on Saturdays if necessary. There will be no working on Sundays or Bank Holidays. These working hours are consistent with the Council's standard condition (although this does allow working until 6pm from Monday to Friday). The Construction Management Plan also states that deliveries will be between 9am and 5pm and there will be no deliveries at weekends or on public holidays.
- 6.22 The Construction Management Plan also provides details of all measures that will be utilised on site to minimise the impact of the proposed development on local residents. These include: controlling dust by damping down and providing wheel wash facilities. A separate Construction Traffic Management Plan was also required by condition on the original outline application and this is still required.
- 6.23 In light of the above, the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

4. Highway Matters

- 6.24 The access to the site was established at the outline application stage and is not therefore a reserved matter. It is noted that a number of objections refer to the access through Moorside Drive and some refer to the potential to open up the emergency route to Valley Drive as an alternative access. For Members information extensive discussions were undertaken at the time of the previous application with the local highway authority and in addition the City Council commissioned an independent study to confirm that the applicant's and highway authority's assumptions were correct. As the

access routes do not form part of this application it would not be appropriate to re-consider this position in relation to the proposal before Members.

- 6.25 The Local Highway Authority has been consulted on this application and in recognition that the outline application approved the access arrangement have no further comments on that aspect. Having considered the details of the proposed internal access roads, footpaths and parking they have raised no objection. They did however observe that the provision of traffic calming measures could be an improvement to the scheme and the latest housing layout Revision G has incorporated some additional measures within the junctions of the development.
- 6.26 The Council's Waste Services Section have also raised no objection to the proposed layout.

5. Drainage Issues

- 6.27 In relation to the previous outline application drainage matters were conditioned to be part of a Reserved Matters application and the Local Lead Flood Authority (LLFA) requested the imposition of conditions which required the applicant to submit details of the design of the surface water drainage system. When this application was originally submitted it provided sustainable drainage measures which included a swale along the rear of the properties on Huntsman Lane which was set in the rear gardens of the new development. Concerns were raised about the practicalities of such measures being contained within private gardens as well as concerns from residents regarding the ability for the swale to prevent surface water flowing over into neighbouring properties. In addition, during the consideration of this application the area experienced sudden downpours and photographs were submitted by local residents showing water pouring off the agricultural field and bypassing the installed drainage.
- 6.28 The County Council as Lead Local Flood Authority raised concerns with the applicants proposed method of surface water disposal and extensive discussions have taken place between the applicants hydrologist and the County Council. This has resulted in amendments to the scheme which will channel the water in newly provided drainage below the road providing greater capacity for surface water drainage. It is recognised that in order to reduce the flows from the site this will be attenuated in the north west corner of the site based on a 1:30 storm water event. The proposed swale has been replaced by a surface water filter drain which will run along the rear of the properties in Huntsman Lane as this is the natural low point of the site and water will still have to be collected from the rear gardens of the new development. This should however collect less water than originally envisaged for the swale.
- 6.29 The LLFA have confirmed that the drainage scheme is acceptable and the use of the filter drain will capture any surface water flows and help to reduce flood risk in the vicinity. A climate change value of 40% has been added to futureproof the development and through the use of a hydrobrake installed prior to the reed bed it will discharge to the greenfield run-off rate into the

nearby watercourse.

- 6.30 United Utilities has been consulted on the application but at the time of writing the committee report no comments had been received. Members will be updated on this issue at the committee meeting.

6. Affordable Housing

- 6.31 Policy HO4 of the Carlisle District Local Plan 2015-2030 requires all sites of 11 units or over in this part of the district to provide 20% of the units as affordable housing. The application is, however, accompanied by a viability assessment including a breakdown of costs as no affordable housing is to be provided on the site as it would be unviable to do so.
- 6.32 Gleeson's approach to housing delivery is based on providing local people, often on low incomes, with quality housing which they can afford. The house prices are set so that they are affordable to 90% of people in the area. Gleeson are also able to generate long-term saving schemes for customers who have an appropriate income but no deposit and it operates a purchase enabling scheme. This enables people, who would otherwise not be able to afford a new home, to purchase properties and get onto the property ladder. This application is accompanied by an Economic Benefits Report that includes the incentive schemes that they use to promote the scheme to local people. This is borne out by the fact that 72% of Gleeson's customers are first time buyers, 46% are on the minimum wage or below and 39% move from social or private rented homes.
- 6.33 The applicant has submitted a viability appraisal with the application and this confirms that it would be unviable for affordable housing to be provided on this site. This is due to the sale prices of the properties being very low. The Council's own viability appraisal of the site is ongoing however their recent scheme in Longtown verified that their scheme had the potential to provide affordable housing if the dwellings were sold at the average sale price of properties in the locality but that using the sales prices suggested by Gleeson as part of their operational model it would not be viable to provide affordable housing.
- 6.34 Gleeson's operate a number of measures whereby through the sales they maintain an interest in how their sites continue. These are not leasehold properties subject of recent concerns whereby owners find increasing costs requested by the original developers and unable to purchase their freehold. There are however conditions attached to the incentives that they use for the development and in this instance it is estimated that these add an additional cost of £683k to ensure properties support the local housing market and those on low incomes. They also use covenants to include restrictions on sales to exclude properties being let. Essentially, whilst the scheme is not badged as "affordable" housing it caters directly for that need across the whole of the scheme on all their properties.
- 6.35 The Council has raised concerns that the properties might be sold for prices

higher than those used in the viability appraisal. Gleeson has, therefore, agreed to enter into a S106 Legal Agreement to include the provision for a viability re-test as the scheme is being developed. Should the purchase prices increase a commuted sum would be payable if it proved viable for an affordable housing contribution. In consideration of the material circumstances relating to the provision by this developer, the measures in place and the viability information, it is considered that the proposal is considered to be acceptable as it would still deliver 166 low cost dwellings.

7. Open Space

- 6.36 The Council's Green Spaces Manager has been consulted on the application. The on-site Public Open Space has been amalgamated into two areas. The area to the north west includes the natural drainage and attenuation for the site and therefore has to be in this location which also links with a small area of open space adjacent to the site boundary. The remaining open space is to the south east as a counter location for other users of the estate and neighbouring residents. It is noted that objections have been received who consider that a larger open space should be provided within the development however this has been designed around the drainage constraints for the proposed development. Given that the location in the north west corner may diminish its greater value to design spaces within the development it is important that alternative space within the site is provided.
- 6.37 An objector has also requested that the area behind Huntsman Lane should be left as open space or at least a 10m buffer of open space between the new development and the existing housing. It should be noted that at the time of the outline application a buffer was left between the new and existing housing. This buffer showed a footpath link and a petition was received from residents of Huntsman Lane due to the potential for anti-social behaviour to occur between the rear gardens of existing and proposed dwellings. In this instance Members approved the outline application but specific reference was made to the non-inclusion of this strip of open space as a result of the petition. It would therefore be inappropriate to re-instate a buffer strip along this boundary as part of this application.
- 6.38 The Harraby Campus which includes a range of recreational opportunities exists nearby which would be suitable for off-site contributions to play and sport. The Green Spaces Manager has, therefore, requested that the developer should provide a financial contribution which would be spent on improving the existing open space that lies within the area including Edgehill Road and Keenan Park. This contribution will be secured through the S106 Agreement.
- 6.39 The applicant has confirmed that they will set up a Management Company to manage the amenity open space on the site and this would also be secured through a S106 Agreement.

8. Biodiversity

- 6.40 The site is in agricultural use and has little ecological value. The trees and hedgerows around the site particularly on the northern boundary, which have the highest ecological value, would be retained, with additional trees being planted within the site. The provision of plants and trees within the gardens and area of open space should have a positive impact on biodiversity.

9. Other Matters

- 6.41 The applicant would be responsible for paying for the provision of refuse/recycling containers for each property and this could be secured through the imposition of a condition.
- 6.42 The Police Crime Prevention Design Advisor considers that the layout is generally favourable and acknowledges the document submitted as part of the application. He has, however, raised some concerns about the 'open frontages' proposals for front garden boundaries, which he considers are not sufficient to effectively demarcate space and promote the concept of ownership. Whilst this concern is acknowledged, it is not uncommon to have open frontages on housing developments. He has also raised concerns about the rear plot division treatments (proposed as 0.6m post and wire). Whilst 0.6m post and wire fences would be used on the boundaries between a number of the plots, it is anticipated that home owners would replace these with their own boundaries over time. The rear boundaries would be 1.8m high close boarded fencing, with some of the boundaries between the plots also being 1.8m high close boarded fencing. Details of windows and glazing will be specified during the Building Control regulatory process.
- 6.43 Environmental Health raised some concerns about the lack of Air Quality assessment for the scheme and further information was provided by the applicant. The applicant provided an assessment and this has been acceptable to Environmental Health. They did however remain concerned that not all measures were taken into account and the developer has therefore agreed to a condition that any garages built on site will include an electrical supply so that future residents will be able to supplement this with the requirements for any car charging points dependent upon manufacturers requirements.

Conclusion

- 6.43 The application site is allocated for housing in the recently adopted Local Plan and the proposal is, therefore, acceptable in principle. The scale and design of the development would be acceptable and the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties. Subject to the proposed conditions and a S106 agreement, it is considered that the proposal would not raise any issues with regard to highway safety, foul and surface water drainage (subject to United Utilities confirming they have no objections to the proposals), biodiversity, or open space. Whilst no affordable housing is being provided on the site, the proposal would provide 166 low cost units, the viability of which would be re-tested through a S106 Agreement. The proposal is, therefore,

recommended for approval subject to the completion of a S106 Agreement.

- 6.44 If Members are minded to grant planning approval it is requested that “authority to issue” the approval is given subject to the completion of a S106 agreement to secure:
- a) a financial contribution towards the provision and maintenance of open space within the locality including Edgehill Road and Keenan Park;
 - b) the maintenance of the informal open space within the site by the developer;
 - c) the inclusion of a viability retest during development of the site and a financial contribution towards affordable housing should the scheme prove sufficiently viable.

7. Planning History

- 7.1 In May 2016, outline planning permission was granted for residential development (15/0161).

8. Recommendation: Grant Subject to S106 Agreement

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 4, 6, 7, 9, 10, 27(part) attached to the outline planning consent to develop the site.
2. The development shall be undertaken in strict accordance with the approved documents for this Reserved Matters Permission which comprise:
 1. the submitted planning application form received 16 Jan 2017;
 2. the Location Plan (drawing no. 1601.01.01 Rev A) received 16th Jan 2017;
 3. the Housing Layout (drawing no. 1601.01.01 Rev G) received 2nd Nov 2017;
 4. the Boundary Treatment Drawing (drawing no. 750-GLE-10.02 Rev K) received 23rd June 2017;
 5. the Housetype Elevation Drawings (drawing no. 201/1F) received 16th Jan 2017;
 6. the Housetype Elevation Drawings (drawing no. 202/1F) received 16th Jan 2017;
 7. the Housetype Elevation Drawings (drawing no. 301/1G) received 16th Jan 2017;
 8. the Housetype Elevation Drawings (drawing no. 302/1G) received 16th Jan 2017;
 9. the Housetype Elevation Drawings (drawing no. 303/1E) received 16th Jan 2017;
 10. the Housetype Elevation Drawings (drawing no. 304/1E) received 16th Jan 2017;
 11. the Housetype Elevation Drawings (drawing no. 307/1B) received 16th Jan 2017;
 12. the Housetype Elevation Drawings (drawing no. 309/1E) received 16th

Jan 2017;

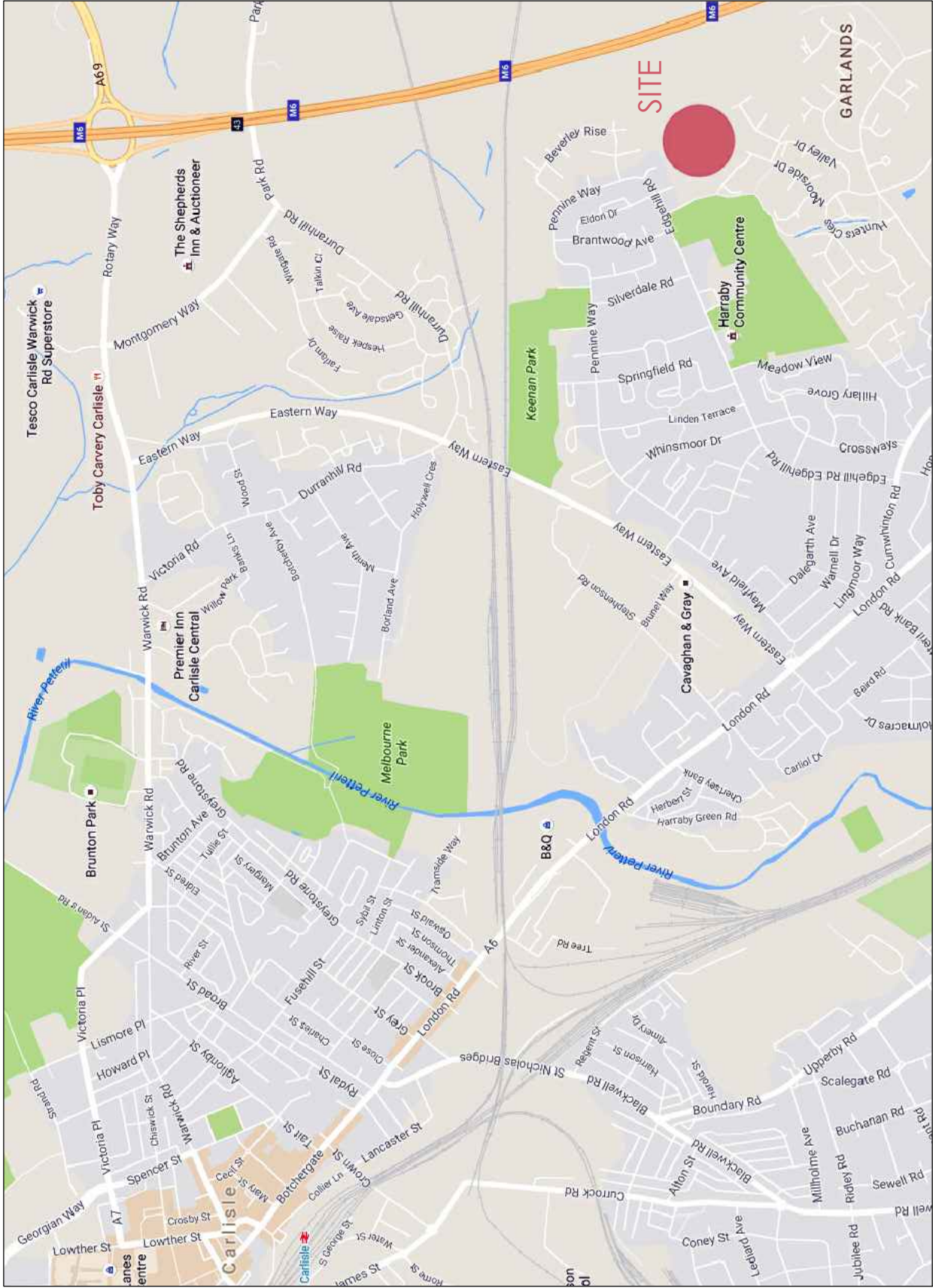
13. the Housetype Elevation Drawings (drawing no. 310/1D) received 16th Jan 2017;
14. the Housetype Elevation Drawings (drawing no. 311/1A) received 16th Jan 2017;
15. the Housetype Elevation Drawings (drawing no. 314/1-) received 16th Jan 2017;
16. the Housetype Elevation Drawings (drawing no. 401/1G) received 16th Jan 2017;
17. the Housetype Elevation Drawings (drawing no. 403/1) received 16th Jan 2017;
18. the Housetype Elevation Drawings (drawing no. 405/1E) received 16th Jan 2017;
19. the Garage Threshold/Drive Detail Drawing (drawing no. SD712 Rev E) received 16th Jan 2017;
20. the Single Garage Drawing (drawing no. SD700 Rev A) received 16th Jan 2017;
21. the Double Garage Drawing (drawing no. SD701 Rev A) received 16th Jan 2017;
22. the Terraced Single Garage Drawing (drawing no. SD703 Rev B) received 16th Jan 2017;
23. the Boundary Treatment Drawings (1800mm Timber fence) (drawing no. SD100 Rev D) received 16th Jan 2017;
24. the Boundary Treatment Drawings (Post & Wire Fence) (drawing no. SD103 Rev B) received 16th Jan 2017;
25. the Construction Management Plan received 3rd March 2017;
26. the Maximising Security through Design document received 16th Jan 2017;
27. the Infiltration Testing At Moorside Drive, Carlisle received 16th Jan 2017;
28. the Parking Statement received 3rd March 2017;
29. the Economic Impact Report – Version 001 – January 2017 received 3rd March 2017;
30. the Sustainability Statement received 3rd March 2017;
31. the Geo-Environmental Ground Investigation Report received 3rd March 2017;
32. the Preliminary Contamination Risk Assessment received 3rd March 2017;
33. the Site Waste Management Plan received 3rd March 2017;
34. the Air Quality Assessment Report V1.1 received 28 June 2017;
35. the Schematic Surface Water Drainage Plan (dwg SK001) received 24 March 2017;
36. the Notice of Decision; and
37. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

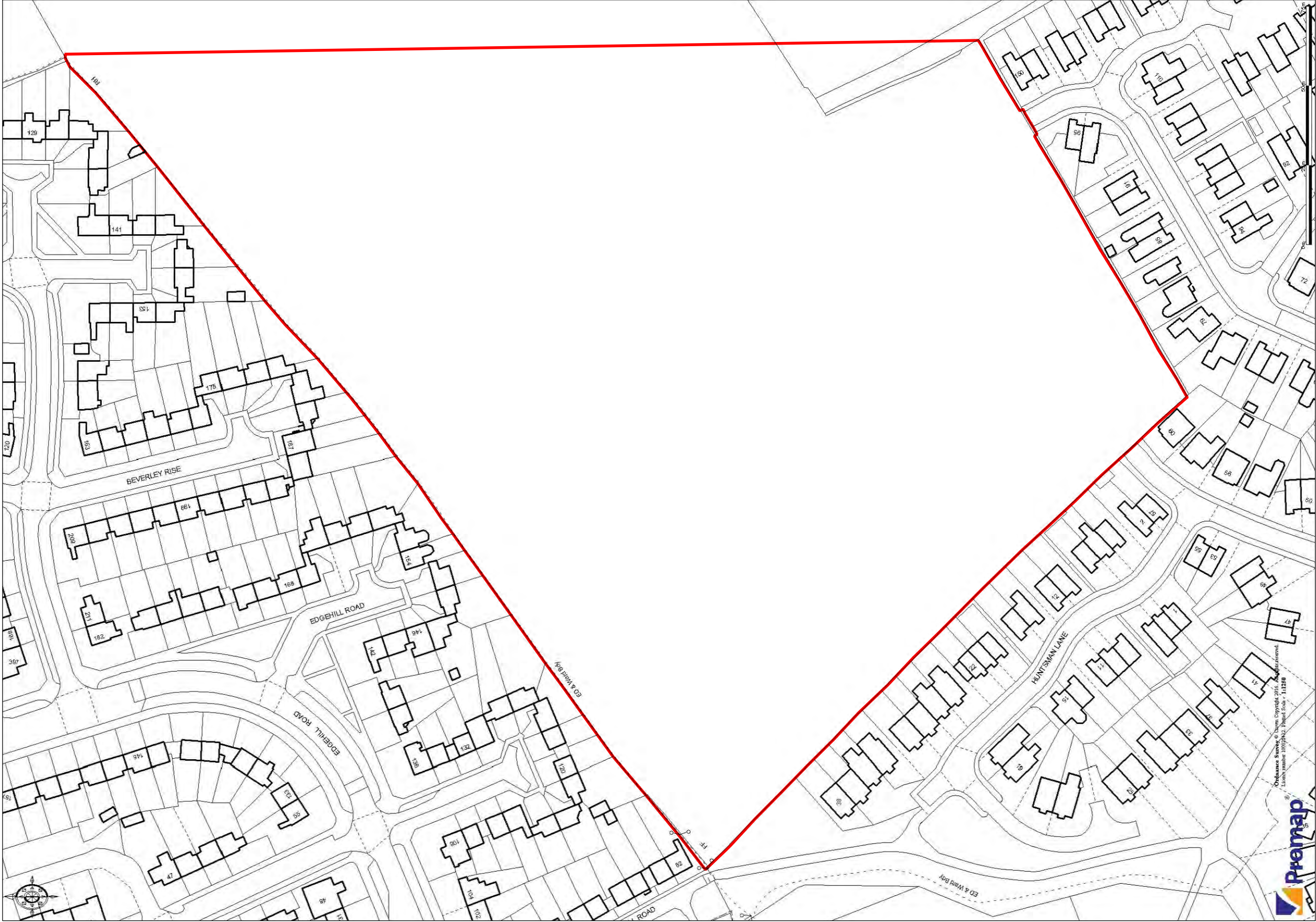
3. Prior to the occupation of any dwelling built with a garage, a 32Amp single phase electrical supply will be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The

approved works for any dwelling built with a garage shall be implemented on site before that unit is first brought into use and retained thereafter.

