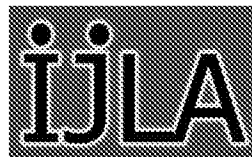


Application Summary Document

DREW SMITH GROUP



Land at Summer Lane
Pagham
Reserved Matters Application
Planning Update



Summer Lane, Pagham

Reserved Matters Application

Application Summary

On behalf of Drew Smith



1 Introduction

- 1.1 In line with pre-app discussion with officers, this document has been produced to provide a summary of the submission content relative to the:

Reserved matters application connected to outline planning permission P/58/15/OUT seeking agreement to detailed site layout, scale, appearance and landscaping, along with internal access arrangements. Also seeking to address the terms of planning conditions 6 (Phasing), 8 (Ecology), 9 (Surface Water), 12 (Vehicular Access), 15 (Parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling Parking) and 26 (Materials) which all necessitate submissions as part of any reserved matters application.

- 1.2 The application seeks to secure approval for the outstanding matters (reserved matters) associated with outline planning permission P/58/15/OUT which secured approval of '90 dwellings with associated access and open space' on 30 September 2016. Access into the site was the only detailed matter considered at outline stage, leaving layout, scale, appearance and landscaping to be finalised.

- 1.3 The application comprises of:

- Submission fee
- Application forms
- CiL form
- Drawings, including (refer to drawing list for detail):
 - Location plan (red line plan)
 - Layout
 - Block plan
 - Topographical survey
 - Proposed elevations
 - Proposed floor plans
 - Planting plans
 - Street scenes
 - Full details of access to Summer Lane (to address condition 12)- (Part of TS)
 - Parking bays and crossing points on Summer Lane (to address condition 15)- (Part of TS)
 - Internal access arrangements and links to wider area (noted that access already approved)- (Part of TS)
 - Bin storage/ collection details
 - Parking provision
 - Sections/ levels
- Phasing plan and schedule (to address condition 6)
- Compliance table (part of PDAS)
- Accommodation schedule (part of PDAS)
- Materials schedule (to address condition 26- part of PDAS)
- Planning Update document by Lucid Planning (part of PDAS)
- Affordable Housing Statement by Drew Smith (appended to PDAS)
- Statement of Community Involvement, Drew Smith (appended to PDAS)
- Planning, Design and Access Statement (PDAS) produced by KSA



- Biodiversity Checklist and accompanying Ecological Mitigation Strategy by Aluco Ecology Ltd
- Flood Risk Assessment, RCP (overview provided within Drainage Strategy and SUDs Statement)
- Drainage Strategy and SUDs Statement (to address condition 9) produced by RCP
- Travel Plan (to address condition 18) by Paul Basham
- Transport Statement, Paul Basham
- Landscape Strategy/ Management Plan (to address condition 20), IJLA
- Highway Mitigation Strategy (to address condition 24) Paul Basham (Part of TP)
- Car Parking Strategy (to address condition 25) by Paul Basham (Part of TP)
- Lighting Design (high level), Joseph Lighting Design
- Tree Survey and Arboricultural Survey produced by Aborcall
- Application Summary (this document) by Lucid Planning

- 1.4 The outline planning approval contained 26 planning conditions, including a number which require that particular details be submitted at the reserved matters application stage, accordingly this application also seeks to address the requirements of the relevant conditions, being 6, 8, 9, 12, 15, 18, 20, 24, 25 and 26.

2 Site

- 2.1 The site is open and agricultural, with a total site area of 5.6ha. It is made up of three main areas, two to the north of Summer Lane, with an eastern and western area which are separated by a strip of land in separate ownership. The third area of land is to the south of Summer Lane, and is identified for open space purposes.

