

Condition no.	Condition text	Compliance reference
42	<i>No development of any phase or part of phase shall take place until plans and particulars of all reserved matters not detailed in this outline permission: namely detailed plans and drawings showing the access, appearance (to include short to medium views and street/scene), landscaping, layout (to include the internal layout of buildings and car parking) and scale have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</i> <i>Reason: To ensure a satisfactory form of development and in accordance with the provisions of the Town and Country Planning (Development Management Procedure) Order 2015.</i>	For access details refer to: 333101170 RMA Transport Statement, dated November 2025 and dwg.no. 333101170 LN-A-111 REV P1 Proposed Access Plan. For appearance and scale details refer to proposed elevation dwg.no. 333101170 LN-A-200 to 207 REV P1; 333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06 For layout details refer to proposed floor plan dwg.no. 333101170 LN-A-100 to 108 REV P1 and 333101170 LN-A-110 REV P1 Proposed Block Plan and 333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06. For landscaping details refer to dwg.no: 333101170-RG-LD-100 P06 Proposed Overall Landscape General Arrangement, 333101170-RG-LD-300 P01 Typical Soft Landscape Details, and 333101170-RG-LD-101 P01 Planting Schedules and 333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06.
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The details submitted in accordance with Condition no.42 requiring the approval of the landscaping for the site as a reserved matter, shall include:

(a) proposed finished ground levels or contours; proposed earthworks; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, refuse storage facilities, lighting columns, street furniture, fencing/walling and other ancillary structures;

(b) routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where

For compliance details refer to the following:

a) dwg. no. **333101170-RG-LD-100 P06 Proposed Overall Landscape General Arrangement** and **333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06**.

Note: refuse storage facilities/ other ancillary structures are proposed internally, within envelope of the block.

b) foul and surface water drainage, and SUDs details **14096-CRH-XX-XX-RPC-0005-P3** power, communications cables and water and gas supply pipelines, including access points **251106 333101170-STN-VUT-SW-RP-CU-6000**

c) **333101170-RG-LD-101 P01 Planting Schedules**.

d) Please refer to **Biodiversity Enhancements Plan ref:4083 BEP vf /CB/DS**.

	<i>appropriate.</i> <i>(d) Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings.</i> <i>Reason: in the interest of ensuring that the development enhances the visual local environment in accordance with Policy CS38 and Policy CS7.</i>	
44	<i>The details to be submitted in pursuance of Condition no. 42 above shall accord with the principles set out in the Design and Access Statement and its Addendum (the latter amending and providing additional information), Illustrative Landscape Masterplan, outline floorplans and illustrative elevations for Blocks 1-6</i>	

*and the
Parameter Plans (noting that the red
lines on the parameter plans were for
Environmental Assessment purpose
only and do not represent the
maximum height nor
extent of development as approved
through the outline consent) and
technical
documents and notes submitted in
support of this application and as
listed below:*

Design and Access• *Design and Access Statement, prepared by Barton Willmore, received 8th February 2016 & Design and Access Statement Addendum, prepared by Barton Willmore, received 29th June 2016 (to be read together).*

As stated on page 16 of the DAS and Condition 42, Reserved Matters Applications need to be generally in compliance with the principles set out in the DAS as well as the Design Code. We highlight below the chapters in the DAS that include descriptions and diagrams that set out the design principles as well as plans that are included for illustrative purposes. The Design Code has been developed in reference to these principles, whilst the Design Code compliance document sets out how the Reserved Matters Application complies with the Design Code which has been informed by the DAS and DAS Addendum. Design and Access Statement Chapters that provide guidance on design principles as well as illustrative plans: Introduction 2. Hybrid Application Boundaries The application boundary for the RMA is within the consented scheme Outline Application Boundary Area. 4. Hybrid Planning Application Description The RMA for Block 6 is for residential use in accordance with the Hybrid Planning Application Description. 5. Design Rationale The design rationale of the RMA is generally in accordance with the illustrative masterplan drawings set out in chapter 5 Design Rationale. Hybrid Masterplan Design Principles 15. Land Uses & Amount The Land Uses and Amount of development proposed in the RMA for Block 6 is for 84 residential homes. This is in general accordance with the description and drawings set out in Chapter 15. However, the exact quantum and residential mix specifically proposed for block 6 has been slightly amended (compared to the outline consent). Further justification for this change is set out in the planning statement. 16. Building Heights The Building Heights proposed in the RMA are for a residential block between 3 and 8 storeys with a lower ground floor car park. The proposed buildings will be within the maximum finished building heights set out on the Parameter Plan in chapter 16. 17. Hybrid Access & Movement Strategy For compliance details refer to **333101170 RMA Transport Statement, dated November 2025** 18. Site Topography and Finished Floor Levels Strategy The proposed Site Topography and Finished Floor Levels of the RMA are in accordance with the Parameter Plan in Chapter 18. For compliance details refer to dwg. no. **333101170-RG-LD-100 P06 Proposed**