Reason: In accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030



STREET MAP
(Not To Scale)



LOCATION PLAN
(Scale 1:1250)

1. Do not scale off drawing
2. All dimensions to be checked on site
3. Any discrepancy between drawn and specified information to be notified immediately
4. If in doubt - ASK

A 06.11.16 Red line amended.
revisions (DLM)



Client
Gleeson Homes & Regeneration
project

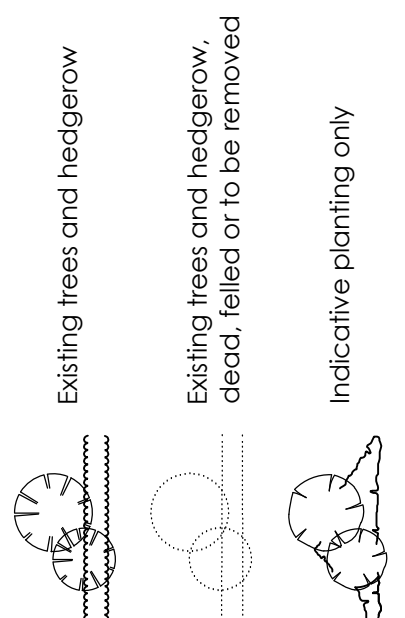
Land at
Moorside Drive
Carlisle

drawing title
LOCATION PLAN

dwg.no.	scale
1601.01.01 rev A	1:1250 @ A2
date	drawn by
November 2016	DLM
	checked by
	DLM

The Well Garden, Branton Green,
Great Ouseburn, North Yorks, YO26 9RT
Tel: 01423 579105
Email: Mail@ACERarchitectural.co.uk

House Type Schedule		
201	Cork	2 bed semi-det
202	Kerry	2 bed semi-det
301	Tyrone	3 bed semi-det
311	Lisburn	3 bed semi-det
302	Galway	3 bed semi-det
303	Wicklow	3 bed semi-det
309	Fergus	3 bed semi-det
310	Liffey	3 bed semi-det
304	Kilkenny	3 bed detached
307	Kildare	3 bed detached
314	Renmore	3 bed detached
401	Longford	4 bed detached
403	Carlow	4 bed detached
405	Waterford	4 bed detached
		166



MATERIALS

- Main Brick: Forterra Abbey Red Multi
Contrast Brick: Forterra Village Oatmeal Buff Multi
Roof: Double Roman Concrete Tile in Dark Grey
- Main Brick: Forterra Abbey Red Multi
Contrast Brick: Forterra Ashwell Yellow Multi
Roof: Double Roman Concrete Tile in Dark Grey
- Main Brick: Forterra Ashwell Yellow Multi
Contrast Brick: Forterra Abbey Red Multi
Roof: Double Roman Concrete Tile in Terracotta Red

DRIVE DETAIL

- Permeable Crushed Aggregate Drive - Buff Colour
1.5m Black Tarmac Apron (no chippings)
Footpath

Paving slab access paths to level threshold for footpaths and roads. Gradients not to exceed 1 in 12 for maximum 5.00m length. Paving slabs - Grey PCC

WINDOWS & FRENCH DOORS - White uPVC

FRONT & REAR DOORS - White Composite or Steel faced.
Style as elevational drawings

FASCIAS & SOFFITS - White uPVC

RAINWATER GOODS - Black

ENCLOSURES

- S.W. boarded vertical screen fence 1.80m high (100 x 19mm boards with gaps 3No. 75 x 38mm rails 100 x 100mm posts @ 2.050m centres) as detail dwg.no. SD 100
- S.W. diamond kick rail fence 0.45m high (100 x 100mm rails, 125 x 125mm posts) as detail drawing
- Plot division fence, post & wire as detail dwg.no. SD 103

NOTE: Unless noted otherwise, all existing site boundaries to be assessed on site and replaced/repaired as deemed necessary

All garages are optional.
If not built concurrently with the house, a screen fence is to be provided on rear garage wall line.

LANDSCAPING

Trees:
All new trees to be 2.4 - 3.0m standard nursery stock. Girth of 80.0 - 100.0cm and clear stem height of 1.5 - 2.1m. Transplanted three times. Bare-root. Symmetrical, evenly branched crowns.

- AC Acer Campestre (Field Maple)
BP Betula Pendula (Silver Birch)
CPS Crataegus Pinnatifida (Hawthorn)
SA Sorbus Aia (Whitebeam)

Planting pits for standard trees to be 750x750x50mm and backfill with an equal mixture of topsoil & tree planting mulching compost (50% / 50%).

Stakes and ties - standard trees should be double staked and tied to a support placed outside the planting pit. Stakes should be placed on the outside of the planting pit. Stakes should be spaced off to approx. third of length of clear stem height of the tree. 2 No. reinforced tree ties 50mm width should be used to secure the tree 50mm below the top of the stakes.

Proposed trees within 3m distance from buildings or services or within 2.5m of roads/parking areas are to have root barriers installed.

Existing trees and hedgerow to be retained and protected during construction to BS 5837:1991

Existing trees and hedgerow, dead, felled or to be removed

Front gardens to be turfed.

- Do not scale off drawing
- All dimensions to be checked on site
- Any discrepancy between drawn and specified information to be notified immediately
- If in doubt - ASK

All materials, landscape details and boundary treatments are subject to approval by the Local Planning Authority.

Layout based on Topographical Site survey information provided by client. All external boundaries to be checked against the Land Registry title plan prior to commencement on site and any discrepancies to be notified to ACER Architectural Limited.



client
Gleeson Homes & Regeneration

project
Land at

Moorside Drive

Carlisle

drawing title
HOUSING LAYOUT

dwg. no.	1601.04.01 rev G	scale	1:500 @ A1
date	November 2016	drawn by	DLM
		checked by	DLM
The Well Garden, Branton Green, Great Ouseburn, North Yorks, YO26 9RT Tel: 01423 579105 Email: Mail@ACERarchitectural.co.uk			



PLANNING DRAWING

201 dwelling type

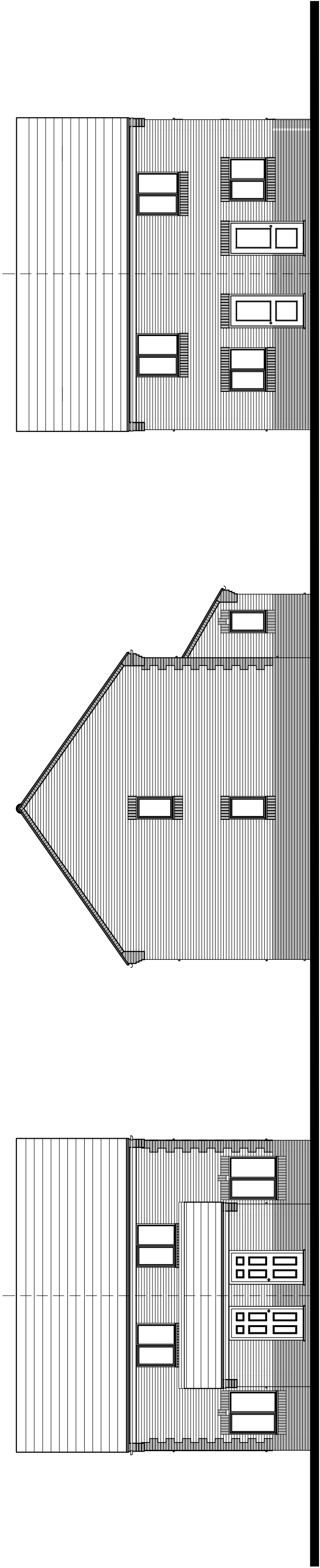
GLEESON

HOMES & REGENERATION

FLOOR AREA
60.48m², 651ft²

A	Internal layout revised.	11.01.12	Scale
B	Print detailing revised	15.02.12	1:100 at A2
C	Grand floor WC revised.	28.08.12	
D	Dimensions added.	22.10.12	
E	Elevational styling revised.	20.09.15	
F	Based on latest Rev 5 working drawing	27.09.14	
			July 10
			Dwg No
			201/1F

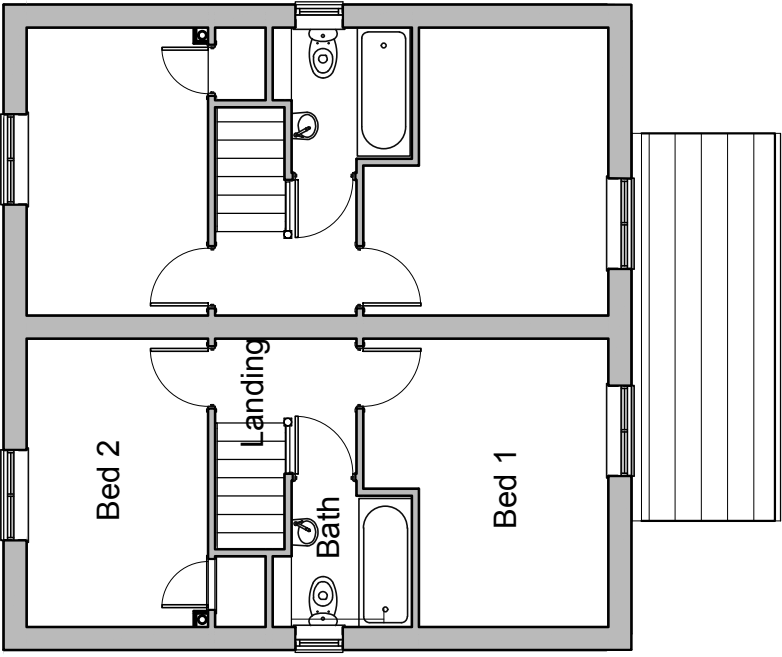




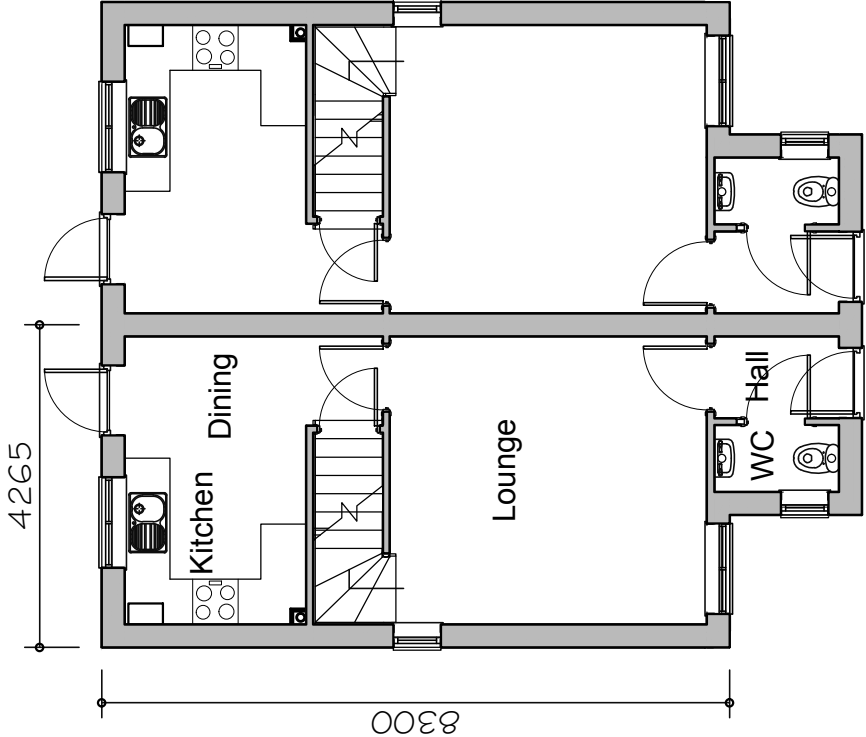
FRONT ELEVATION

SIDE ELEVATION

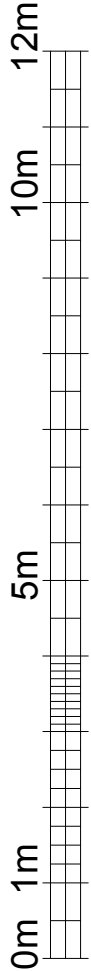
REAR ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



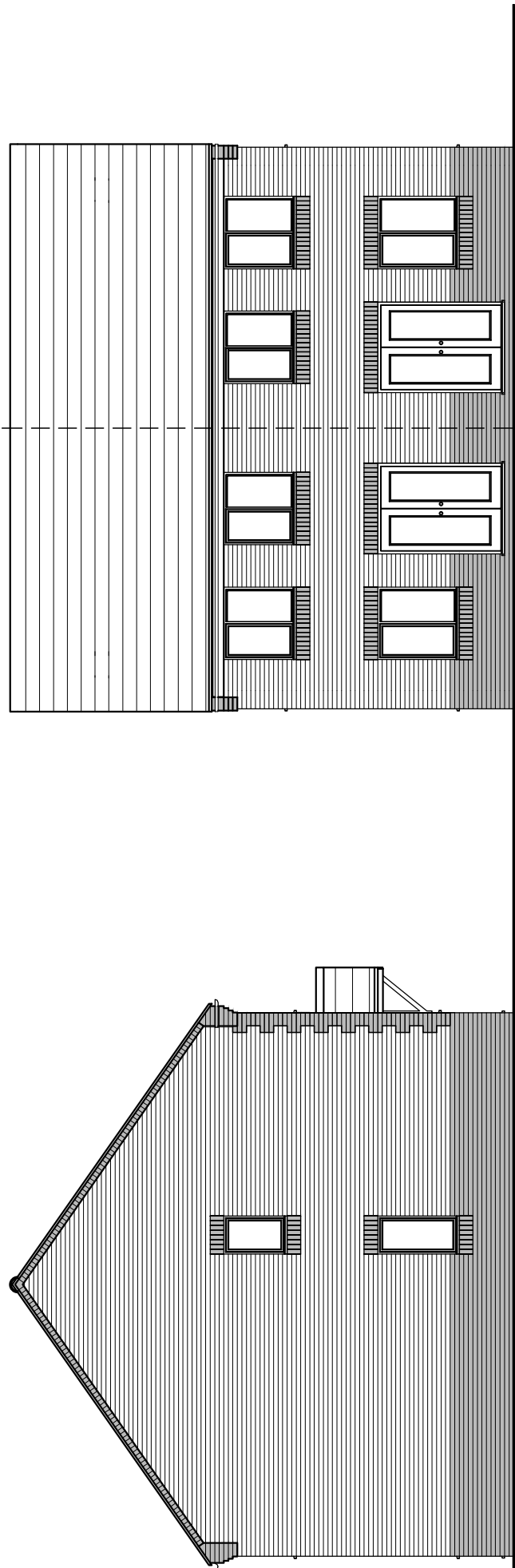
FLOOR AREA
62.37m², 671ft²

PLANNING DRAWING

202 dwelling type

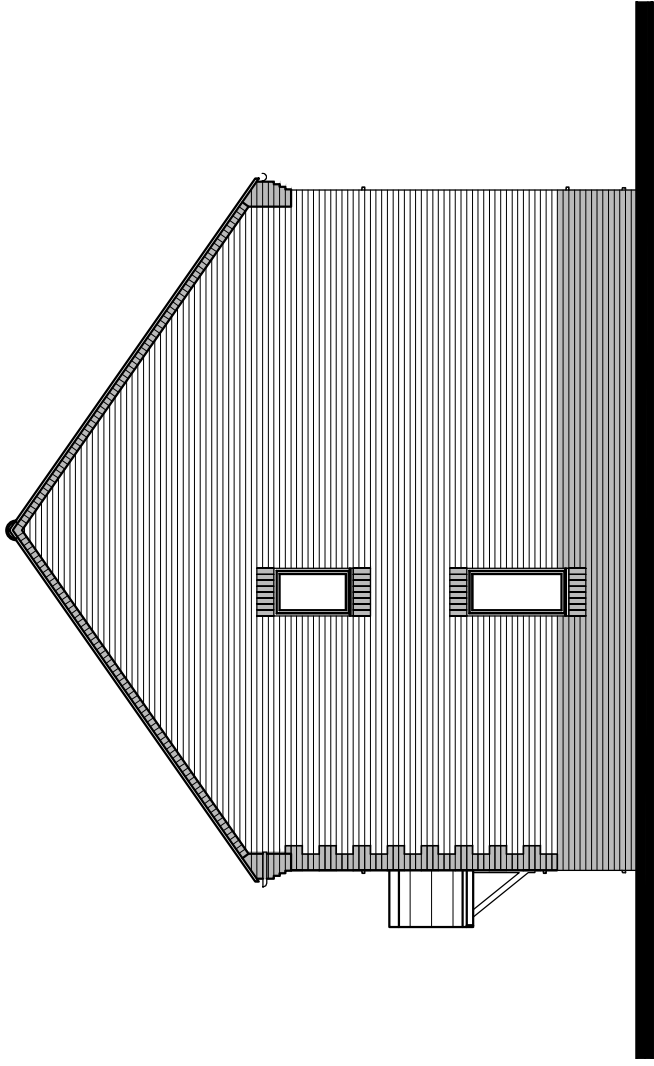
GLEESON
HOMES & REGENERATION

	11/02/11	Scale
A	Minor revision to internal layout.	22/05/11
B	Rear door revised.	29/08/12
C	Brick detailing, Ground floor WC door revised.	22/10/12
D	Dimensions added.	20/09/13
E	Elevation added/ revised	27/05/14
F	Based on latest Rev C working drawing	Date
		July, 10
		Dwg No
		202/1F

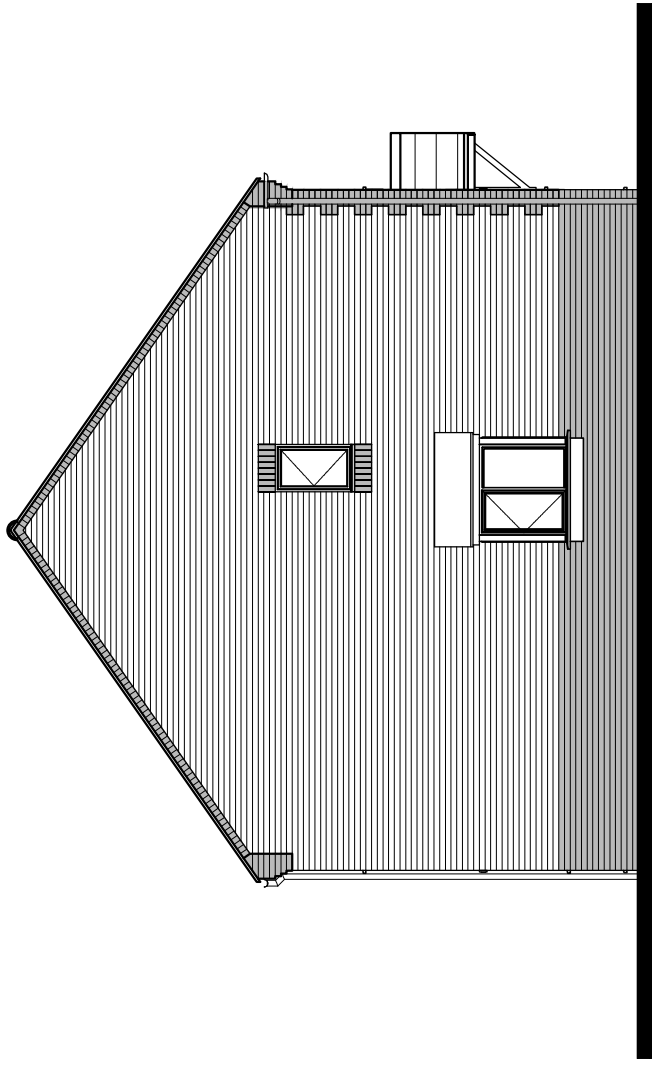


SIDE ELEVATION

SIDE ELEVATION REAR ELEVATION



SIDE ELEVATION



optional bay window

SIDE ELEVATION



301 dwelling type

HOMES & REGENERATION

A.	Upper redesign.	11.02.11	Scale
B.	Frame door canopy revised.	23.05.11	1:100
C.	Precast detailing front door option elevation.	28.06.12	at A2
D.	Dimensions added.	22.10.12	
E.	Electromechanical details revised.	20.09.13	
F.	GF layout, rear window and patio door swapped.	06.12.13	Date
G.	Based on latest Ben W working drawing.	27.05.14	July: 10
			Dwg No
			301/1G



SIDE ELEVATION



302 - end terrace type and will be attached to a variety of others unit types, refer to site layout



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



REAR ELEVATION



REAR ELEVATIONSIDE ELEVATION



REAR ELEVATION

PLANNING DRAWING

302 dwelling type

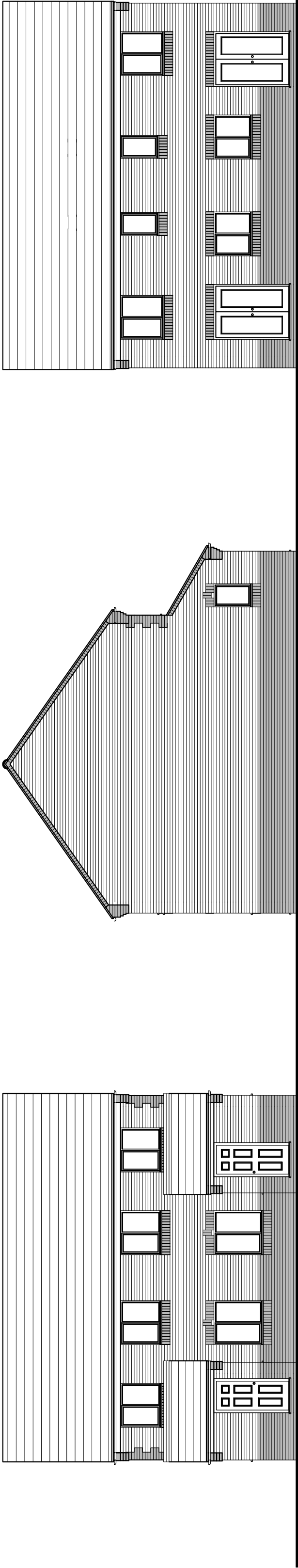
GLEESON

HOMES & REGENERATION

A	Use ceiling, same floor area	07/02/11	Scale
B	Bed 1 and 5 window revised.	24/05/11	
C	Bed 1 detailing / roof pitch revised.	12/02/12	
D	Bed 1 window added.	25/08/12	1:100 at A2
E	Dimensions added.	22/10/12	
F	Electrical shading revised.	20/09/15	
G	Based on latest Rev 5 working drawing.	27/05/14	Date
			July 10
			Dwg No
			302/1G