3 History

- 3.1 The site received outline planning permission P/58/15/OUT on 30 September 2016. The only detail submitted for consideration at that time was site access, meaning that layout, scale, appearance and landscaping were all reserved for subsequent approval, as sought through this reserved matter application (RMA).
- 3.2 The outline permission was subject to a Section 106 legal agreement covering Public Open Space (POS) provision; Financial contributions to mitigate the potential impacts on Pagham Harbour SPA; WSCC Infrastructure Contributions towards primary education; secondary education; 6th form education; libraries; Fire and Rescue and fire hydrants; Works to facilitate a potential link between the application site and the Orchard Homes development; Requirement to enter into a Section 278 Agreement in respect of the identified highway improvement works, and Affordable Housing provision.
- 3.3 The outline planning permission contained a total of 26 planning conditions, whilst 9 of these sought submission of specific information as part of an RMA. These conditions are:



- 9- Surface Water
- 12- Vehicular Access onto Summer Lane
- 15- Parking and Crossing Points Summer Lane
- 18- Travel Plan monitoring
- 20- Landscape Management Plan
- 24- Eastern Summer Lane Access Parking Restrictions
- 25- Car Parking Spaces
- 26- Materials

4 Proposed Development

4.1 The proposal is a:

Reserved matters application connected to outline planning permission P/58/15/OUT seeking agreement to detailed site layout, scale, appearance and landscaping, along with internal access arrangements. Also seeking to address the terms of planning conditions 6 (Phasing), 8 (Ecology), 9 (Surface Water), 12 (Vehicular Access), 15 (Parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling Parking) and 26 (Materials) which all necessitate submissions as part of any reserved matters application.

- 4.2 The application seeks to secure approval for the outstanding matters (reserved matters) associated with outline planning permission P/58/15/OUT which secured approval of '90 dwellings with associated access and open space' on 30 September 2016.
- 4.3 Detailed 'access' issues were approved at outline stage and the detailed residential proposals set out here fully utilise the two agreed access points into the site from Summer Lane (eastern access marking the eastern extremity of the application site and the western access being mid-way along the frontage of the western land parcel). This said, consideration of access issues only related to access into the site and did not deal with internal arrangements. Accordingly, this detail is picked up as part of the RMA.
- 4.4 Although it is acknowledged that if it were possible to include the strip of land which currently splits the site north of Summer Lane into two parcels, this land is in the ownership of a third party and cannot therefore be included.
- 4.5 The scheme has evolved since the time of the indicative masterplan submitted at outline stage.

5. Policy Context

- 5.1 The National Planning Policy Framework (NPPF) February 2019 sets out the planning policies for England and how these are expected to be applied, whilst the Development Plan comprises of the adoption Arun Local Plan 2011- 2031. Key policies of relevance include H DM1 Form and Design Quality, AH SP2 Affordable Housing, D SP1 Design, D DM2 Internal Space Standards, ECC DM1 Renewable Energy, OSR DM1 Open Space, Sport and Recreation, T DM1 Sustainable Travel, T DM2 Parking, ENV SP1 Natural Environment, ENV DM5 Development and Biodiversity, W DM2 Flood Risk and W DM3 Sustainable Urban Drainage. These policies



are considered as appropriate within the Planning Considerations section of this document, as well as in other supporting material.

- 5.2 Supplementary guidance is provided by the Pagham Parish Council Village Design Statement, as reflected upon within the DAS

6 Engagement

- 6.1 As detailed within the Planning and Design Statement the submission of this application follows engagement with proximate local residents, the Parish Council and officers of Arun District Council. Such engagement served to inform the detail and timing of this RMA.

7 Headline Issues

Principle of development

- 7.1 As confirmed by outline planning approval P/58/15/OUT the principle of developing the application site for 90 dwellings has been considered and deemed appropriate, being in line with planning policy both local and national. As detailed across the submission material it is contended that the detailed proposals presented within this RMA submission are entirely appropriate.