	Overall Landscape General Arrangement and 333101170 LN-A-100 REV P1 Proposed Lower Ground Floor.19. Landscape, Drainage & Ecology Strategy For Landscape compliance details refer to dwg. no. 333101170-RG-LD-100 P03 Proposed Overall Landscape General Arrangement For compliance details refer to 14096-CRH-XX-XX-RPC-0005-P3 and the already discharged Condition 79.For compliance details refer to Please refer to the Biodiversity Enhancements Plan (Ref: 4083 BEP vf /CB/DS). A Construction Environmental Management Plan will also be submitted to discharge Condition 65 of the planning permission, which must be approved prior to the commencement of development.20. Layout & Appearance Principles The proposed Layout and Appearance of the RMA follows the general principles set out in Chapter 20. The RMA layout closely follows the block layout massing and appearance principles set out in the DAS. The courtyard principle and massing originally conceived has been developed whilst the elevation concept of brickwork pavilion blocks with linking townhouses is also retained. 21. Energy & Sustainability Strategy For compliance details refer to Energy and Sustainability Statement, ref: 333101170, dated November 2025.
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Parameter PlansReceived 10th February 2016:• Hybrid Masterplan RG-M-A147B• Hybrid Parameter Plan Movement – Drawing no: RG-M-27 Rev B• Hybrid Parameter Plan Ground Levels - Drawing no: RG-M-29 Rev B• Hybrid Application Boundaries Plan – Drawing no: RG-M-33 Rev CReceived 29th June 2016:• Hybrid Parameter Plan Land Use – Drawing no: RG-M-26 Rev E• Hybrid Parameter Plan Building Heights - Drawing no: RG-M-28 Rev F• Hybrid Parameter Plan Proposed Finished Floor Levels - Drawing no: RG-M- 30 Rev D

• Hybrid Masterplan RG-M-A147B. For compliance details refer to dwg.no **333101170 LN-A-110 REV P1 Proposed Block Plan** • Hybrid Parameter Plan Movement – Drawing no: RG-M-27 Rev B. For compliance details refer to **333101170 RMA Transport Statement dated November 2025** and dwg.no. **333101170 LN-A-111 REV P1 Proposed Access Plan**.• Hybrid Parameter Plan Ground Levels - Drawing no: RG-M-29 Rev B. For compliance details refer to dwg.no **333101170-RG-LD-100 P06 Proposed Overall Landscape General Arrangement** and dwg.no **333101170 LN-A-100 REV P1 Proposed Lower Ground Floor**.• Hybrid Application Boundaries Plan – Drawing no: RG-M-33 Rev C. For compliance details refer to dwg.no **333101170 LN-A-001 REV P1 Site Application Boundary**.Received 29th June 2016:• Hybrid Parameter Plan Land Use – Drawing no: RG-M-26 Rev E. For compliance details refer to **333101170 Planning Accommodation Schedule Rev P1**. In accordance with approved parameter plan, Block 6 proposal comprises of the following: Residential Development Area (Inc. Car Parking, Access and Movement Infrastructure); Public Park (Inc. Access Infrastructure); Landscape Embankments.• Hybrid Parameter Plan Building Heights - Drawing no: RG-M-28 Rev F. For compliance details refer to proposed set of elevations dwg.no. **333101170 LN-A-200 to 207 REV P1**.• Hybrid Parameter Plan Proposed Finished Floor Levels - Drawing no: RG-M- 30 Rev D. For compliance details refer to dwg.no **333101170 LN-A-100 REV P1 Proposed Lower Ground Floor** (Car park FFL at 50.15m with limited area at 49.925m to accommodate Sprinkler Tank Room) and **333101170 LN-A-101 REV P1 Proposed Ground Floor**.