FLOOR AREA
70.56m², 759ft²

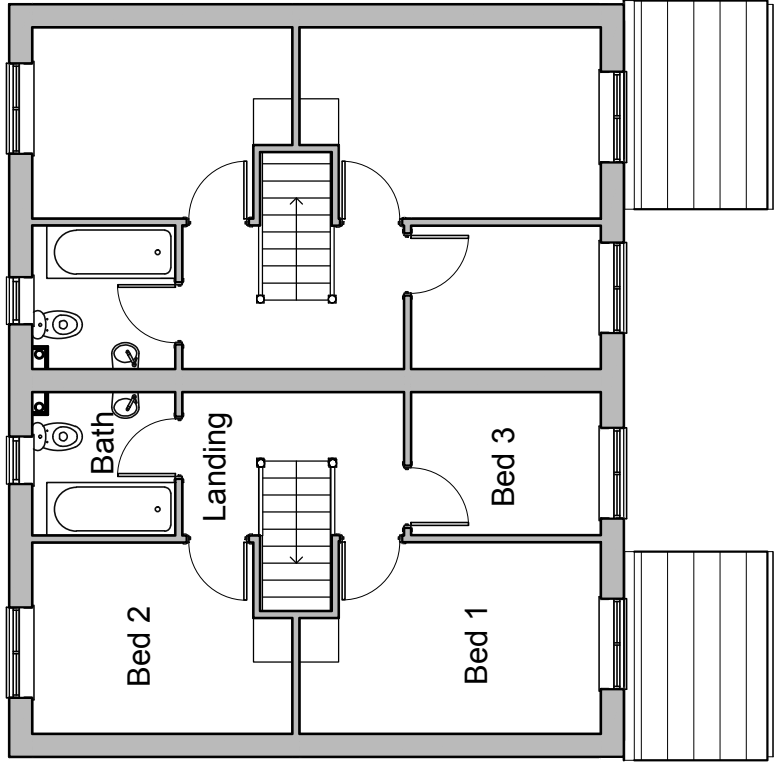




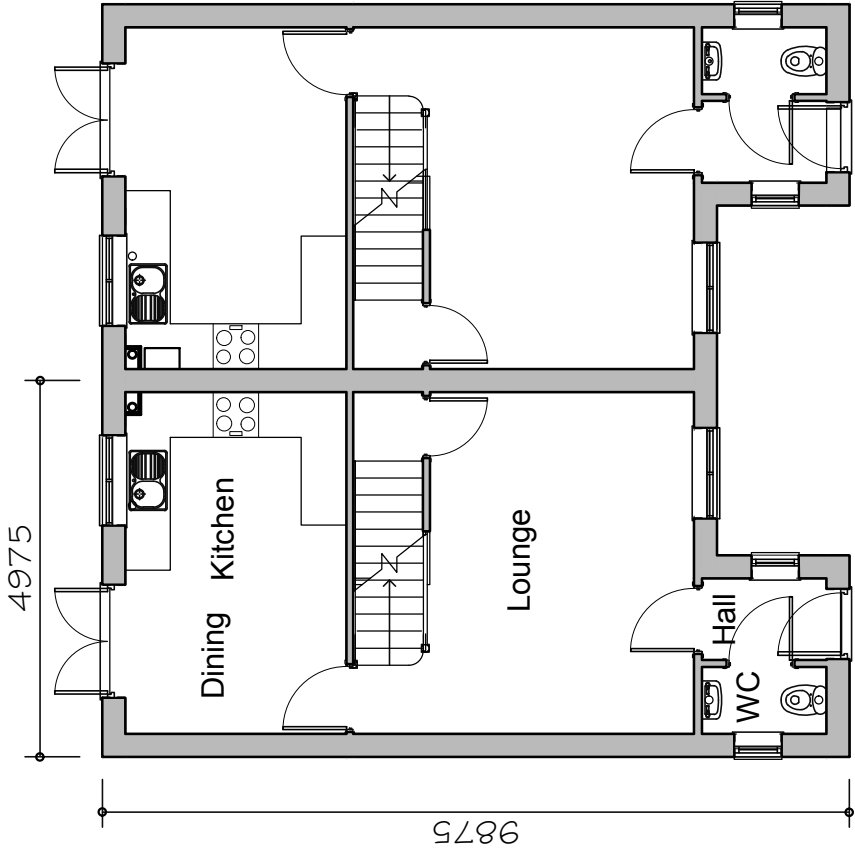
FRONT ELEVATION

SIDE ELEVATION

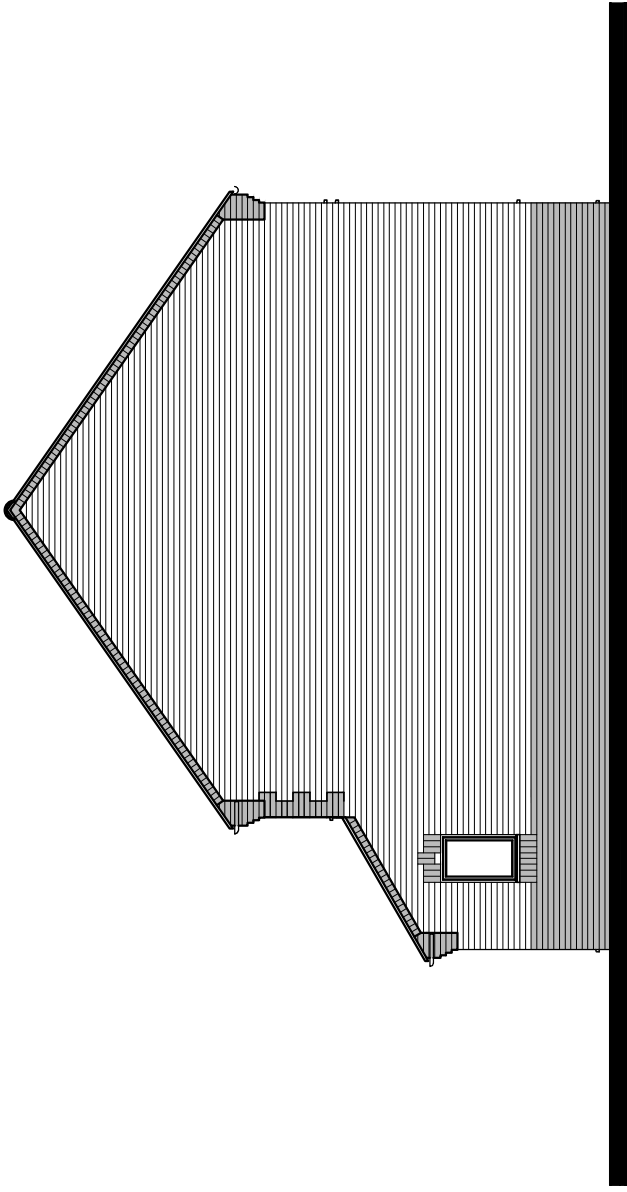
REAR ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION

PLANNING
DRAWING

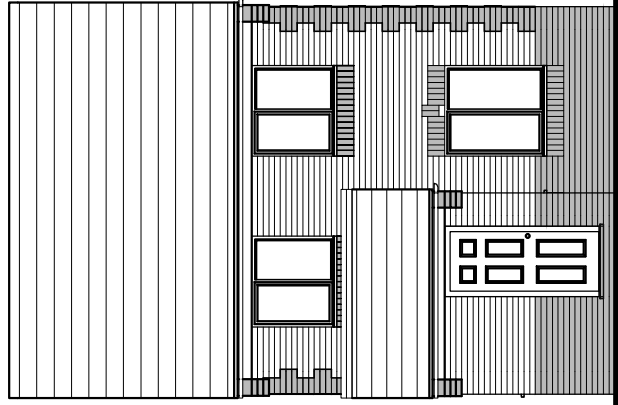
303 dwelling type

GLEESON

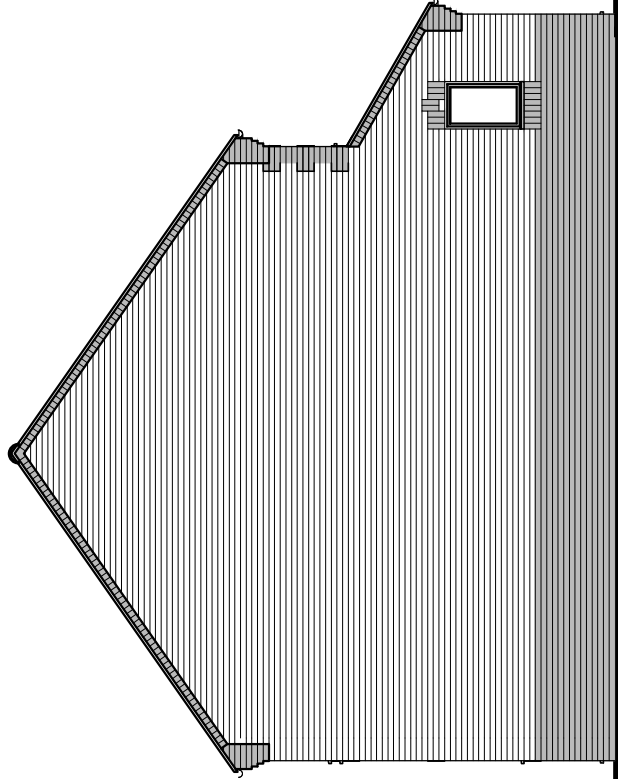
HOMES & REGENERATION

	25.02.11	Scale
A. Major internal revisions and external details.	29.08.12	
B. Brick detailing of WC revised.	22.10.12	
C. Dimensions added	20.09.13	
D. Elevational details revised.	27.05.14	
E. Based on latest Rev R working drawing		
	Date	
	July.10	
	Dwg No	
	303/1E	

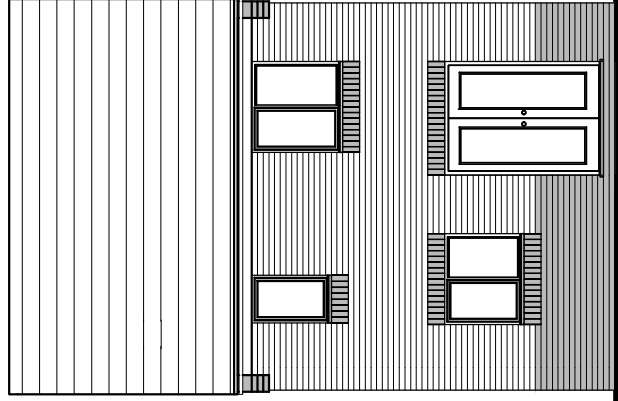
FLOOR AREA
71.71m², 772ft²



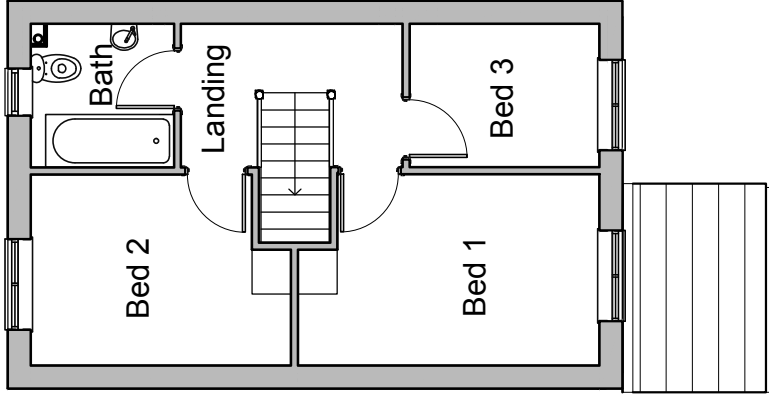
FRONT ELEVATION



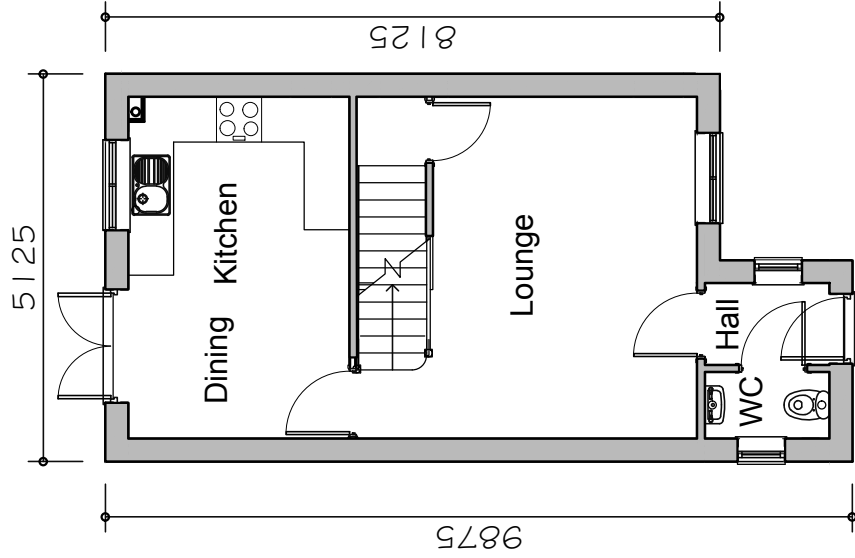
SIDE ELEVATION



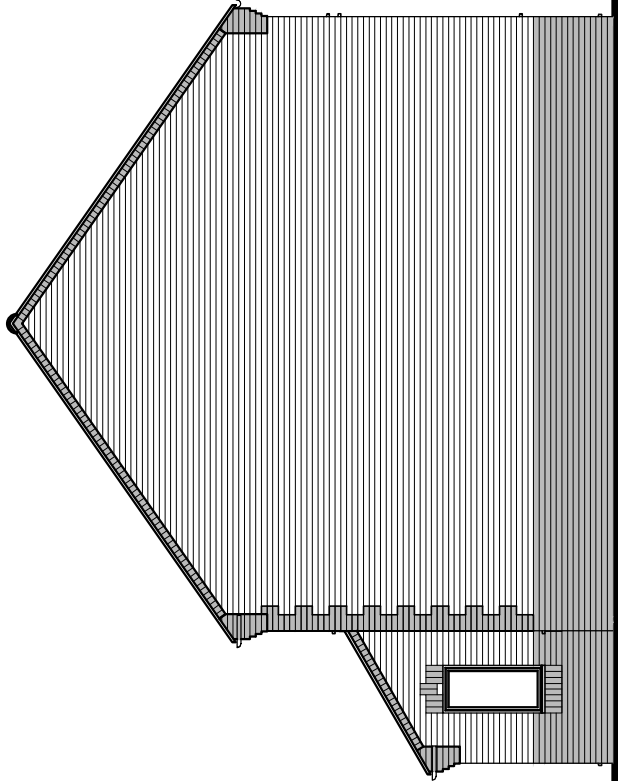
REAR ELEVATION



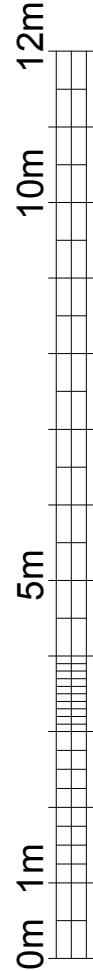
FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION



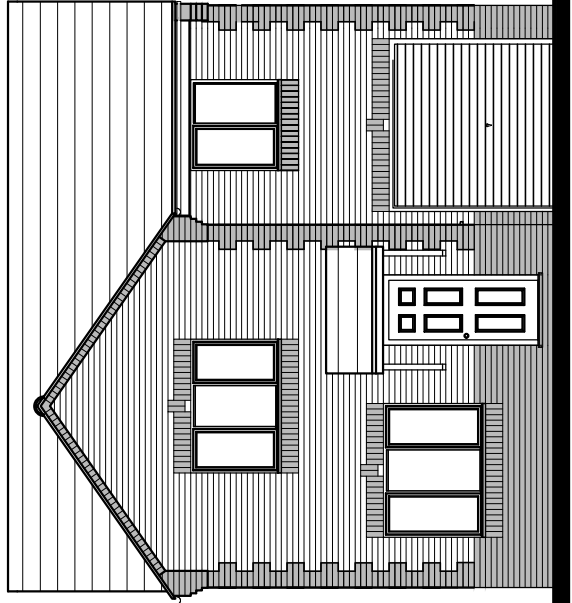
PLANNING DRAWING

304 dwelling type

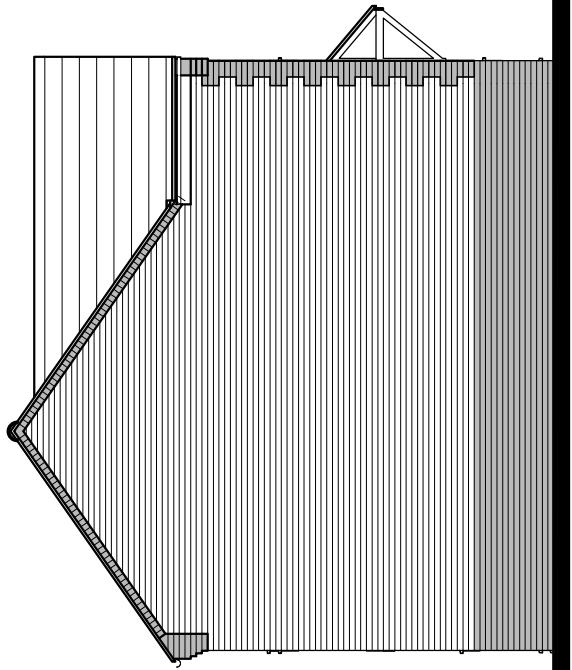
GLEESON

HOMES & REGENERATION

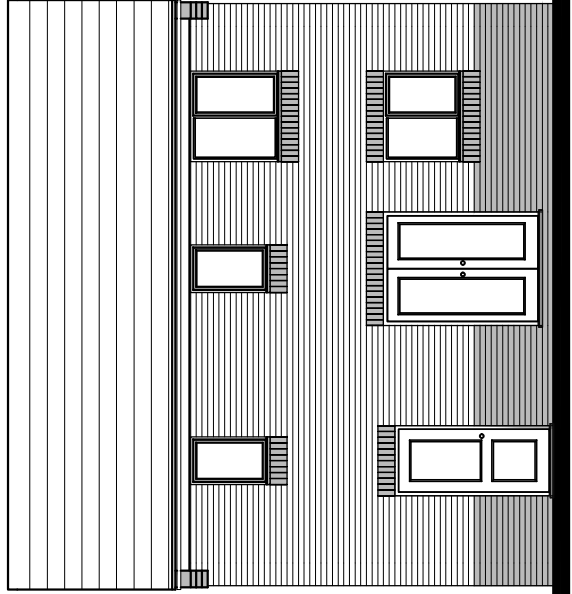
A	Redrawn, derived from A02 type.	25/09/14	Scale
B	Breakwork details, of WC revised.	29/09/12	
C	Dimensions added	22/10/12	1:100
D	Elevation of skirting revised.	20/09/15	at A2
E	Based on latest Rev P drawing	27/09/14	Date
			July 10
			Dwg No
			304/1E