Design

- 7.2 The NPPF makes it clear that *'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable'* (paragraph 124), whilst planning decisions should *'optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development'* (paragraph 127).
- 7.3 Design issues are considered through local policy in the form of SP1, H DM1 and D DM2. It is made clear that development proposals should *'make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details'* (D SP1).
- 7.4 Policy D DM1 goes on to highlight the aspects that will be considered when looking at proposals, including character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland and solar gain. Indeed, there is a need to appreciate and where possible improve the character of the site, demonstrate adoption of high-quality architectural principles, have minimal impact on uses (existing and proposed), use innovative design, make places feel safer, incorporate existing and new trees and maximise sunlight and passive solar energy.
- 7.5 D DM2 is concerned with internal space standards, with support for nationally described standards.
- 7.6 In this policy context the accompanying PDAS effectively demonstrates that the need for high quality design and an accompanying inclusive landscape emphasis has been at the centre of the approach to this proposal, having full regard to the site context and opportunities, as well as the importance of appropriate and robust materials.



Accommodation schedule

- 7.7 Appended to this document is a copy of the accommodation schedule for information which effectively illustrates the mix.

Compliance

- 7.8 As requested by officers the following table and notes demonstrate compliance with the Nationally Described Space Standards.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings minimum	2 storey dwellings minimum	Built-in storage	Compliance on All Units	Our unit range
2b	4p	61	70	2.0	Yes	79-79.5
3b	5p	86	93	2.5	Yes	91.7-105
	6p	95	102			102-104
4b	6p	99	106	3.0	Yes	121.7

- 7.9 In addition to the above it is confirming that:

- Dwellings with two or more bedspaces have at least one double (or twin) bedroom
- In any rooms with two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- Single bedrooms have a floor area of at least 7.5m² and are at least 2.15m wide
- Any homes with one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

- 7.10 In respect to private gardens, it is confirmed that all gardens are at or around 10 m in depth, with at least 20 metres back to back interface distance. Wherever a very small reduction in the 10 metre depth occurs, the interface distance is achieved and the gardens have decent width to offset this. Very few properties are directly back to back, with most being offset or splayed.

Materials

- 7.11 A traditional palette of materials have been chosen to sit sympathetically with the local context, whilst still instilling the scheme with a character of its own.
- 7.12 The selected materials are also chosen for their longevity and to ensure that the scheme does not deteriorate or suffer from degradation of colour or finish.

BUILDING ELEMENT	MATERIAL	PLOT NO.
Walls	Red / brown multi-stock facing bricks	All plots
	Timber Weather Boarding	01, 04, 05, 06, 09, 24, 25, 26, 27, 28, 29, 44, 47, 48, 49, 50, 52, 53, 62, 65, 66, 71, 72, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 90



Roof	Marley Eternit - plain clay tiles	02, 03, 07, 08, 09, 13, 14, 15, 16, 17, 21, 22, 23, 30, 31, 35, 36, 37, 38, 39, 43, 44, 45, 46, 47, 52, 53, 54, 55, 56, 60, 61, 62, 63, 64, 77, 78, 79, 81, 82, 89, 90 10, 11, 12, 18, 19, 20, 32, 33, 34, 40, 41, 42, 48, 49, 51, 57, 58, 59, 73, 74, 76, 86, 87, 88,
	Natural Slate blue / grey finish	01, 04, 05, 06, 24, 25, 26, 27, 28, 29, 50, 65, 66, 67, 68, 69, 70, 71 72, 75, 80, 83, 84, 85
Soffits and Fascia's	Black finished fascia	All plots
Windows	uPvc - light grey finish	All plots
Mono-pitch Porch Canopy	Painted timber finish - pale green	02, 03, 07, 08, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 20, 21, 22, 23, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 46, 51, 54, 55, 56, 57, 58, 59, 60, 61, 63, 67, 68, 69, 70, 73, 86, 87, 88, 89, 90
Porch Canopy with Posts	Natural timber finish posts	01, 04, 05, 06, 09, 24, 25, 26, 27, 28, 29, 44, 47, 48, 49, 50, 52, 53, 62, 65, 66, 71, 72, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 90
Front doors and garages	Timber / GRP style as illustrated	All plots
Front door and garage frames	White finish	All plots
RWP and Guttering	Black plastic 1/2 round	All plots
Boundary treatment	Red / brown multi-stock facing bricks to match dwellings	
	Timber close boarded fences with trellis in areas	
	Chestnut post and rail fence	