Landscape

• *Illustrative Landscape Masterplan- Drawing no: L-PS05 Rev E, received 29th June 2016*

• *Site Wide Plan [Landscaping] – Drawing no: RG-L06A-7, received 29th June 2016 – with respect to the outline area only.*

For landscaping details refer to:

dwg.no **333101170-RG-LD-100 P06 Proposed Overall Landscape General Arrangement** and **333101170-RG-LD-101 P01 Planting Schedules** and **333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06.**

Blocks 1-6 Received 10th August 2018:

- *Illustrative Elevations of Blocks 01-06 - Drawing no: PL-EL- 001 Rev C*
- *Illustrative North, South and West Elevations of Blocks 01-06 - Drawing no: PL-EL-002 Rev A*
- *Blocks 1-6 Basement Plan – Drawing no: ALO50 Rev I*
- *Blocks 1-6 Ground Floor Plan – Drawing no: ALO51 Rev I*
- *Blocks 1-6 1st Floor Plan – Drawing no: ALO52 Rev I*
- *Blocks 1-6 2nd Floor Plan – Drawing no: ALO53 Rev H*
- *Blocks 1-6 3rd Floor Plan – Drawing no: ALO54 Rev H*
- *Blocks 1-6 4th Floor Plan - Drawing no: ALO55 Rev H*
- *Blocks 1-6 5th Floor Plan – Drawing no: ALO56 Rev H*
- *Blocks 1-6 6th Floor Plan – Drawing no: ALO57 Rev G*
- *Blocks 1-6 7th Floor Plan – Drawing no: ALO58 Rev G*
- *SBD Blocks 01-06 Basement – Drawing no: ALO-60 Rev A*
- *Blocks 1-6 Roof Plan – Drawing no: ALO62 Rev E*

The proposed Block 6 layout and appearance of the RMA closely follows the block layout massing and appearance principles set out in outline floorplans and illustrative elevations for Blocks 1-6. The courtyard principle and massing originally conceived has been developed whilst the elevation concept of brickwork pavilion blocks with linking town houses is also retained. Further details are provided in the Design Compliance Statement and Planning Statement. For details refer to proposed set of elevations dwg.no. **333101170 LN-A-200 to 207 REV P1** and proposed floor plan dwg.no. **333101170 LN-A-100 to 108 REV P1** and **333101170 LN-A-110 REV P1 Proposed Block Plan.**