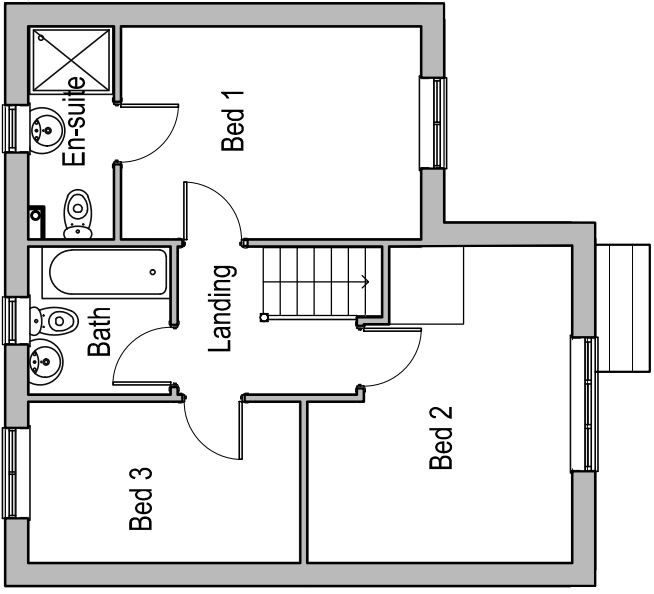
FRONT ELEVATION



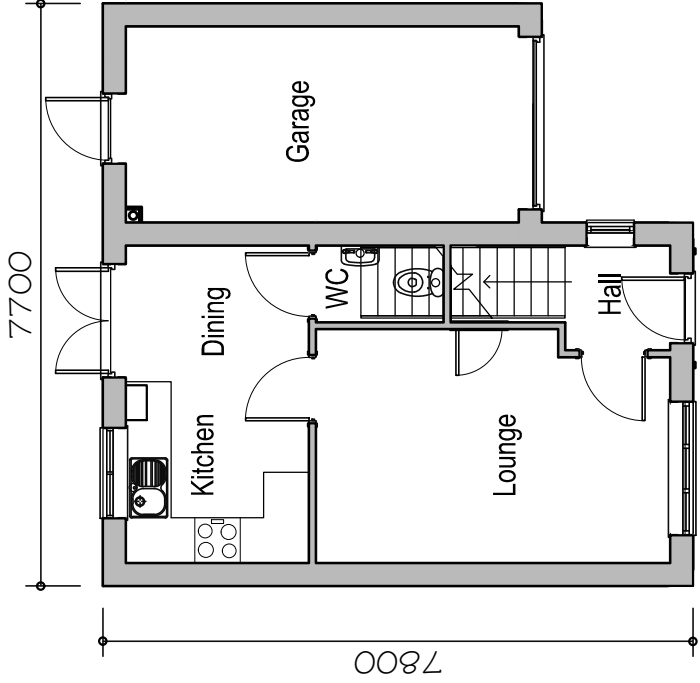
SIDE ELEVATION



REAR ELEVATION

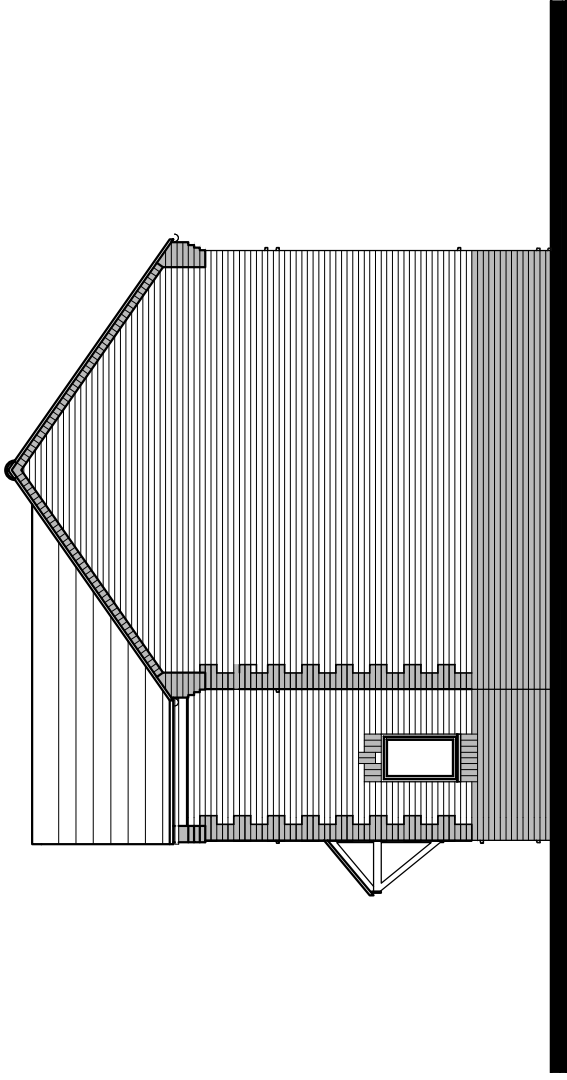


FIRST FLOOR PLAN



GROUND FLOOR PLAN

SIDE ELEVATION



FLOOR AREA
75.00m², 807ft²

PLANNING
DRAWING

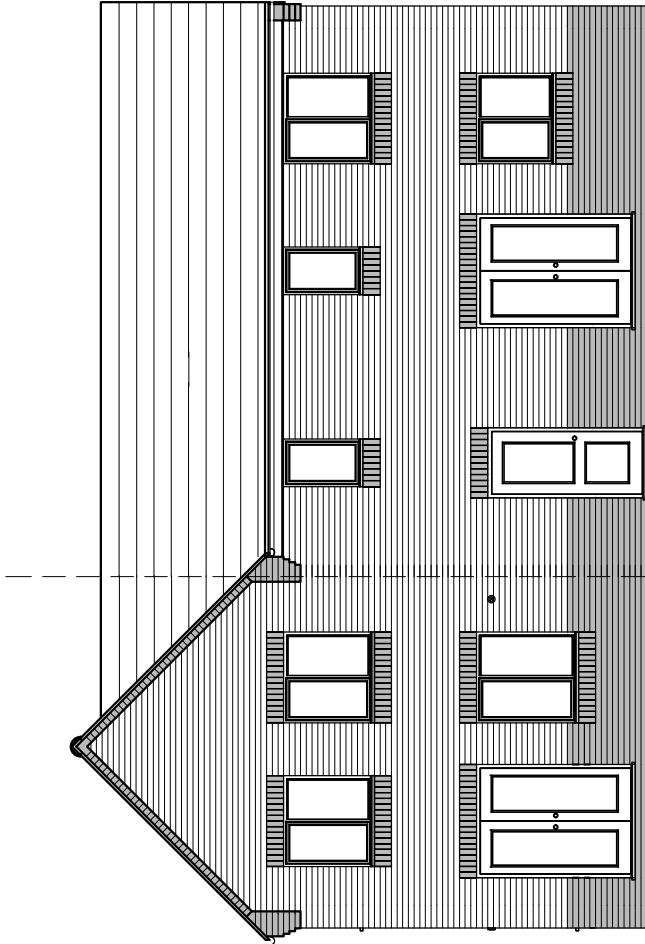
307 dwelling type

GLEESON
HOMES & REGENERATION

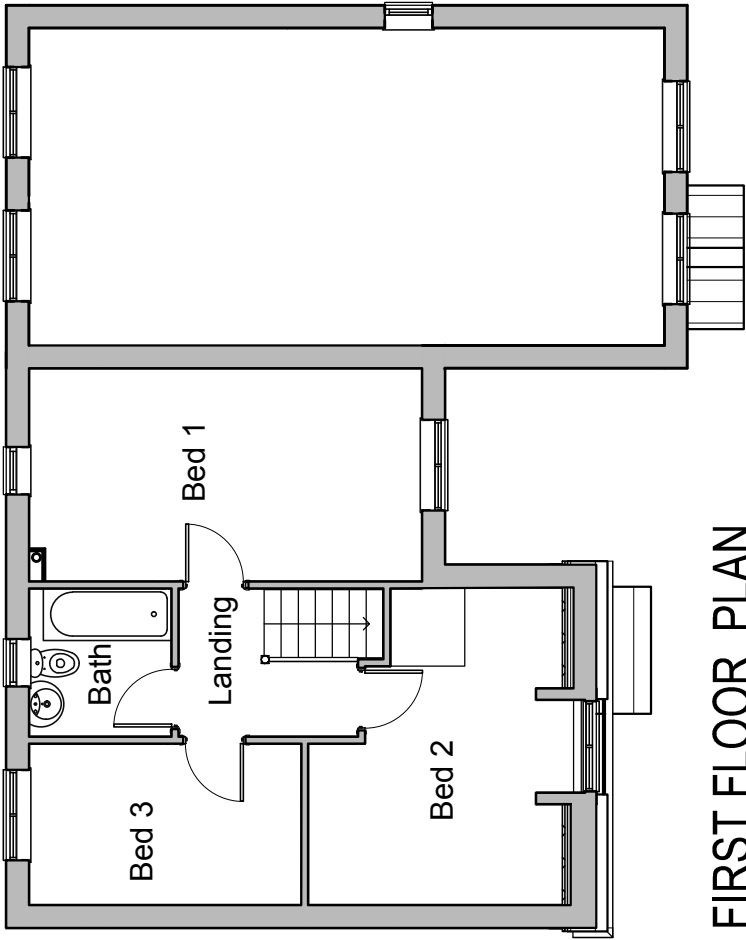
A	Based on latest Rev 5 working drawing	27/09/14	Scale
B	Based on latest Rev 2 working drawing	19/10/15	
			1:100 at A2
			Date
			Sept.13
			Dwg No
			307/1B



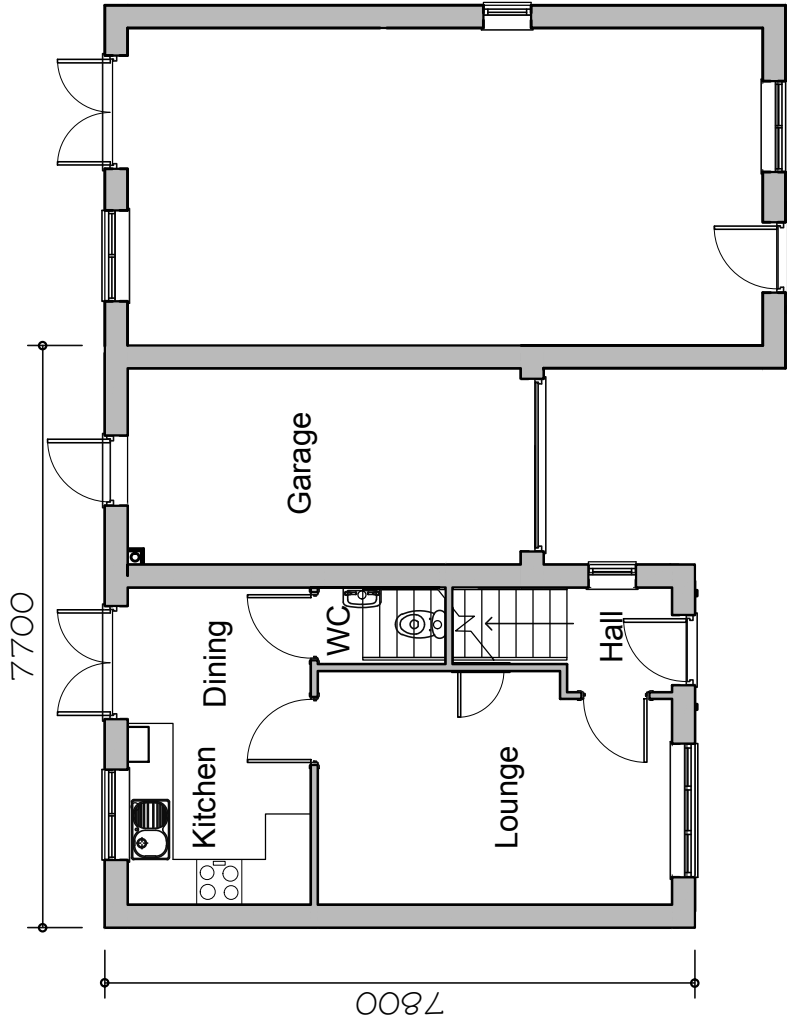
FRONT ELEVATION



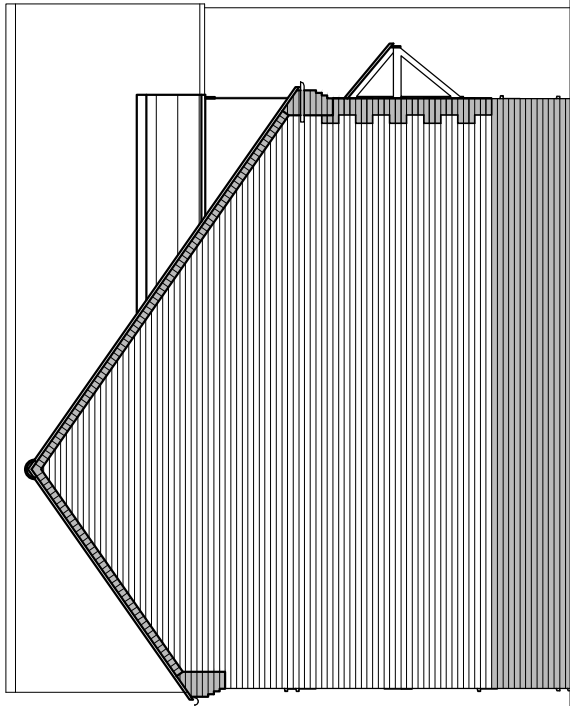
REAR ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



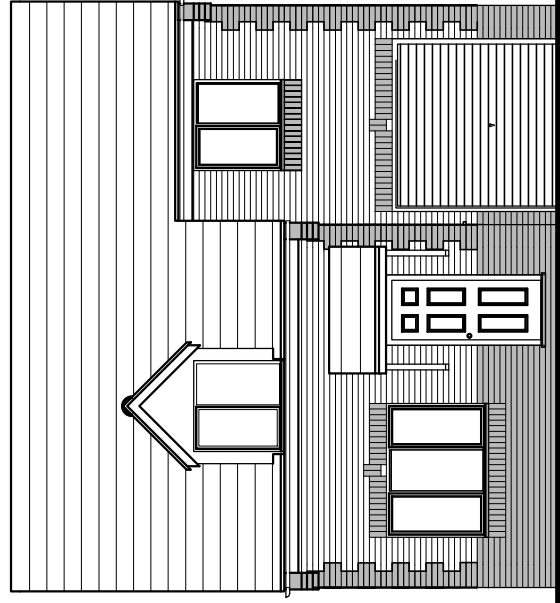
SIDE ELEVATION



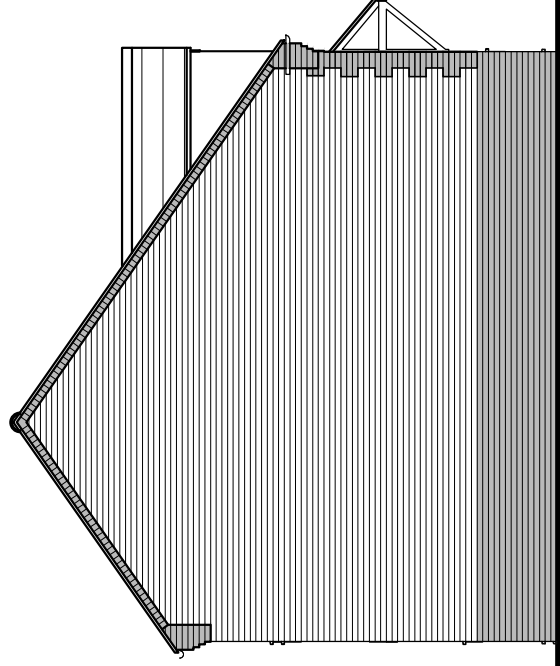
FLOOR AREA
73.24m², 788ft²

PLANNING
DRAWING

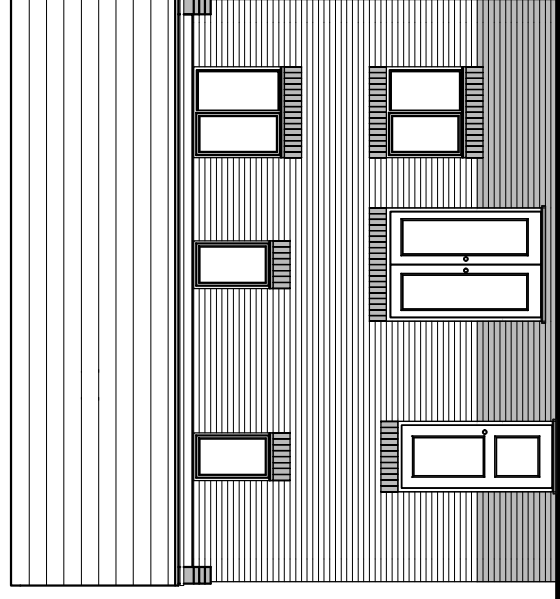
309 dwelling type			
GLEESON			
HOMES & REGENERATION			
A	Door and ground floor WC revised	12/09/12	Scale
B	Dimensions added	27/10/12	
C	Elevation and details revised	20/09/13	
D	Based on latest RoN working drawing	27/05/14	1:100 at A2
E	Floor area corrected	27/11/14	
		Date	
		Jun.11	
		Dwg No	
		309/1E	



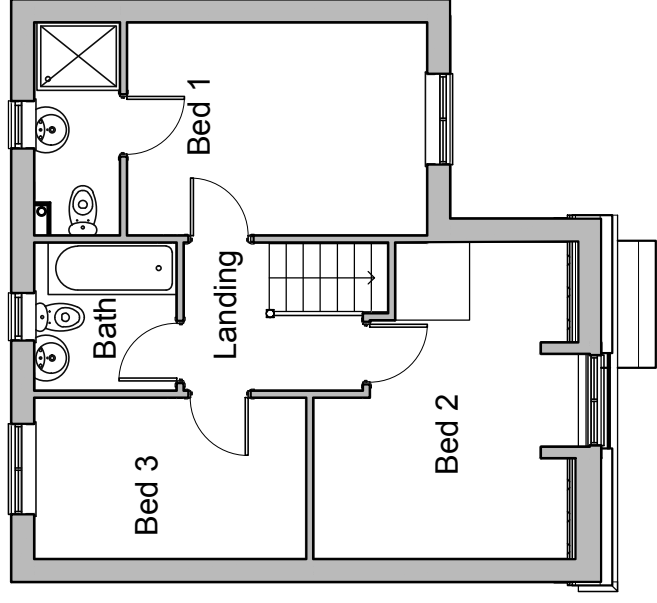
FRONT ELEVATION



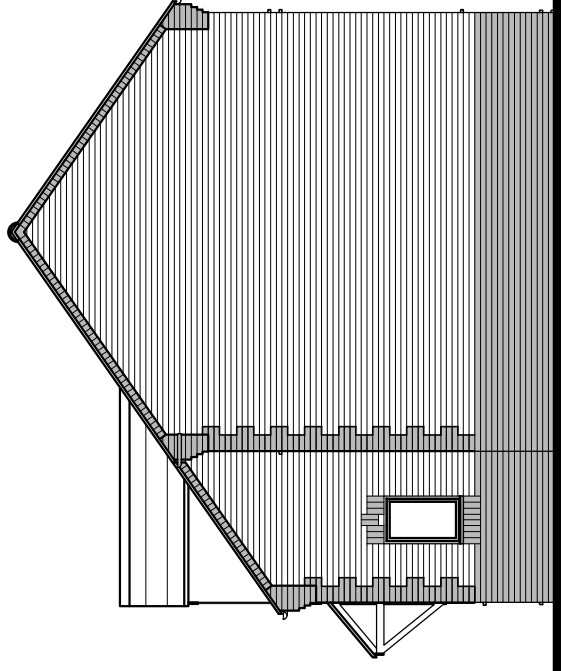
SIDE ELEVATION



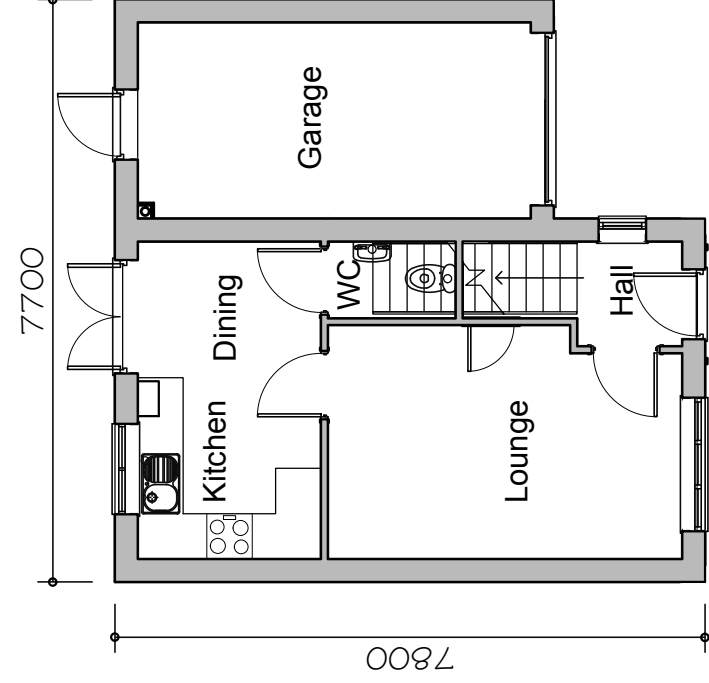
REAR ELEVATION



FIRST FLOOR PLAN



SIDE ELEVATION



GROUND FLOOR PLAN



FLOOR AREA
73.24m², 788ft²

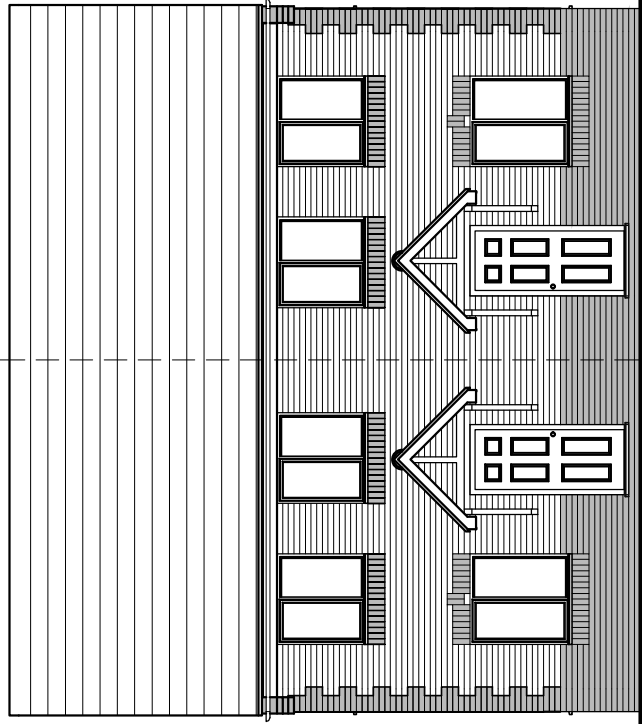
PLANNING DRAWING

310 dwelling type

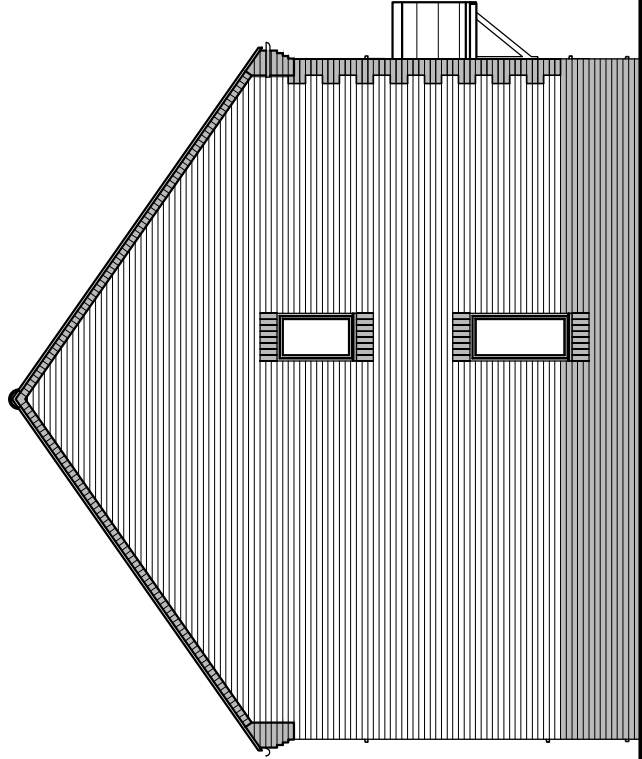
GLEESON

HOMES & REGENERATION

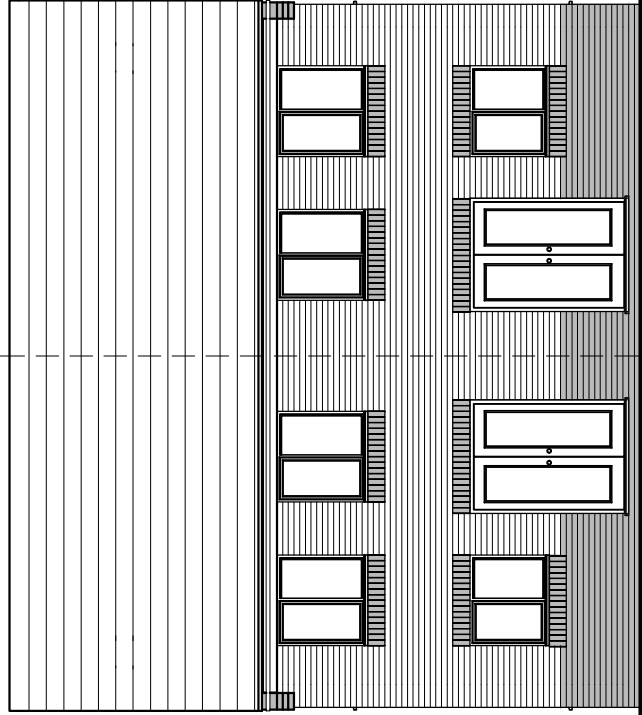
A	Owner and ground floor WC revised	12.09.12	Scale
B	Dimensions added	22.10.12	1:100
C	Elevation and section revised. En-suite on-larged	20.09.13	at A2
D	Based on latest Rev M working drawing	28.05.14	Date
			Oct.11
			Dwg No
			310/1D