Climate Change

7.13 Full consideration is given to the main criteria of policy ECC SP2:

- **Site constraints**
- **Technical viability**
- **Financial viability**
- **Delivery of additional benefits**

7.14 As such:

- 10% of the total predicted energy requirements will be from renewable or low carbon energy generation on site



- A 'Fabric First' approach will be taken during the design and construction of the homes. This will ensure that the buildings will be inherently efficient and conserve energy within the home, removing reliance on additional technologies to achieve compliance.
- Where possible, properties will be oriented to maximise solar gain and be designed with South Facing roofs to accommodate Solar Panels now, or in the future. This will also allow for the potential inclusion of Solar Hot Water systems to utilise the sun's heat to supplement domestic hot water in properties.
- Low energy light fittings will be specified throughout, to reduce energy consumption.
- Sanitary appliances will be fitted with flow restriction and be chosen for their performance credentials.
- Water butts will be fitted to properties to enable residents to utilise collected water in their gardens.
- Where provided, white goods and appliances will be 'A rated' and above, to reduce both energy and water consumption where applicable.
- Sustainable Urban Drainage Systems (SuDS) are to be utilised. SuDS techniques will comprise of implementation of permeable paving for parking bays and the use of attenuation basins and swales to convey and provide temporary storage of surface water run-off. This helps mitigate the impact of the development on the site and surrounding ecology.
- During the detailed design phase of the scheme, all avenues to improve sustainability will be investigated, to comply with current policy and aspirational commitments to reduce Climate Change impact.

7.15 Planning condition 23 is concerned with ensuring that at least '10% of the total energy demand from the development' comprises 'renewable or low carbon energy generation' in line with policy ECC SP2. The requirements of the condition will be addressed through a formal discharge of condition application, but the RMA proposals have had regard to the requirement.

Phasing

7.16 In response to planning condition 6 of the outline planning permission the RMA is accompanied by a phasing plan which illustrates how the applicant envisages delivery of the scheme through 6 phases. Phase 1A will be S278 works, with widening and creation of the new access road at the eastern end of Summer Lane. The roads and infrastructure for phases 1 to 3 will follow this. The residential development of Phase 1, sitting to the north, will then occur. Phases 2 and 3 will be progressed moving northwards with phase 4 moving into the northern part of the western housing plot. The final 2 phases (5 and 6) will see development progress southwards to join with Summer Lane.

Housing

- 7.17 As approved through the outline planning permission this RMA will see delivery of 90 much needed houses. As detailed in the PDAS they are traditional in size, design and scale, being 2 storeys high. This will include 30% affordable provision, with the focus on 2 and 3 bedroomed units, responding to identified need.
- 7.18 In line with the requirements of policy H DM1 the RMA will deliver a mix of dwelling type (refer to appendix 1):
- 7.19 With regard to affordable housing there was an agreement to provide 27 units comprising 19 social rented (70% of the affordable provision) and 8 intermediates (30% of the affordable provision). The agreement set out a breakdown on the unit sizes for the relative tenures, although following liaison with Arun District Council's Housing Department the applicant is formally seeking to adjust this breakdown. The change is summarised in the following table:

	1B AR	2B AR	3B AR	1B SO	2B SO	TOTAL
S106 requirement	7	12	0	0	8	<u>27</u>
	26%	44%	0%	0%	30%	
	70%			30%		
Revised mix	0	25	2	0	0	<u>27</u>
	0%	93%	7%	0%	0%	
	100%			0%		

Table 1. Consented and proposed affordable housing provision

- 7.20 The proposed change clearly represents a significant improvement to the proposal from that approved at outline stage.