<i>Received 20th August 2018:</i> • <i>Residential Numbers and Mix Tables</i>	For compliance details refer to 333101170 Planning Accommodation Schedule Rev P1 and Planning Statement.
<i>Technical Documents</i> • <i>Environmental Strategy, prepared by Arup Rev C, dated 7th December 2017, received 7th December 2017 (referred to in conditions 70, 71 & 72)</i> • <i>Flood Risk Assessment, document ref: 244202-ARP-00-XX-RP-CD-00001, prepared by Arup, dated 11th January 2016, received 10th February 2016 (referred to in condition 82)</i> • <i>Security Strategy – Drawing no: A143 Rev E, received 20th March 2017 (referred to in condition 90)</i> <i>Technical Notes</i> • <i>Aspect Ecology - Ecology Technical Note, TN1 - Assessment of Shading Effects from the Development on Foudry Brook, dated 22 June 2016, received 29th June 2016</i> • <i>PBA - Addendum to 32605 TN_028, dated 22nd June 2016, received 28th June 2016</i> • <i>PBA - Considerations for changes to</i>	1. Environmental Strategy – Detailed design and construction information will be submitted in line with the planning conditions attached to the Hybrid Planning Permission. 2. Flood Risk Assessment, prepared by Arup– This assessment is referenced under Condition 82. Please refer to sub-section 7.7 of the planning statement and 14096-CRH-XX-XX-RPC-0005-P3 3. Security Strategy - Outlined in Figure 43 of the Design and Access Statement and Figure 41 of the Addendum, further details are provided in Chapter 6 of the supporting RMA Transport Statement dated November 2025. 4. Ecology Technical Note – The development aligns with the approved parameter plans. The note concludes that shading from the HPP proposal will not result in significant effects on the watercourse corridor, and therefore no specific mitigation is required. Broader ecological mitigation and enhancement measures are secured through the HPP under Conditions 43(d) (Biodiversity Enhancement), 51 (Tree Survey), 52 (Arboricultural Method Statement and Tree Protection Plan), 58 (Lighting including wildlife), and 65 (Construction Environmental Management Plan). 5. Transport Technical Notes prepared by PBA – see the supporting RMA Transport Statement dated November 2025. It is also noted that the content of the listed technical notes contain details concerning the detailed consent area or principle of the development.

the number of dwellings – Transport and Access
TN032, dated June 2016, received 29th June 2016
• PBA – Technical Note 033 Royal Elm Park Phasing Programme, dated July 2016,
received 5th July 2016
• PBA – Technical Note 32605_TN_036 Response to RBC Letter Dated 26th August 2016,
received 14th September 2016
• PBA – Technical Note TN_037 Over Capacity Queues and Journey Times,
received 21st September 2016
• PBA – Technical Note 32605_TN_041 Comparison of Proposed Royal Elm Public Transport Provision and Consented 2007 Expansion Proposal, dated 24th October 2016,
received 3rd November 2016
• PBA – Technical Note 32605_TN_042 Response to RBC dated 20th October 2016, dated November 2016, received 3rd November 2016
• PBA – Technical Note 32605_TN_046 Response to RBC,
received 26th April 2017

45	<i>Prior to the submission of any reserved matters applications in pursuance of Condition no. 42 a detailed design code shall be submitted to and approved in writing by the Local Planning Authority, and shall include the follow sections: • Daylight/sunlight;• Orientation and massing;• Amenity space;• Block massing;• Views;• Active frontage;• Public and private realm;• Pedestrian and vehicle access;• Parking;• Private amenity – communal courtyards, terraces and balconies, roof gardens;• Sustainability measures – e.g. green roofs;• Materials.</i>	The Design Code has been approved (Ref. PL/25/0837/APPCON). Details of compliance are set out throughout the RMA submission material.
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62	<i>As part of the reserved matters applications details assessing the wind conditions and proposed mitigation measures that will provide acceptable pedestrian comfort for each phase, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with a wind consultant. The scheme shall be implemented in accordance with the approved details.</i>	See 2110293rep1v2 Wind Microclimate Report.
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64	<i>The development shall be carried out in accordance with the approved phasing details Phasing Plan – Drawing no: RG-M-AI55 Rev A, received 21st March 2017.</i>	The proposed development forms the first outline phase of the hybrid planning permission.
76	<i>The overall housing mix across the phases is to comply with the principles as established and set out in the Residential Numbers and Mix Tables, received 20th August 2018.</i> <i>Reason: To ensure that an appropriate mix is provided in accordance with Policy CS15 and DM5.</i>	For compliance details refer to 333101170 Planning Accommodation Schedule Rev P1 and Planning Statement.

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The overall floorspace of the development shall be in accordance with the approved parameter plan/ table of floor spaces for each use as set out in the approved Land Uses and Schedule of Accommodation (received 20th August 2018) to be read in conjunction with the Hybrid Parameters Plan Land Use (RG-M-26 rev E). . Reason: to ensure a broad range of facilities to support a sustainable community in accordance with SD1 and SA3.

For compliance details refer to **333101170 Planning Accommodation Schedule Rev P1, Planning Statement and 333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06.**