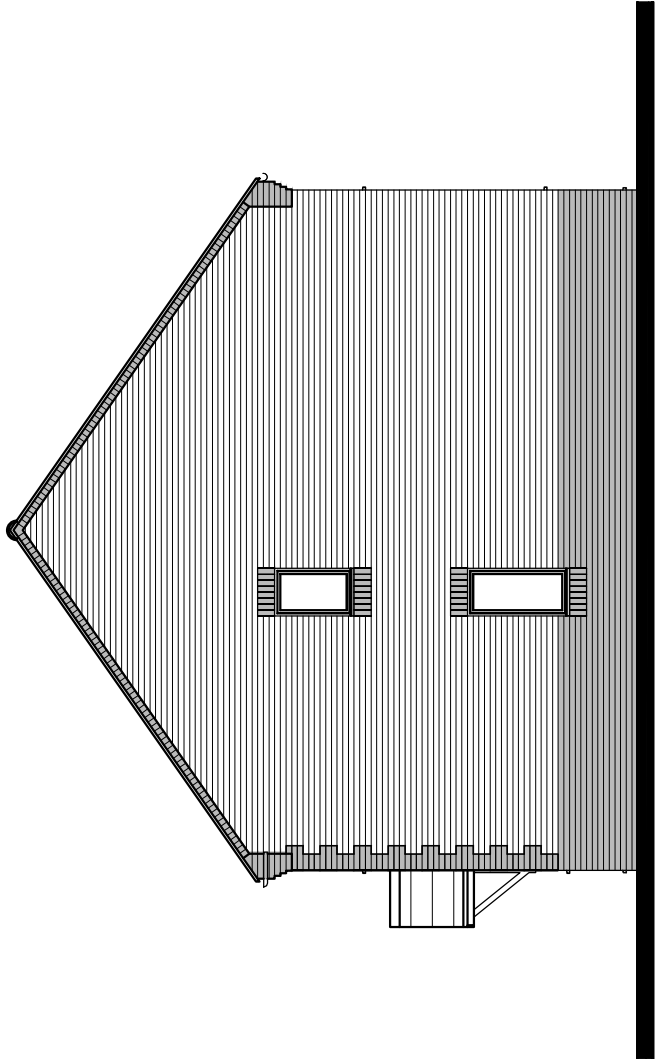
FRONT ELEVATION



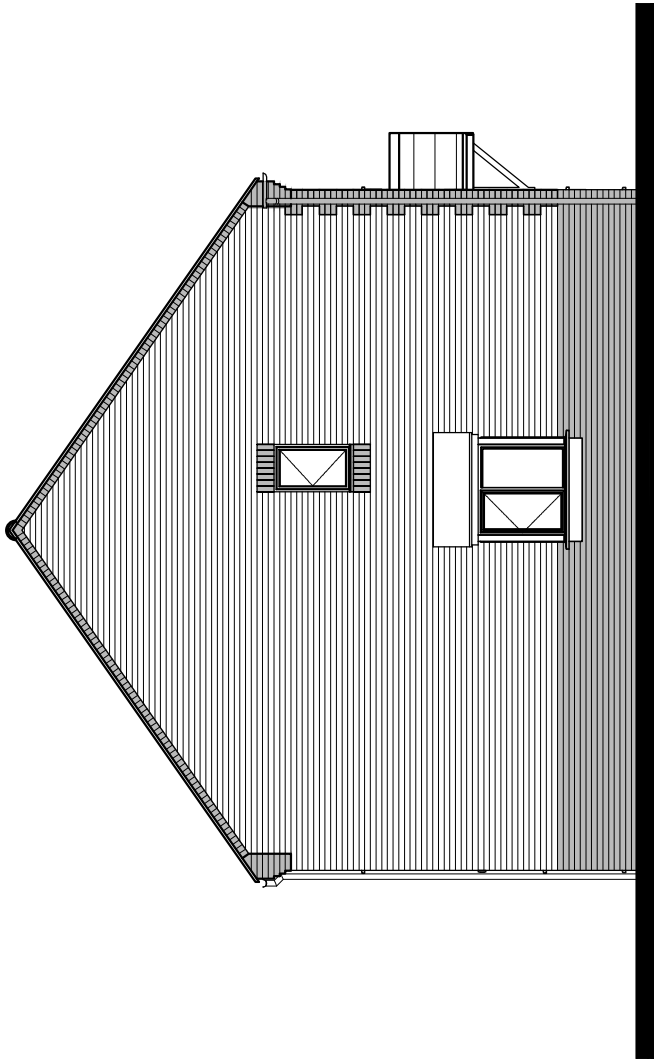
SIDE ELEVATION



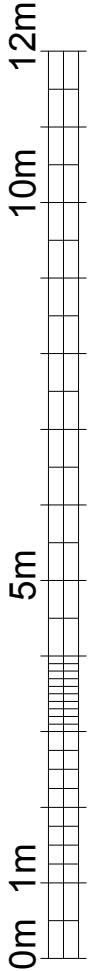
REAR ELEVATION



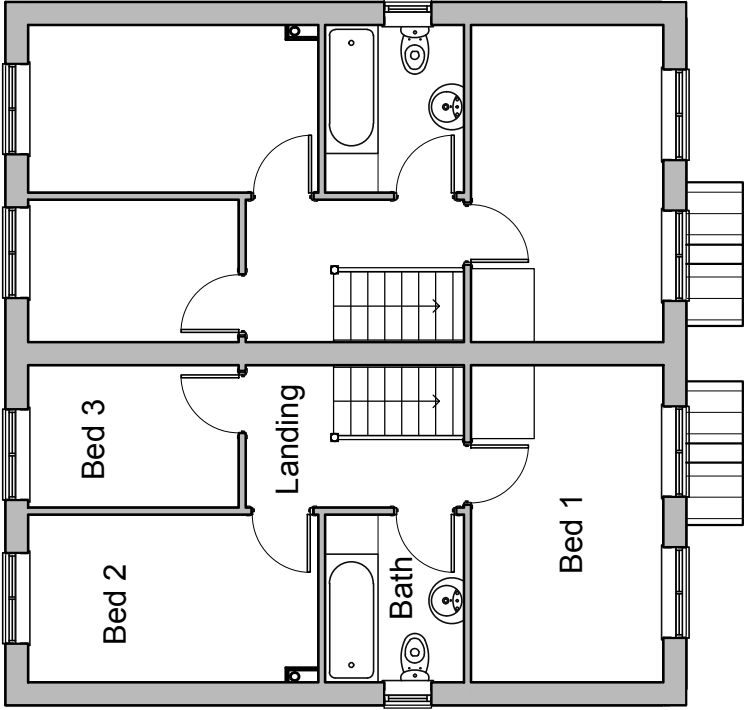
SIDE ELEVATION



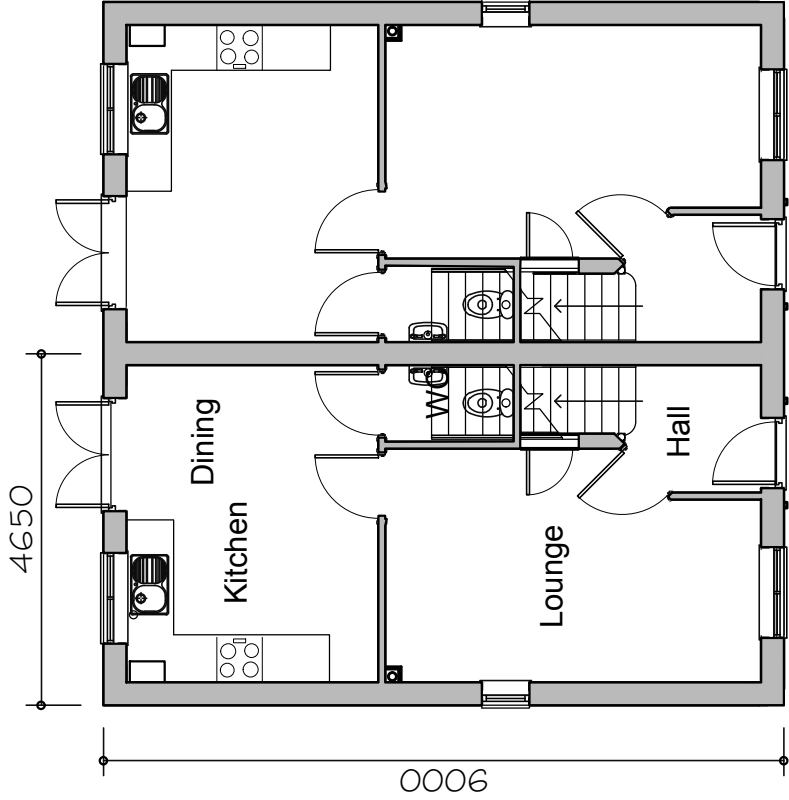
optional bay window
SIDE ELEVATION



FLOOR AREA
70.56m², 759ft²



FIRST FLOOR PLAN



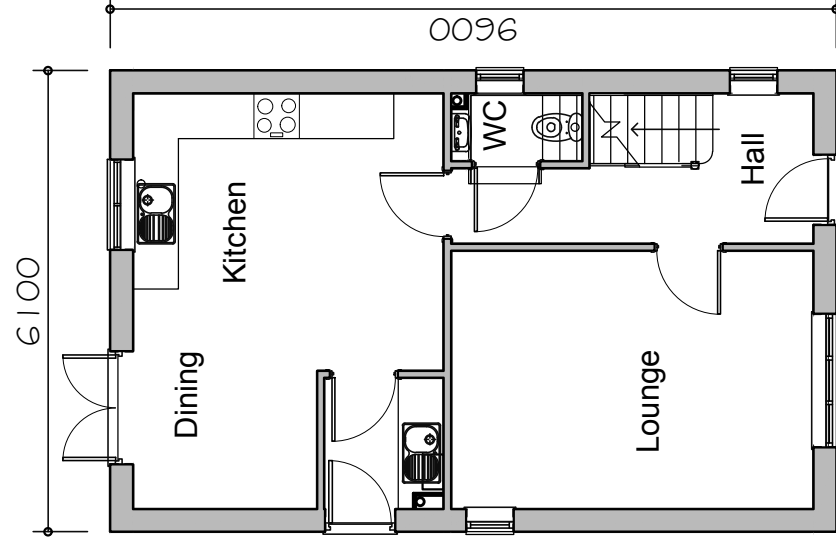
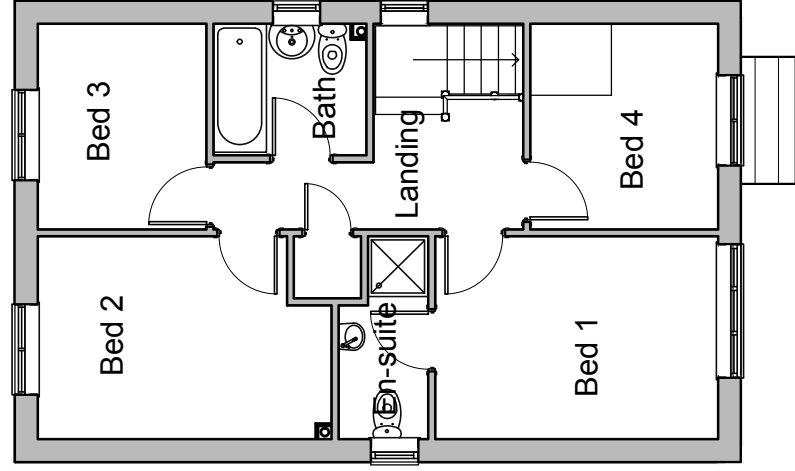
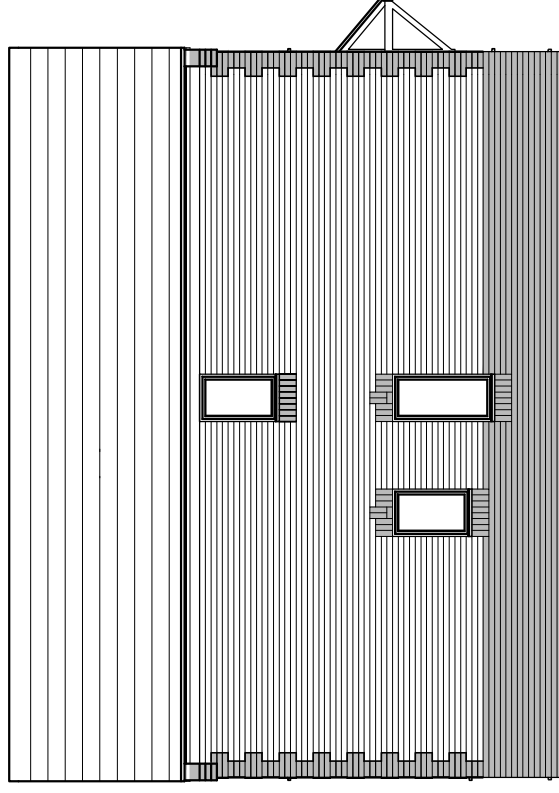
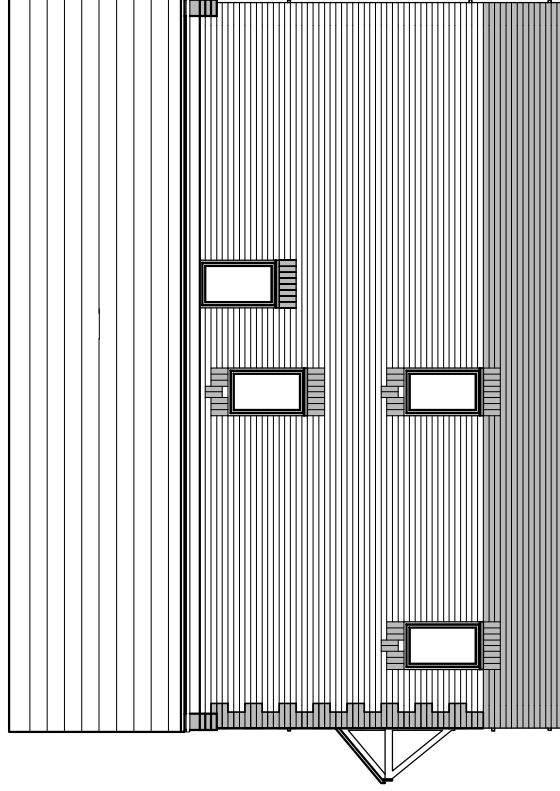
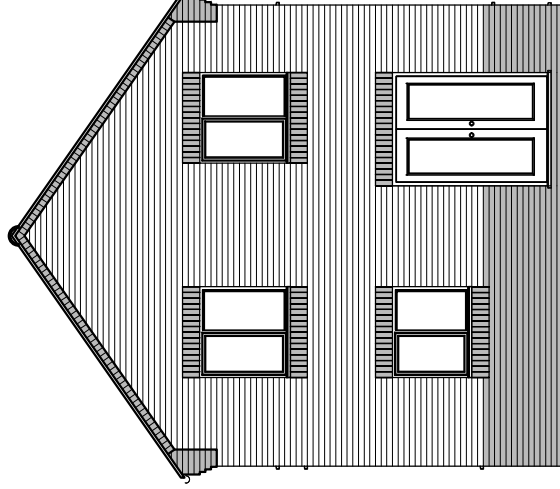
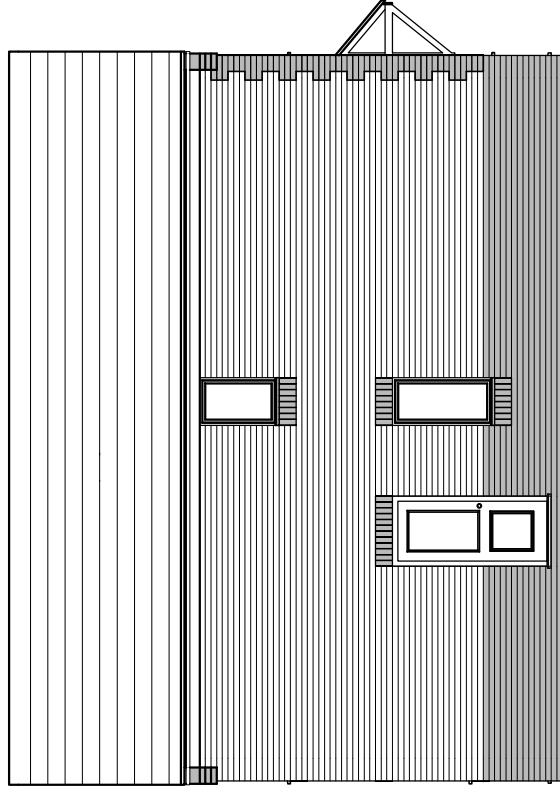
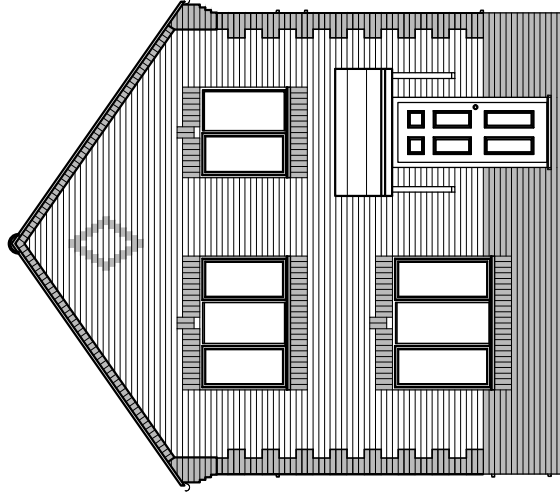
GROUND FLOOR PLAN

PLANNING
DRAWING

311 dwelling type

GLEESON
HOMES & REGENERATION

A	Based on latest Rev B working drawing	28.09.14	Scale
			1:100 at A2
		Date	Dec.13
		Dwg No	311/1A



FLOOR AREA
99.00m², 1066ft²

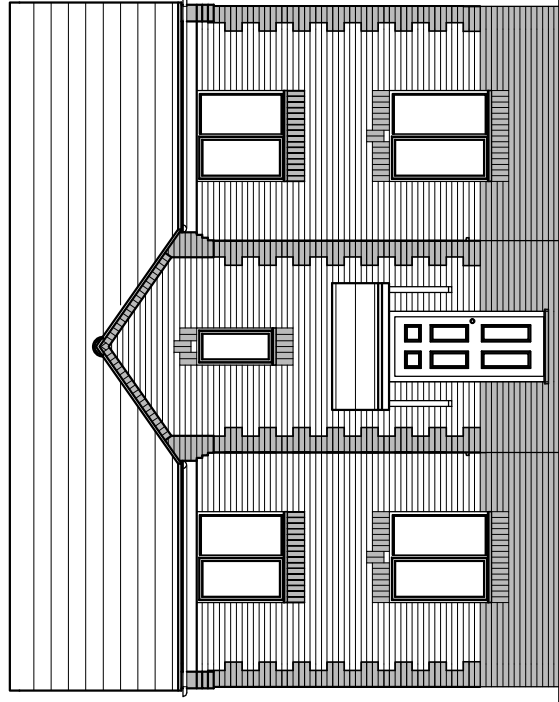
PLANNING DRAWING

401 dwelling type

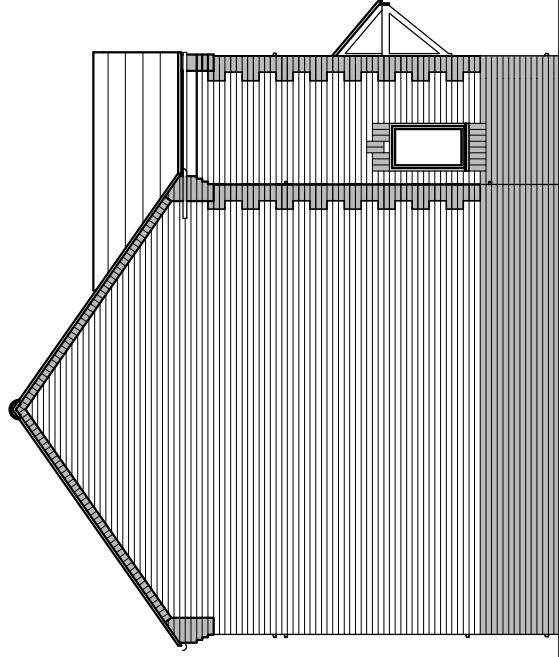
GLEESON

HOMES & REGENERATION

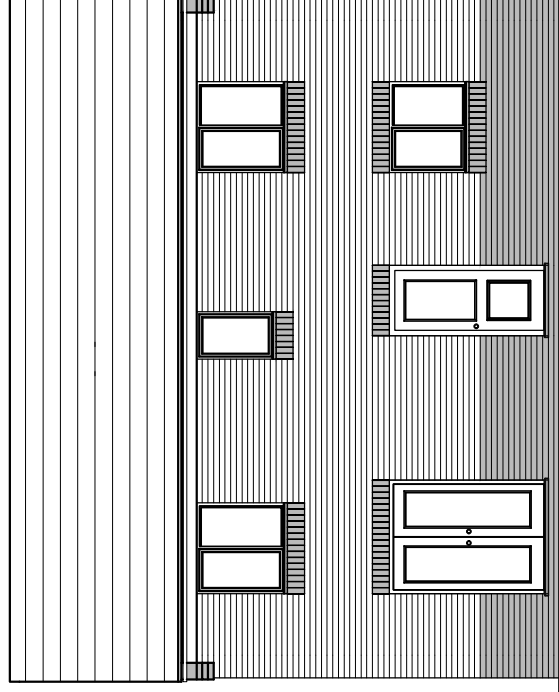
[illegible]