Ecology

- 7.21 Detailed ecology survey work has been undertaken during 2018 and 2019 to provide information for planning condition 8. This ecology work has included update site surveys, including detailed update surveys for Water Vole and Badgers, as well as consideration of all other ecology features detailed in the Outline Planning Application biodiversity survey work. The results of this survey confirm the earlier survey work on site, with no significant changes to the ecological receptors and features previously recorded.
- 7.22 A comprehensive mitigation strategy has been prepared to ensure that all ecological features are considered through the construction and operational phases of the scheme. This includes protected species and habitats mitigation method statements, with detailed statements set out in an Ecology Report for vegetation and habitats, bird, bats, Water Vole, Badgers and Foxes, reptiles and invertebrates.
- 7.23 In addition input has been had through the detailed design to ensure that ecology and biodiversity features are built into the design of the scheme and open spaces present. This has included the following:
- Retention of existing edge habitats for reptiles in the public open space;
 - Creation of new semi-natural habitats in the open space south of the site, and in the SUDS areas to the west of the scheme. These habitats include new woody copses, native species hedges and scrub, trees and various types of semi-natural grassland to be created on ex-arable land (including tall uncut grasslands for reptiles), hay meadow grasslands, and more amenity grasslands;
 - Advice on operation stage management of retained and created habitats within the open spaces on site for these ecological features and protected species (particularly Reptiles and Water Vole) has been built into the management plans and maintenance schedules for the public open space and the SUDS areas;



- A detailed lighting scheme has been prepared and has considered bat foraging areas and flight lines through the scheme so that darker areas are present to allow wildlife to move around the local landscape;
- Additional bird and bat mitigation is proposed within the built scheme buildings to provide new opportunities for these ecological features in the built scheme.

7.24 These measures both at construction and operation will ensure that the detailed scheme will have regard to the planning condition 8 and is carried out in accordance with biodiversity policy at planning, including the National Planning Policy Framework and policies GEN23 and GEN29 of the Arun District Local Plan.

Landscape

- 7.25 In line with planning condition 20, the landscape strategy includes the required management plan, fully in line with requirements.
- 7.26 The whole site layout provides an attractive and robust landscape in this coastal environment, which also aims to enhance the site biodiversity and provide tree structure for future generations.
- 7.27 Overall the scheme will provide a significant number of new trees using a variety of species, offering both valuable ecological diversity and aesthetic appeal. Large areas of grass will be species diverse.
- 7.28 Existing native hedges are reinforced with native species along with a species diverse wide margin of long grass.
- 7.29 The public open space comprises a variety of native tree planting with a mixture of habit, seasonal variation, flowers and includes specimen trees. Some ornamental tree planting is used for aesthetic appeal.
- 7.30 Careful coordination with the ecologist has contributed to the overall landscape design and biodiversity benefits. Including: areas of meadow, both maintained and uncut; areas of hazel / dogwood coppices with retention of cut coppice on site; areas of shrub copse planting with suckering and self-seeding allowed to partially colonise the uncut meadow areas; native hedgerows on mounds with adjacent ditches.
- 7.31 Wide grass paths cross the species rich lawns, the paths loop around mounds of meadow grass and the play space. The paths lead to the off-lead dog walking area which is separated from the rest of the public open space with a fence and gates.
- 7.32 At a domestic level the ornamental planting is robust and defensible, with a view to long term ease of maintenance. Offering flowering, known pollinators, deciduous and evergreen structure that provides year-round interest.
- 7.33 The design responds to the Pagham Village Design Statement.



Transport

- 7.34 The Reserved Matters Transport Statement (RMTS) covers the highway related conditions set out in the Decision Notice for outline permission P/58/15/OUT

Condition 12

- 7.35 The proposed development is to take vehicular access at two points from Summer Lane, and WSCC have agreed to the proposed development's access points in principle at outline approval.
- 7.36 Both accesses are priority junctions. Technical approval was granted on 12 January 2017 for the eastern access design (VD16396-ID-DR-S278 REV E).
- 7.37 The western access, onto the un-adopted section of Summer Lane, is demonstrated in drawing (039.5017.0701) and this section of road is within the applicant's control. The new bellmouth junction is flanked on both sides by 2m footway which links to a new 1.8m footway on the northern side of Summer Lane which ties in with the new widened footway on the northern side of the adopted section of Summer Lane. The un-adopted section of Summer Lane has also been widened to 4.8m to enable two vehicles to pass each other.