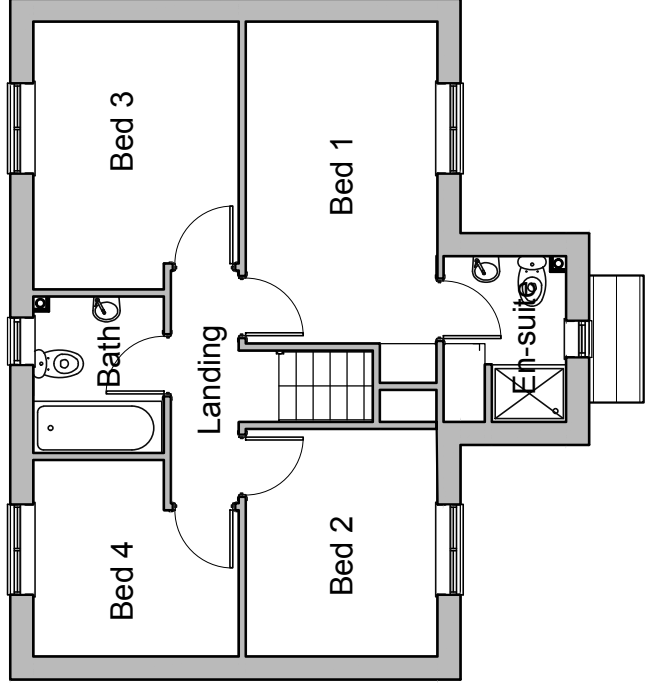
FRONT ELEVATION



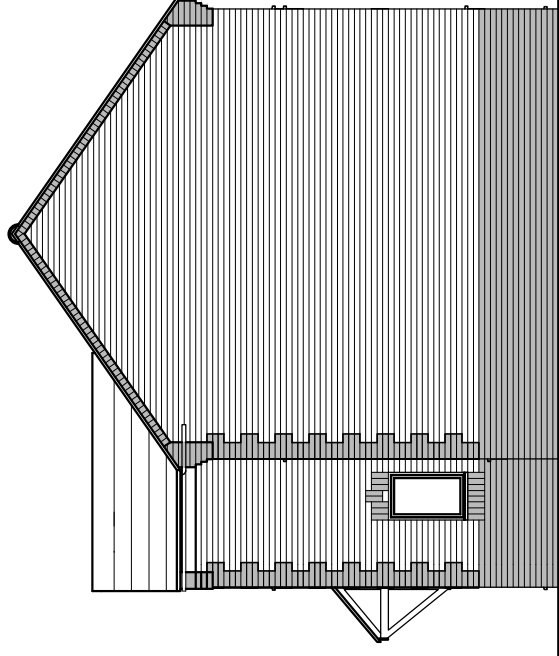
SIDE ELEVATION



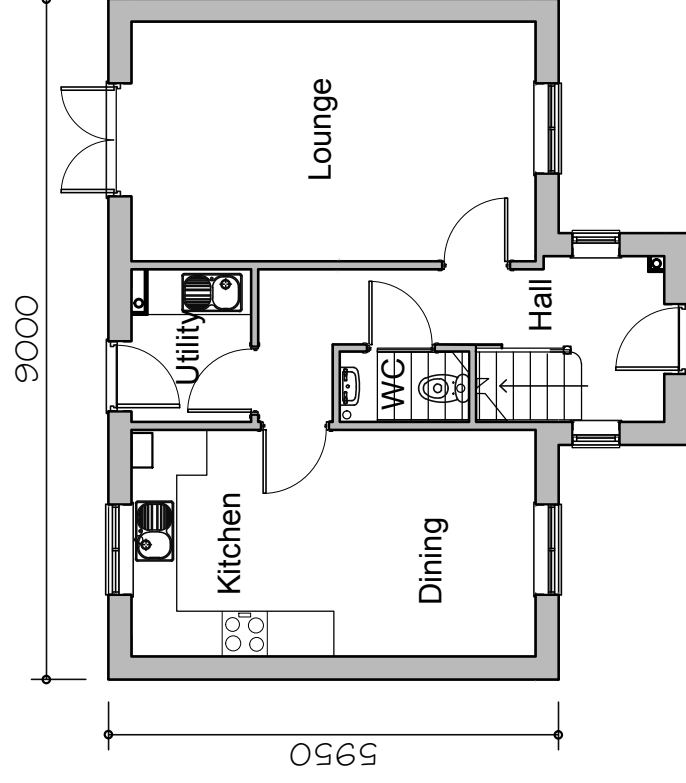
REAR ELEVATION



FIRST FLOOR PLAN



SIDE ELEVATION



GROUND FLOOR PLAN

FLOOR AREA
97.36m², 1048ft²

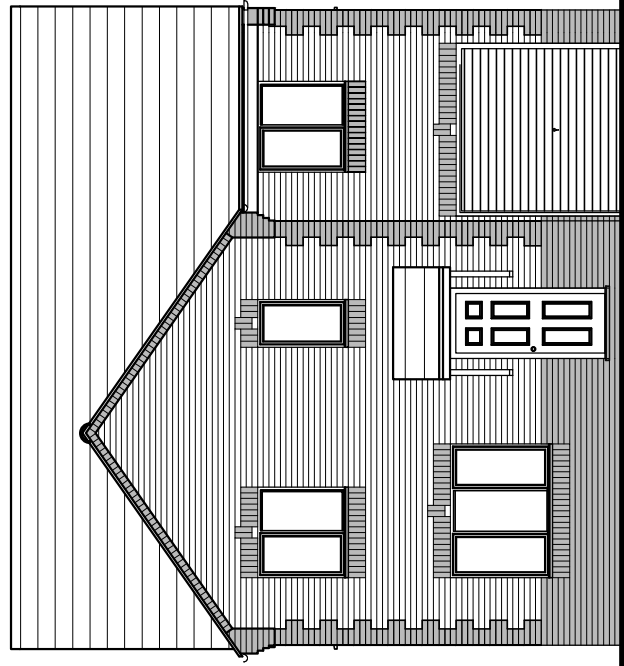
PLANNING DRAWING

403 dwelling type

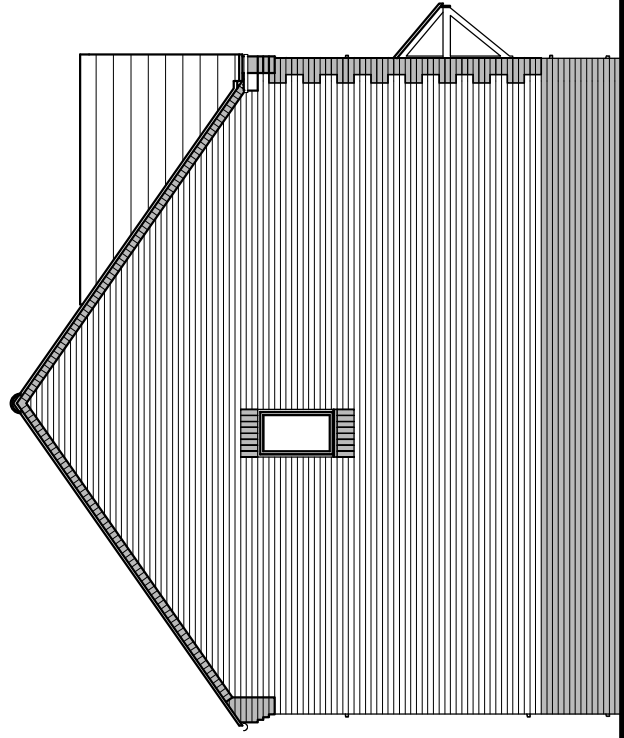
GLEESON

HOMES & REGENERATION

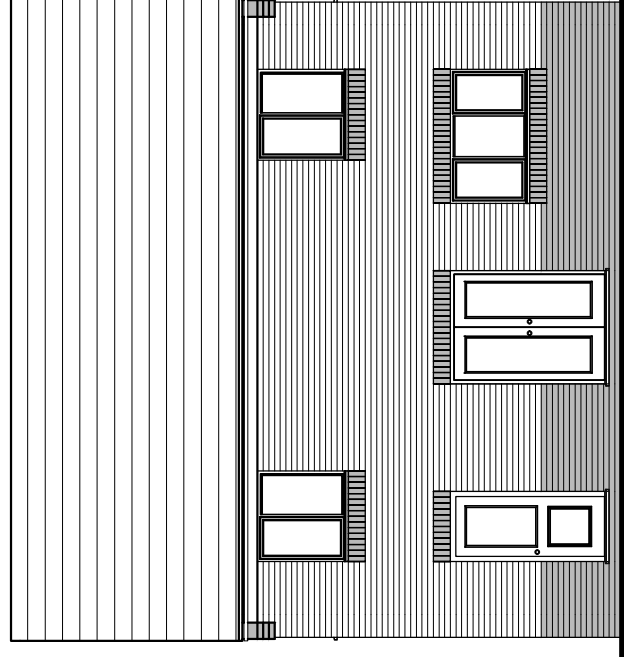
A	Kitchen, bath and external detailing revised.	24.02.11	Scale 1:100 at A2	Date
B	En-suite shower revised.	25.05.11		
C	Updated to working drawing rev L.	12.10.12		
F	Dimensions added.	22.10.12		
G	Educational styling revised.	20.09.13		
H	Based on latest Rev U working drawing	28.05.14	July 10	
			Dwg No	
			403/1H	



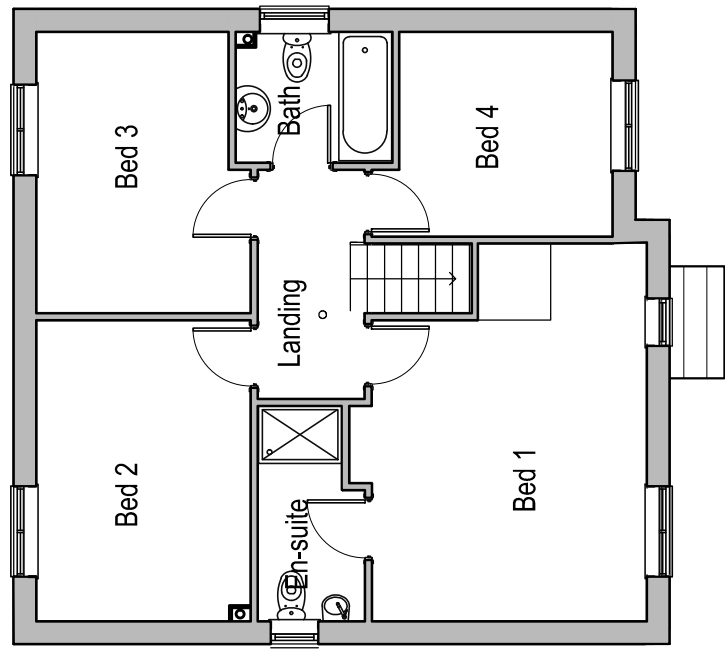
FRONT ELEVATION



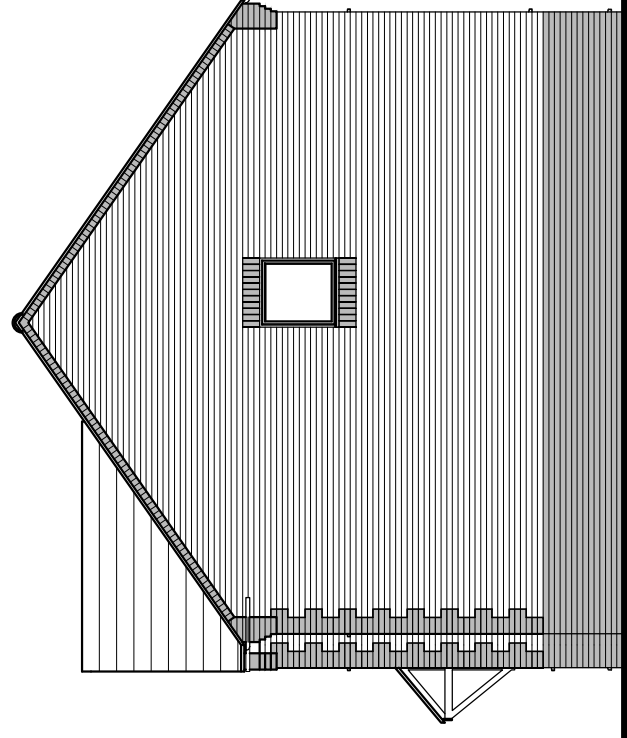
SIDE ELEVATION



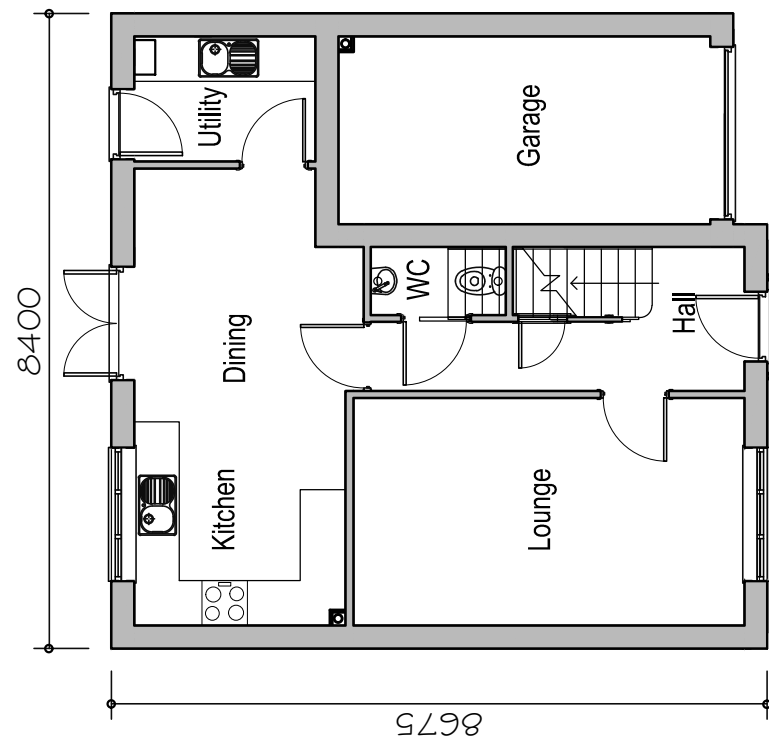
REAR ELEVATION



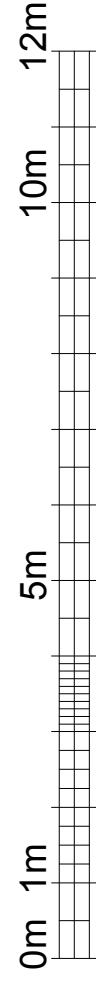
FIRST FLOOR PLAN



SIDE ELEVATION



GROUND FLOOR PLAN



FLOOR AREA
108.89m², 1172ft²

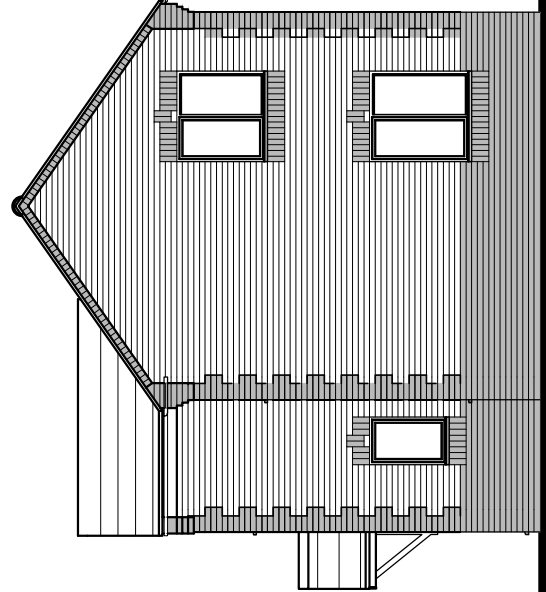
PLANNING DRAWING

405 dwelling type

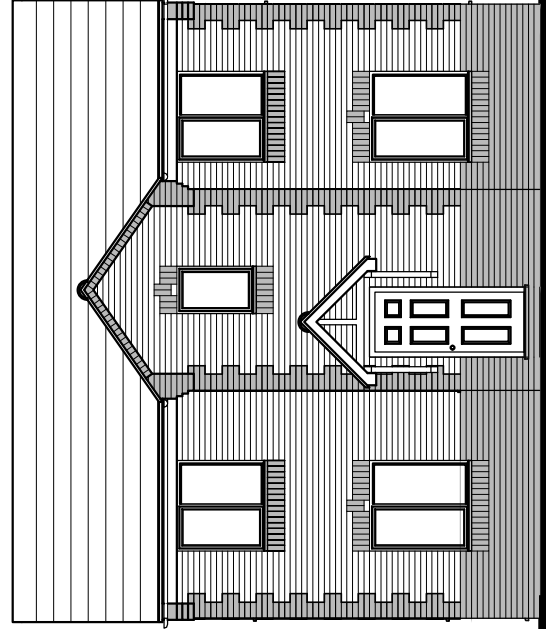
GLEESON

HOMES & REGENERATION

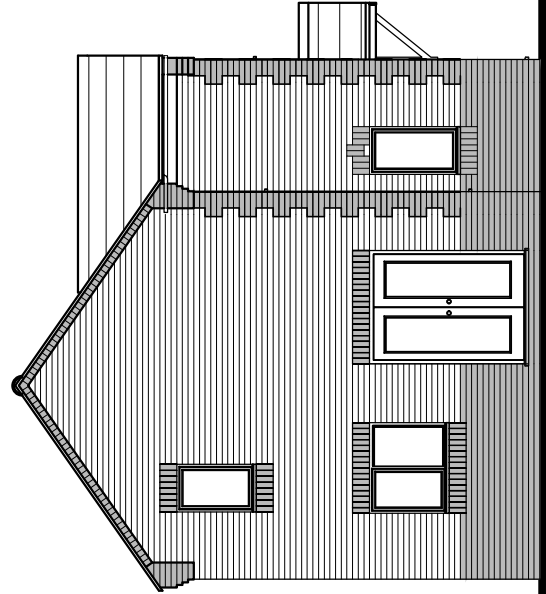
A	Off bank and external detailing revised.	14.05.11	Scale
B	Dimensions added.	22.01.12	1:100
C	First/second edition revised. Kitchen/bedroom and bath en-suite.	20.09.15	at A2
D	Part 2 & 4 layout revised.	26.09.15	Date
E	Based on latest Rev 5 working drawing.	19.10.15	July 10
			Dwg No
			405/1E



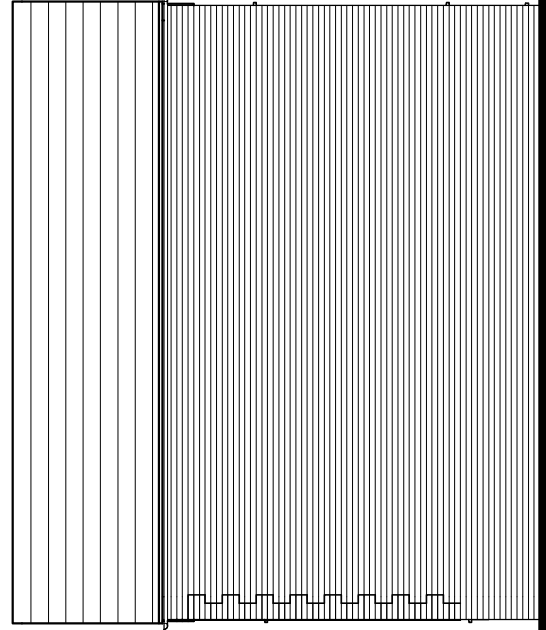
SIDE ELEVATION



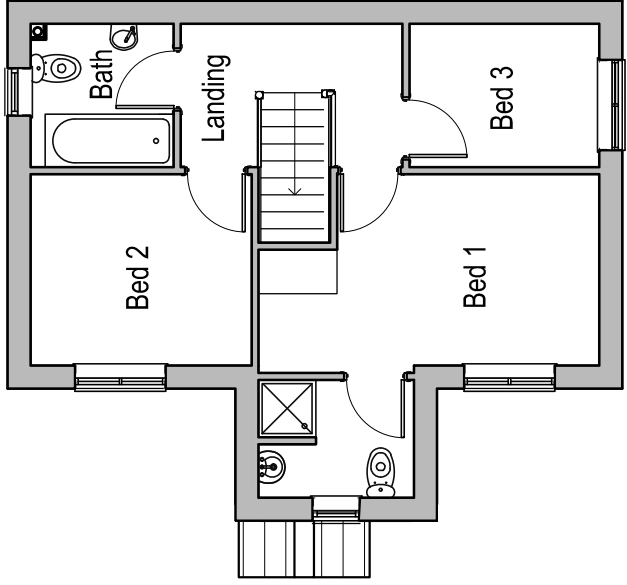
FRONT ELEVATION



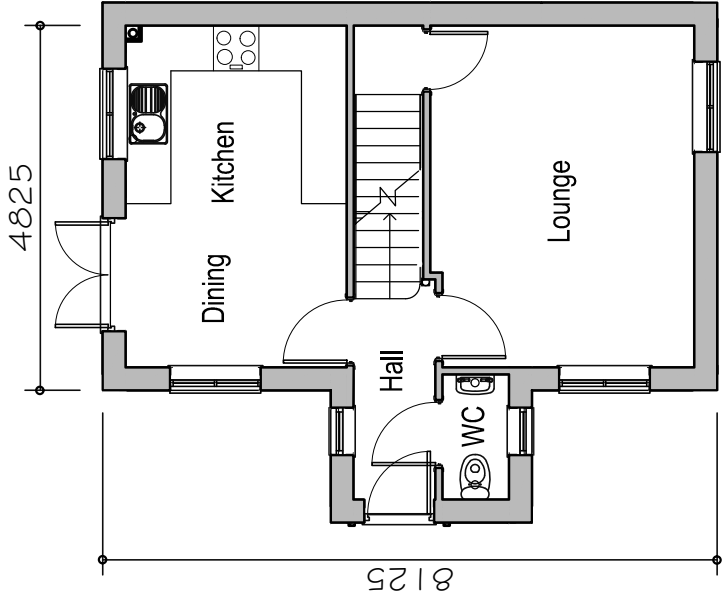
SIDE ELEVATION



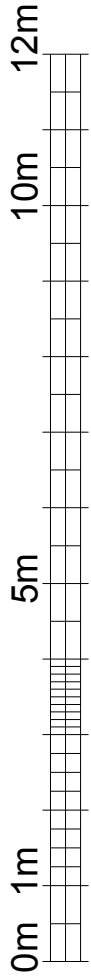
REAR ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

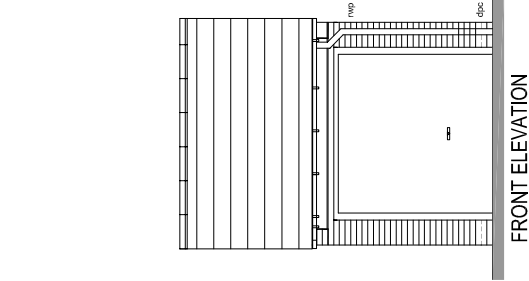


FLOOR AREA
75.311m², 811ft²

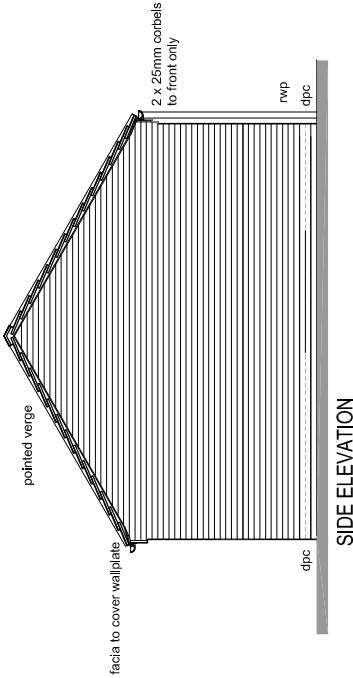
PLANNING
DRAWING

314 dwelling type
GLEESON
HOMES & REGENERATION

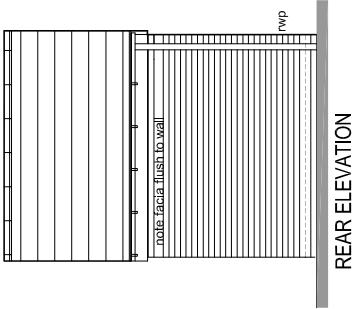
	Scale
	1:100 at A2
	Date
	Feb 2016
	Dwg No
	314/1-



FRONT ELEVATION



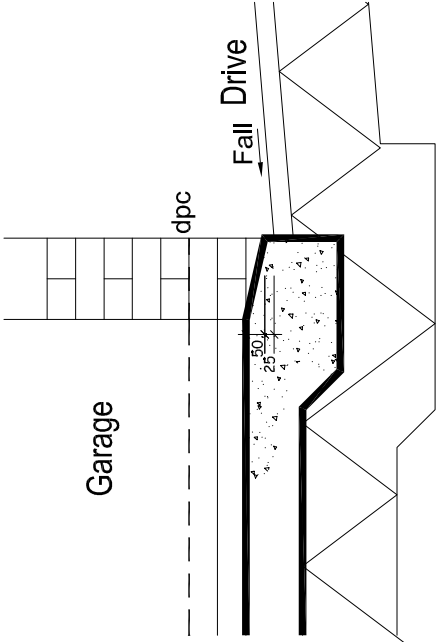
SIDE ELEVATION



REAR ELEVATION

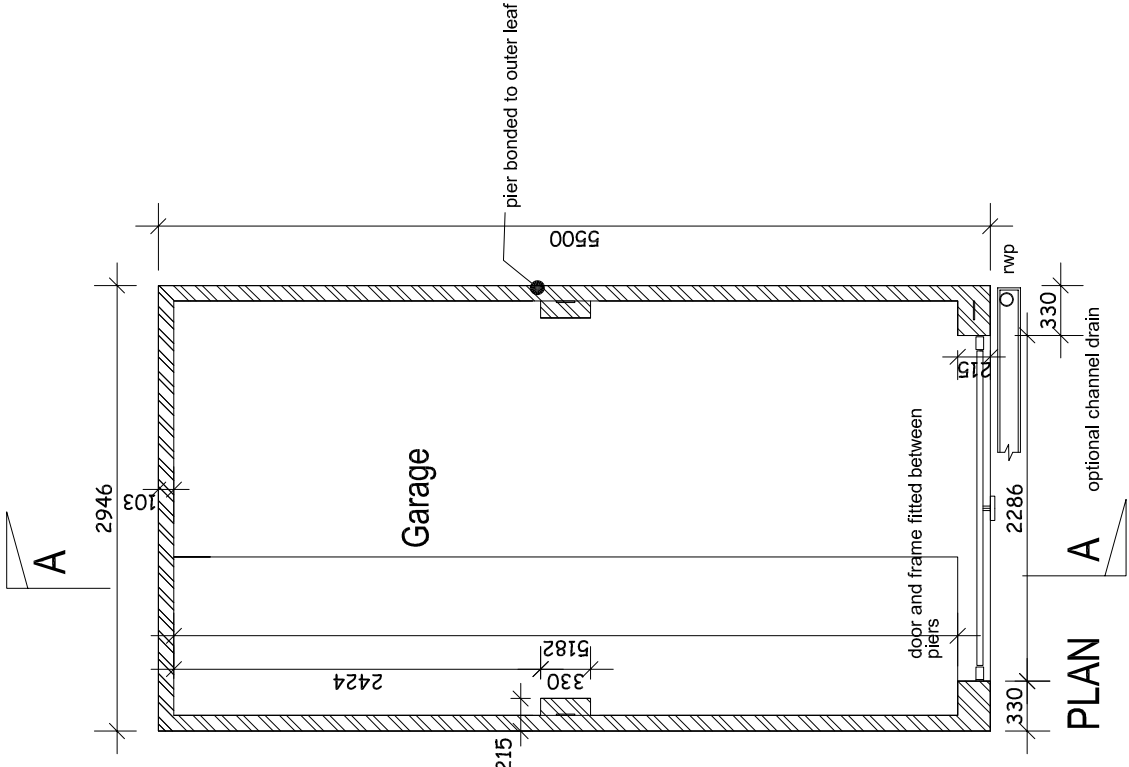
ELEVATIONS Scale 1:100

THRESHOLD DETAIL Scale 1:20



Notes:

Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey.
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments.
Subject to statutory approvals and survey.



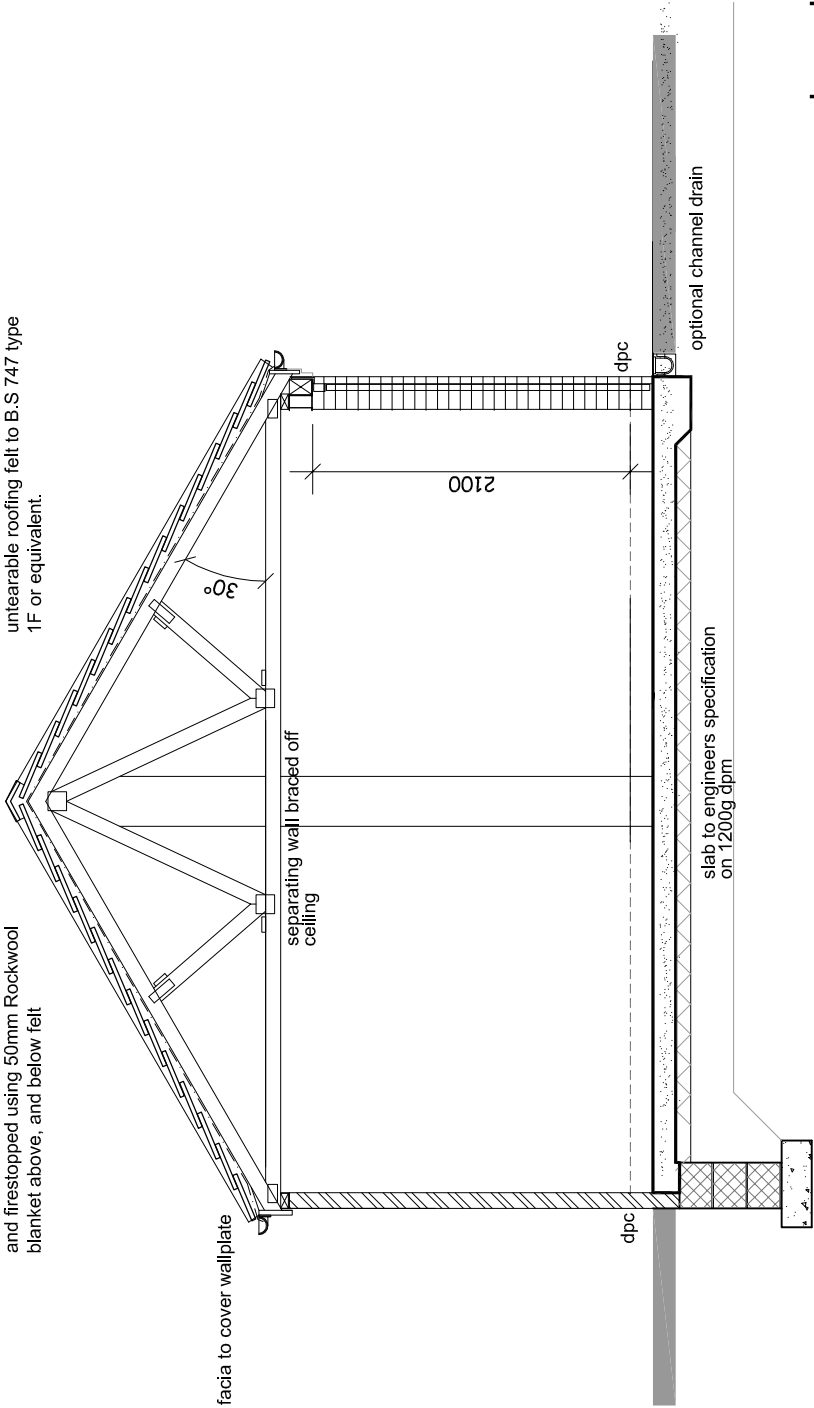
PLAN

Roof construction to be designed, fixed & braced in accordance with B.S 5268 pt 3. Refer to truss manufacturers drawings for details

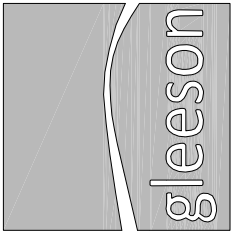
Blockwork taken up to underside of felt and firestopped using 50mm Rockwool blanket above, and below felt

Concrete interlocking roof tiles are to be fixed strictly in accordance with the manufacturers recommendations.

Tiling battens to be 50 x 25mm in accordance with B.S 5534: 1997 on untearable roofing felt to B.S 747 type 1F or equivalent.



SECTION A - A



A Detail added following client comments 04.07.13 WC

revisions
status -

edward | architectural services ltd

prospect house 32 sovereign street leeds ls1 4bj t 0113 398 4000
www.eas-limited.co.uk

project Standard Details

client Gleeson Homes & Regeneration

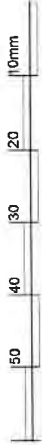
title Detached Garage Details

Single

drawn djb checked . date 22.08.12 scale 1:50/100@A3

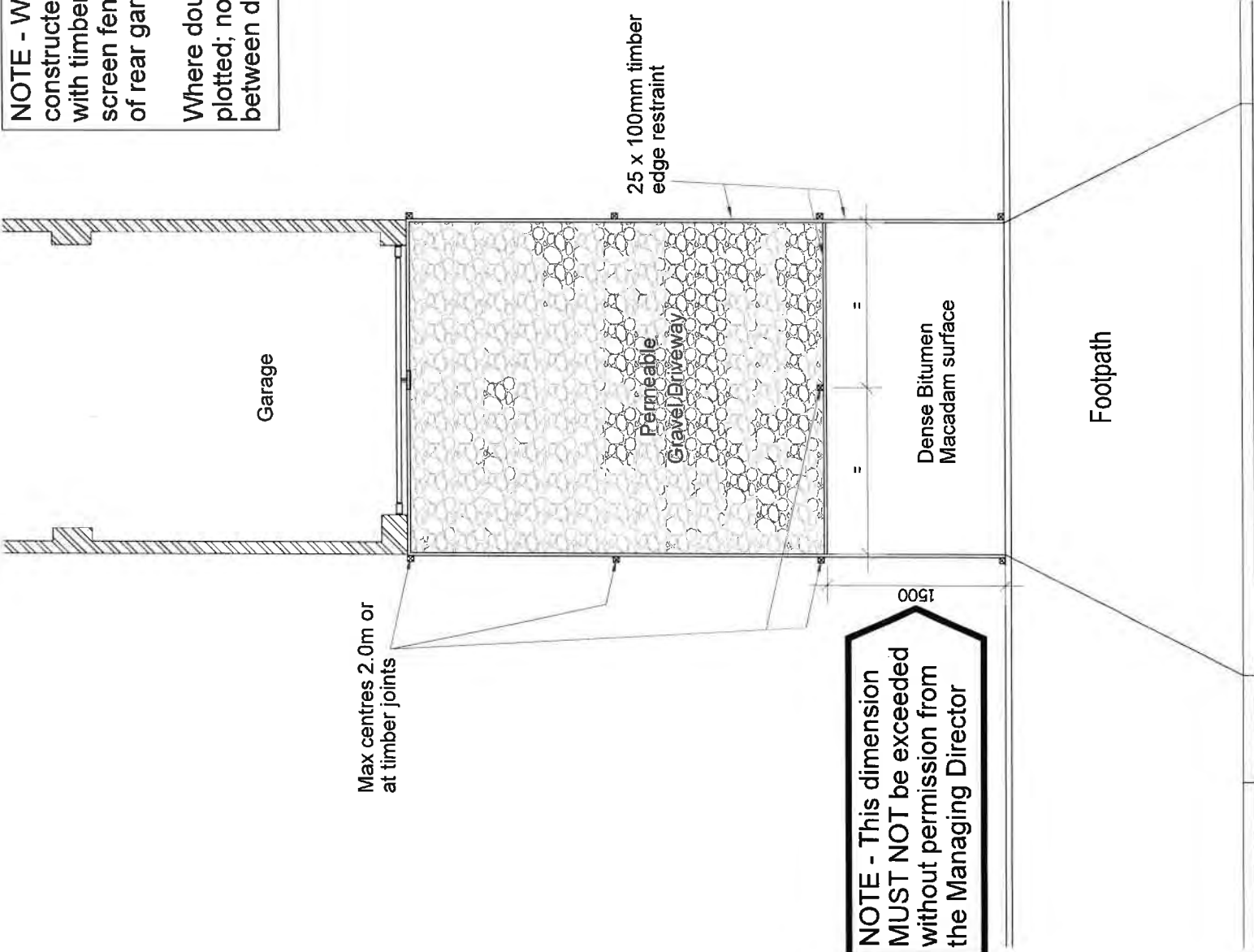
job no 0282 drawing no SD700 rev A

Notes:
Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey.
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NOTE - Where garages are not constructed, footprint to be gravel with timber edge & 1800mm screen fence to be erected on line of rear garage wall.

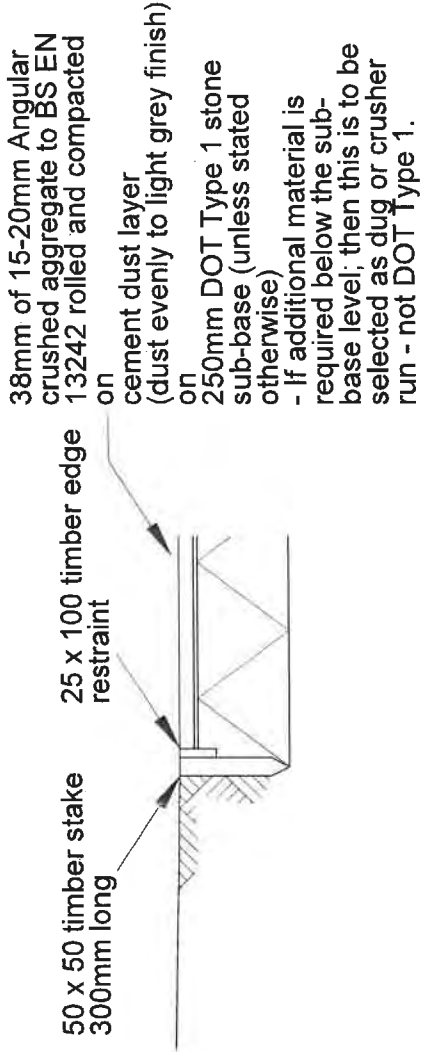
Where double driveways are plotted, no demarcation required between driveways.



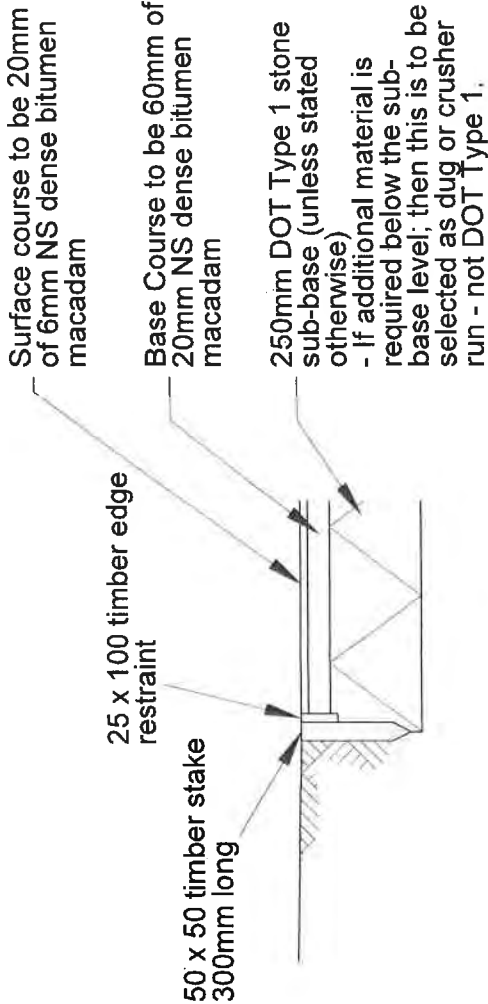
NOTE - Prior to Surface Course being laid all edge restraints are to be fully backed with topsoil to prevent over-turning / bowing

Plan (1:50)

Gravel Section (1:20)



NOTE - The Bit-Mac Layers for the aprons should be called off to correspond with adjacent footpath construction.