Condition 15

- 7.38 The western access design as demonstrated in drawing 039.05017.0701 includes the detail of the parking bay and crossing point. The parking bay is located to the south of Summer Lane, adjacent to the area of public open space and at 65m long will allow c.10 vehicles to park.
- 7.39 A new pedestrian crossing point with dropped kerbs and tactile paving is located to the west of the layby and will link the area of public open space south of Summer Lane to the footway on the northern edge and the wider road network, including Pagham Road. The pedestrian crossing will also aid safe pedestrian movement between the new residential dwellings and the open green space.
- 7.40 Conditions 18, 24 and 25 are addressed within the Travel Plan (039.0017/TP/1).

Condition 18

- 7.41 Based on the approved Travel Plan which is included in the submitted Transport Statement (2015), a Travel Plan has been prepared with a strategy for managing travel demand to the development site features a management, implementation and monitoring strategy that is to be implemented by an appointed Travel Plan Coordinator over the course of the Travel Plan's lifetime.

Condition 24

- 7.42 The drawing titled: Section 278 Highway Works Traffic Regulation Order (VD16396-ID-DR-1210 REV C) as an approved supporting drawing (12 January 2017) and details the proposed 'No waiting at any time' double yellow line restriction where the carriageway width narrows to under 4.8m on Summer Lane.



Condition 25

- 7.43 The proposed car parking strategy for the site uses a combination of garages, driveways and laybys. A total of 191 residential car parking spaces are proposed, all of which would be allocated. All two and three bedroom properties have two allocated spaces with the exception of plots 72, 80 and 83 which has three allocated spaces which include single garages. All four bedroom houses have three allocated parking spaces, inclusive of one garage. Garages measure 6x3m and are therefore regarded as an allocated space.
- 7.44 Additionally, unallocated parking is provided with a total of 22 parking bays for visitors and residents, with on-street space for at least a further two vehicles in line with the requirement of 215 spaces identified by the West Sussex County Council parking demand calculator. The emerging Arun District Council (ADC) Parking Standards Supplementary Planning Document (June 2019) specifies the requirement for fewer parking spaces at 206 but at this level all parking will be contained within the site with no vehicles parking on the local highway network, including Summer Lane and Pagham Road.
- 7.45 ADC's emerging Parking Standards Supplementary Planning Document also details the 'Electric Vehicle Charging Points Requirements'. The proposed development will therefore provide 18 EV spaces.

Hydrology

- 7.46 In order to address condition 9, and in recognition of the requirements of policy W DM2 (Floor Risk) and W DM3 (Sustainable Urban Drainage Systems) the application is accompanied by a Drainage Strategy and SuDS Statement, including a high-level FRA.
- 7.47 The Drainage Strategy and SuDS statement develops the proposals from the approved Flood Risk Assessment (per the Outline Consent) and provides an overview of the flood risk to the site as well as demonstrating that the site can be drained in a sustainable manner and meeting the requirements for future climate change.
- 7.48 The proposed development site is located in Flood Zone 1 considered the lowest risk of flooding from fluvial and tidal sources.
- 7.49 Other sources of flood risk to the site have been assessed and the residual risk to the new development has been deemed low in accordance with the approved Flood Risk Assessment. The surface water drainage strategy makes use of a combination of existing ditches and new swales and basins to provide treatment, conveyance and attenuation of surface water discharge from the new development. As the existing ditch located along the northern boundary of the site is proposed to be diverted into the new onsite SuDS system, provision for the upstream discharge from the Crayfern site to the north has been made in the new SuDS design.
- 7.50 All parking bays are proposed to be permeable paving, which will make use of infiltration where feasible and an overflow provision into the new surface water network.
- 7.51 The foul water drainage will be accommodated via a new below ground gravity sewer network which will convey the foul flows from the new properties to a new adoptable foul water pumping



station located at the south western corner of the site. A new rising main will convey the flows to the existing Pagham Wastewater Treatment works.