Tarmac Section (1:20)



E	Tarmac apron notation amended.	15.09.16	djb
D	Twin coat tarmac notation added.	07.06.16	djb
C	Additional Notes added re: sub-base.	06.05.16	djb
B	Additional Notes added.	15.01.16	djb
A	Drawing amended following client comments	04.07.13	wc

revisions
status -

edward architectural services ltd
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www.eas-limited.co.uk

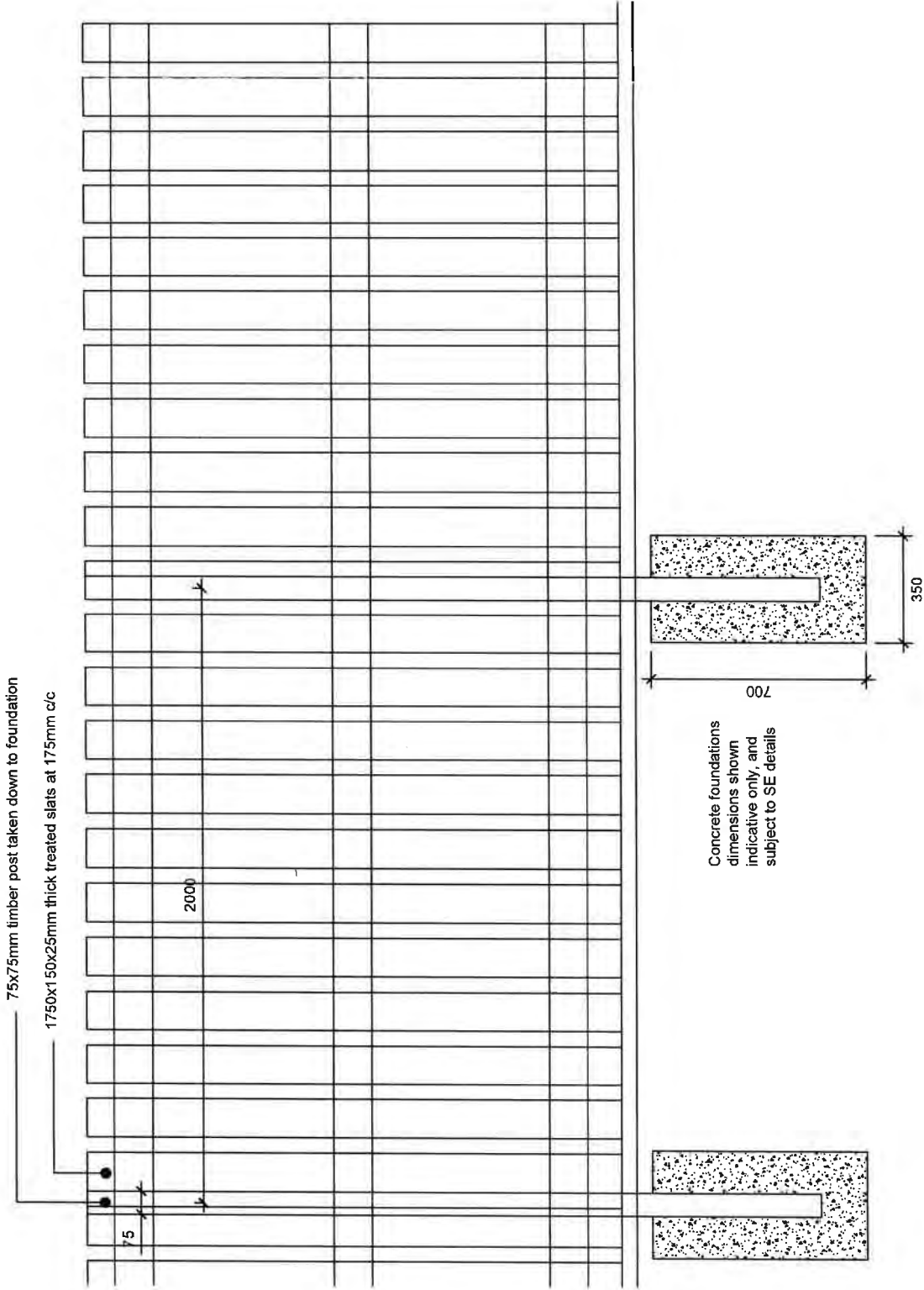
project: Standard Details

client: Gleeson Homes & Regeneration

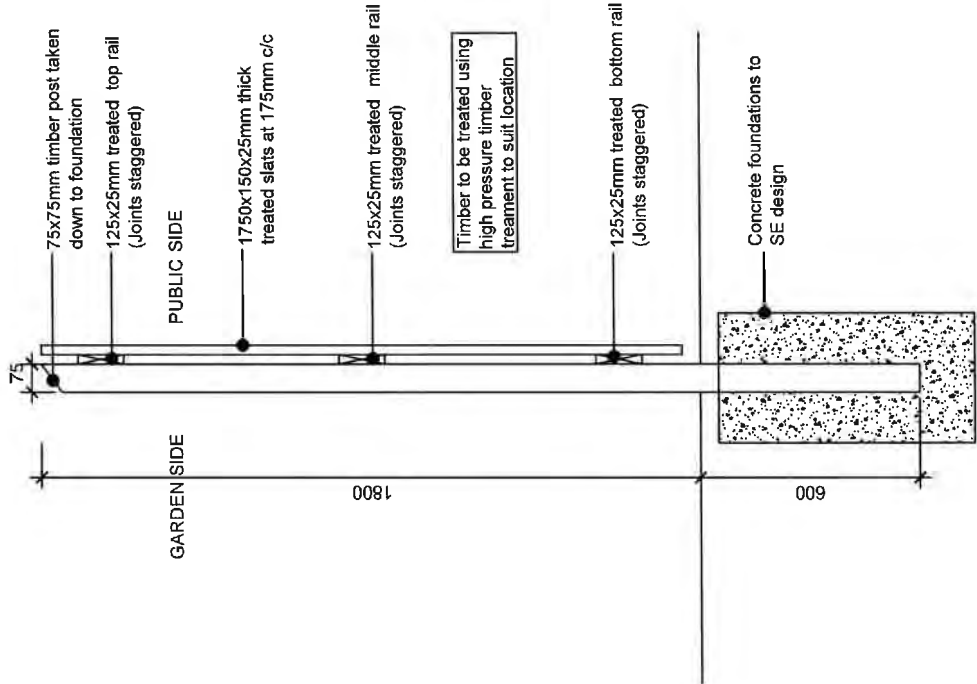
title: Garage Threshold / Gravel Drive Details

drawn djb checked . date 22.08.12 scale 1:20/50@A3
job no 0282 drawing no SD712 rev E

Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey.
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
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Subject to statutory approvals and survey.



TYPICAL ELEVATION



TYPICAL SECTION



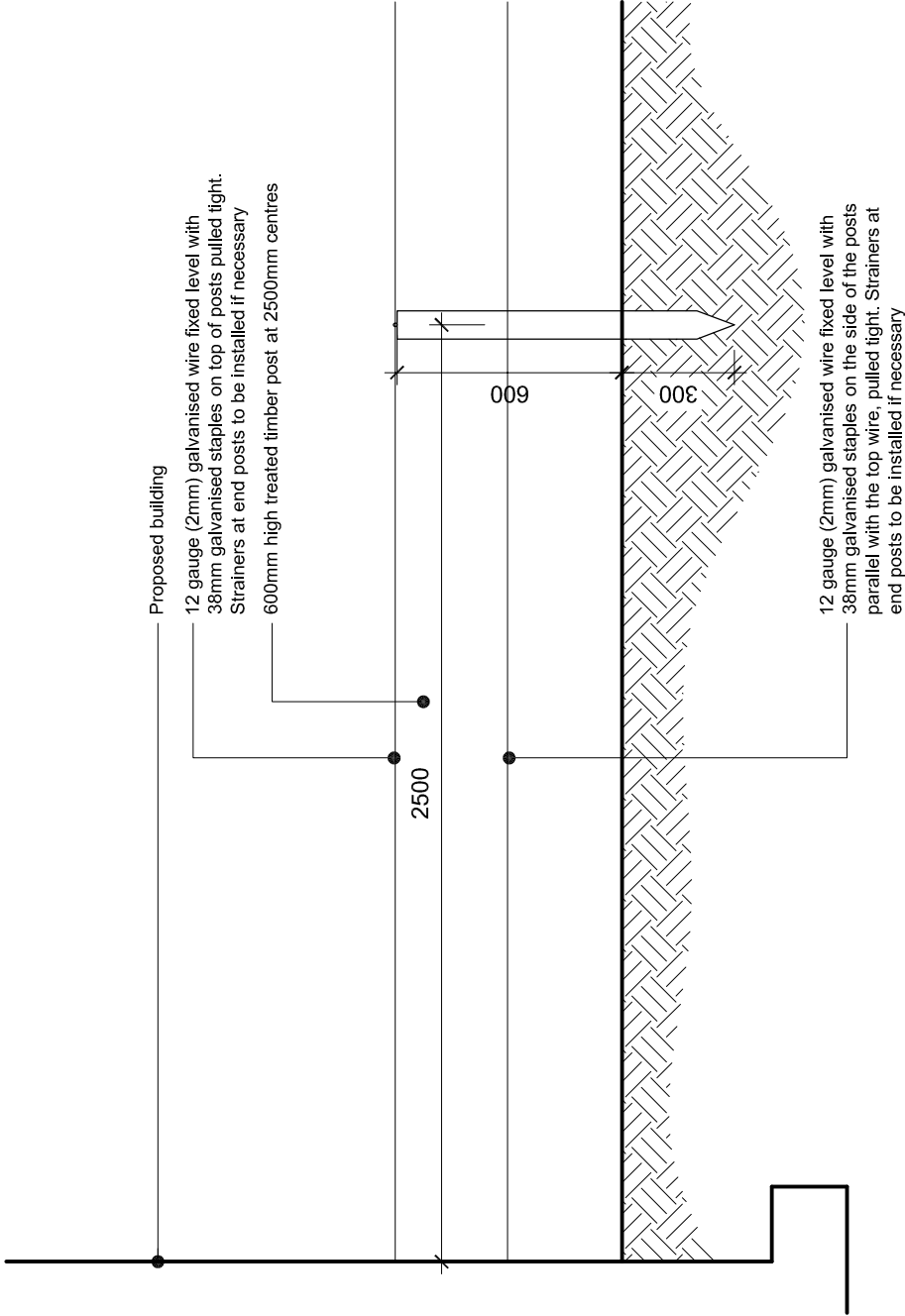
D	Fenceposts amended to measure 75mm square, re-centered at 2000mm.	19.10.15	djb
C	Drawing amended following client comments	04.07.13	wc
B	title block corrected.	15.02.13	djb
A	Post centres amended to 2m, and depth revised to min. 1/3 of post height	14.03.12	ta

revisions
status Planning

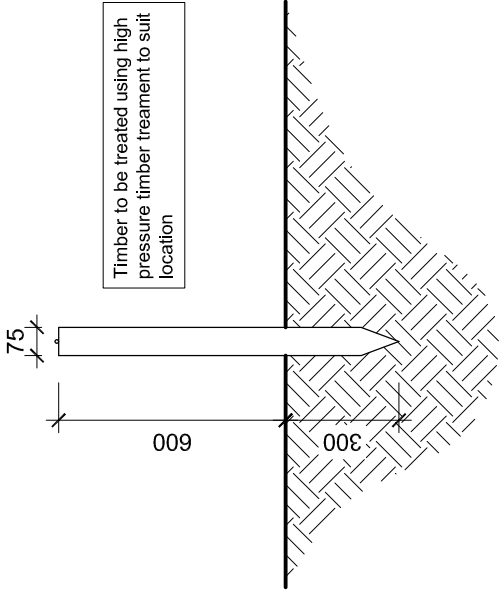
edward architectural services ltd
prospect house 32 sovereign street leeds ls1 4qj t 0113 388 4000
www.eas-limited.co.uk

project Standard Details
client Gleeson Homes & Regeneration
title Boundary Treatments
1800mm High Timber Fence
drawn je checked ge date 13.04.11 scale 1:20@A3
job no 0282 drawing no SD-100 rev D

Notes:
Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey.
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Building areas are **Table** to adjustment over the course of the design process due to ongoing construction detailing developments.
Subject to statutory approvals and survey.



TYPICAL ELEVATION 1:20



TYPICAL SECTION 1:20

B	Detail updated to suit client comments	20.09.13	TA
A	Detail updated following senior review	15.02.13	DJB

revisions
status -

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prospect house 32 sovereign street leeds ls1 4bj t 0113 398 4000
www.eas-limited.co.uk

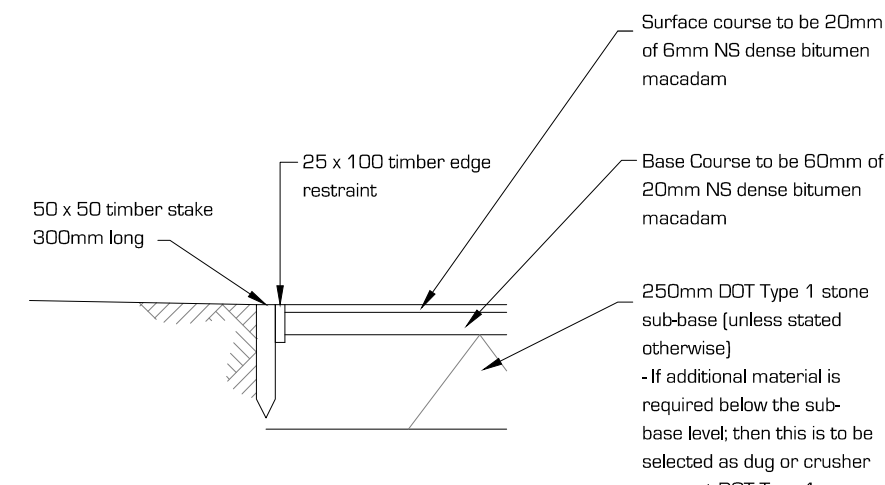
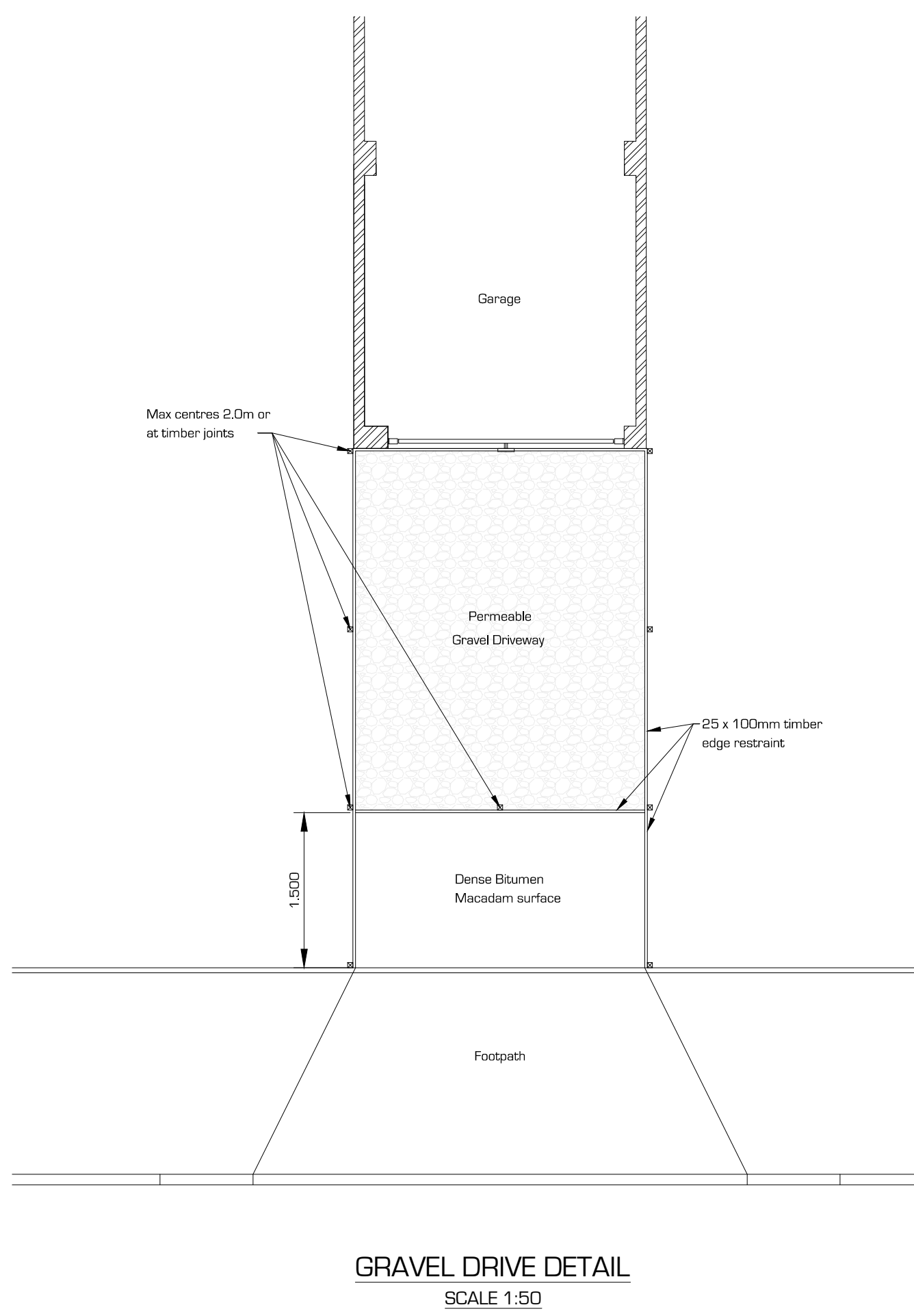
project Standard Details

client Gleeson Homes & Regeneration

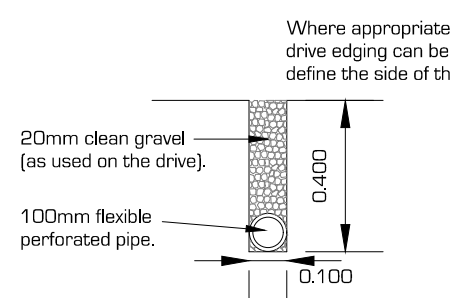
title Boundary Details

Post and Wire Fence

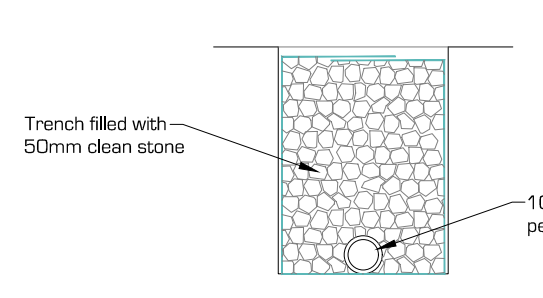
drawn je checked . date 13.04.11 scale 1:20@A4
job no 0282 drawing no SD103 rev B



TARMAC SECTION
SCALE 1:20



TYPE A LAND DRAIN
SCALE 1:20



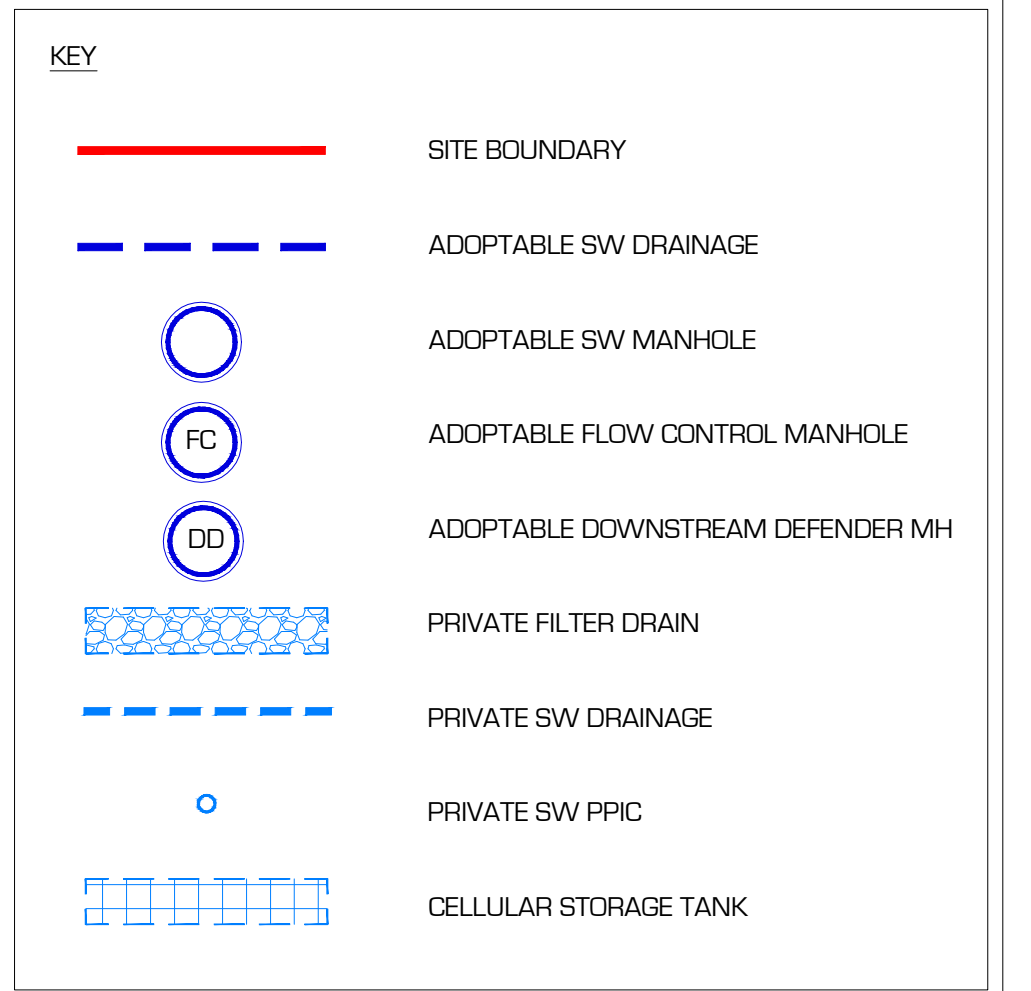
TYPE B LAND DRAIN
SCALE 1:20

- [illegible]

HEALTH & SAFETY
A CONTRACTOR'S GUIDE


- [illegible]

NOTE: DETAILS AND SECTIONS PROVIDED BY GLEESON HOMES



- 1 IN 10 YEAR STORM EVENT TO BE ATTENUATED WITHIN PIPE NETWORK. STORAGE REQUIRED 390m³.
- 200 YR / 15000 YRS PREP. 385m³ OF STORAGE
- IN 100 YR + CC STORAGE EVENT TO BE ATTENUATED WITHIN OFFLINE CELLULAR STORAGE CRATES. STORAGE REQUIRED 403m³.
- ATTENUATION CRATES PROVIDED 415m³ OF OFFLINE STORAGE.
- GREENFIELD DISCHARGE RATES NOT TO EXCEED:
 - 2yr 8.889/s
 - 30yr 16.026/s
 - 100yr 20.072/s
- FLOW CONTROL AND DOWNSTREAM FLOW TO BE SUPPLIED BY HYDRO INDIAN INTERNATIONAL
- EMAIL: SALES@HYDROIND.COM
- ATTENUATION CRATES TO BE SUPPLIED BY HYDRO WMS

INDICATIVE DRAINAGE ONLY SUBJECT TO COMMENT

Date		Revisions		Drawn		CHKD	Rev.
DWG STATUS							
PRELIMINARY							
				RWO Associates LTD 73 Howard Street North Shields Tyne & Wear NE30 1AF www.rwoassociates.co.uk			
ASSOCIATES CONSULTING ENGINEERS							
Client: GLEESON HOMES							
Project: LAND AT MOORSIDE DRIVE CARLISLE							
Title: SCHEMATIC SURFACE WATER DRAINAGE							
Scale: 1:500		Drawn: RL		Checked: RWD		Date: 23.03.2017	
Job No:		Drawing No:				Revision:	
		SK001				-	