8 Conclusion

- 8.1 It has been demonstrating that the proposal accords fully with the policies of the '*up to date development Plan*' and accordingly it is contended that this application should be approved '*without delay*' in line with the advice set out in the NPPF.



Appendix 1 Accommodation Schedule

Drew Smith Homes Land North of Summer Lane, Pagham 90 Unit Scheme

[illegible]

Allocated Parking Western	93
Unallocated Parking Bays Western	12

Accommodation Schedule Eastern Parcel - 40 homes							
Plot No	House Type						
			Tenure	Height	Parking	Sqft	SQM
1	F	3 BED		1 Storey	2	990	92
2	C	2 BED		2 Storey	2	850	79
3	C	2 BED		2 Storey	2	850	79
4	E	3 BED		2 Storey	2	1130	105
5	E	3 BED		2 Storey	2	1130	105
6	E	3 BED		2 Storey	2	1130	105
7	C	2 BED		2 Storey	2	850	79
8	C	2 BED		2 Storey	2	850	79
9	A	3 BED		2 Storey	2	1023	95
10	A	3 BED		2 Storey	2	1001	93
11	C	2 BED		2 Storey	2	850	79
12	C	2 BED		2 Storey	2	850	79
13	C	2 BED		2 Storey	2	850	79
14	C	2 BED		2 Storey	2	850	79
15	C	2 BED		2 Storey	2	850	79
16	C	2 BED		2 Storey	2	850	79
17	C	2 BED		2 Storey	2	850	79
18	C	2 BED		2 Storey	2	850	79
19	C	2 BED		2 Storey	2	850	79
20	C	2 BED	AR	2 Storey	2	850	79
21	C	2 BED	AR	2 Storey	2	850	79
22	C	2 BED	AR	2 Storey	2	850	79
23	C	2 BED	AR	2 Storey	2	850	79
24	B	4 BED		2 Storey	3	1313	122
25	B	4 BED		2 Storey	3	1313	122
26	B	4 BED		2 Storey	3	1313	122
27	B	4 BED		2 Storey	3	1313	122
28	B	4 BED		2 Storey	3	1313	122
29	B	4 BED		2 Storey	3	1313	122
30	C	2 BED	AR	2 Storey	2	850	79
31	C	2 BED	AR	2 Storey	2	850	79
32	C	2 BED	AR	2 Storey	2	850	79
33	C	2 BED	AR	2 Storey	2	850	79
34	C	2 BED	AR	2 Storey	2	850	79
35	C	2 BED	AR	2 Storey	2	850	79
36	C	2 BED	AR	2 Storey	2	850	79
37	C	2 BED	AR	2 Storey	2	850	79
38	C	2 BED	AR	2 Storey	2	850	79
39	C	2 BED	AR	2 Storey	2	850	79
40	C	2 BED	AR	2 Storey	2	850	79
41	C	2 BED	AR	2 Storey	2	850	79
42	C	2 BED	AR	2 Storey	2	850	79
43	A	3 BED		2 Storey	2	1001	93
44	A	3 BED		2 Storey	2	1023	95
45	C	2 BED		2 Storey	2	850	79
46	C	2 BED		2 Storey	2	850	79
				TOTALS		43519	4043

TOTAL BOTH PARCELS	SQFT	SQJM
	87264	8107

Allocated Parking Eastern	98
Unallocated Parking Bays Eastern	10

TOTAL ALLOCATED PARKING	191
TOTAL UNALLOCATED PARKING	22
TOTAL PARKING	213