

From: Alice Kirkham
Sent: Friday, August 9, 2024 12:10 PM
To: Ben Glover; Sam Dicocco
Cc: Matt Parry; Michael Glass
Subject: RE: Barkway

Hi Ben

I've tried calling a couple of times to discuss the below to make sure I've understood correctly.

I had thought from our previous discussions that your/Sam's preference was that we didn't look to amend the approved plans themselves in any way through the S73 (which could lead to an overly protracted application process with everyone having a say about what the new plans should look like), but just looked to introduce the flexibility we need through the wording. Based on your below email, are you now expecting a new set of plans to be submitted with the S73 application? If so and referring to the table you've provided, there are some completely new plans listed that didn't feature as part of the outline application – are you expecting us to produce the full set, or a replacement set for the plans that came before?

While we acknowledge that your proposed approach below may be appropriate to roll out for new outlines or even those currently under consideration, we do feel that the best solution in this case where the outline has already been approved is to keep it simple by just confining the changes to the wording of the condition itself. If you're worried about just replacing 'wholly' with 'broadly' we could look at something like:

"The development hereby permitted shall be carried out wholly in accordance with the Location Plan (dwg ref 1797-30-110), the Land Use Plan (dwg ref 1797-30-101E) and the Site Access Plans (dwg refs 163462-006A and 163462-007A) and broadly in accordance with the Proposed Access Arrangements Plan (dwg ref 163462-005A), the offsite highway works plans (dwg refs 163462-002A, 163462-004B and 163462-008), the Access and Movement Plan (dwg ref 1797-30-103E), the Urban Design Parameter Plan (dwg ref 1797-30-104A), the Landscape Parameter Plan (dwg ref 1797-30-105A), the Illustrative Masterplan (dwg ref 1797-30-100G) and the Masterplan Summary Document (dated March 2022)."

With regards to your question about the legality of submitting the RM at the same time as the S73, our view is that as long as the RM refers to the original outline application reference when it is submitted and that the S73 is determined first, we can easily update the RM details at that point to then refer to the new approved S73 reference (especially if the only change is to the wording of Condition 3, rather than a new set of parameter plans). Please could you confirm if you agree with this course of action?

We also have some questions regarding the additional points on the Actions Pursuant to BK3 Workshop that weren't discussed on the day:

- Reference at para 1.25 to 'southeast connection' – should this be southwest? Could you also direct us to the site-specific policy criteria on this point as it doesn't seem to be listed under the bullets at Policy BK3?
- The 'Development Mix' defined in the S106 is not referred to as a mix that must be complied with, rather an indicative mix that has been assumed in order to arrive at the financial contribution figures which explicitly may be varied by the RM. There is also an 'indicative' mix set out for the affordable housing that our proposal mostly aligns with. As for the market mix our proposals have been driven by what we believe is an appropriate mix for the location based on our experience of demand at other comparable locations. Please could you provide a link to the evidence you refer to that suggests a blended private/affordable need for 40% 2-bed or smaller (the SHMA I've seen indicates 25% blended and cautions against prescribing a set market mix)?
- Please could you explain the concern relating to the mix and distribution of units across the character areas further?
- Our Technical Team are liaising with Thames Water regarding the foul water upgrades, however Condition 9 is a pre-commencement rather than prior to RM trigger, so we will not have the full details to be able to share at the point of submitting the RM.

Please feel free to call to discuss if that's easier.

Thanks
Alice

From: Ben Glover
Sent: Thursday, August 8, 2024 1:01 PM
To: Alice Kirkham; [Sam Dicocco](#)
Cc: Matt Parry; [Michael Glass](#)
Subject: RE: Barkway

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THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!
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Hi Alice,

Thank you for your email.

I have noted your comments concerning 1.7 and have changed it to exclude reference to "front of dwellings". The attached document contains several new comments for your consideration. Please let me know if you have any questions relating to them.

In respect of the S73 application, our draft process moving forwards with masterplans approved at planning application stage is to require strict accordance to parameter plans and framework plans to be 'broadly in accordance with' as well as broad accordance with the masterplan document itself. We would recommend that the S73 application align to this process and that the plans previously approved be adapted to align with this draft process.

Please see the attached table. If we are granting a parallel planning application, we would like it to align with the attached table. We would recommend that the drawings previously submitted be adapted to fit with the drawing types set out within the attached drawings checklist. Please note we are not asking for the content of drawings previously submitted to be changed, just for the plans to be arranged in a different manner.

We have not assessed the impacts of this request in practice but would be happy to discuss it moving forwards.

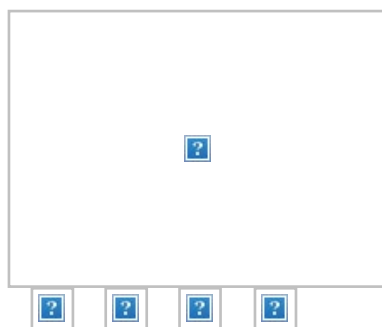
Drawings Checklist

DP	CODE	DRAWING TITLE	CONDITION	FIXED PARAMETERS	INDICATIVE PARAMETERS
SS+L	P01	Location Plan	Strictly	Red Line Boundary	N/A
	P02	Site Plan	Strictly	Red Line Boundary	N/A
	P03	Vision Framework Plan	Broadly	N/A	Illustrative proposal
	P04	Land Use Parameter Plan	Strictly	Land use (quantum and location) Open space (quantum and location) Developable area (implied)	N/A
	P05	Developable Area*	Strictly	Developable area (quantum and location) Open space (implied)	
N,OS+E	P06	Green Infrastructure Framework Plan	Broadly	Quantum and location of open space (implied)	Playspace locations Type of green space (parks, allotments, greenways, etc) Retained existing habitats/vegetation Proposed removed habitats/vegetation Attenuation ponds Infiltration basins
M,A+P	P07	Access Parameter Plan	Strictly	Site vehicular access points Any protected private access points Pedestrian access points Cycle access points Key pedestrian/cycle crossings	N/A
	P08	Vehicular Hierarchy Framework Plan	Broadly	Site access points (implied)	Primary road(s) Secondary roads Tertiary roads
	P09	Active Travel Framework Plan	Broadly	Site access points (implied)	Primary active travel routes Pedestrian/cycle edge permeability
C+BF	P10	Building Heights Parameter Plan	Strictly	Maximum building heights	N/A
	P11	Built Form and Character Framework Plan	Broadly	Developable area (implied)	Character areas Key views and vistas Primary frontages Rural edges
D,M+M	P12	Phasing Framework Plan	Broadly	Developable area (implied)	Phasing parcels (incl. landscape)

**If developable has flexible use-class allocations or mixed-use that may change in the future, then PP04 can be approved as a framework plan and PP05 as a parameter. plan If the development is residential only, PP05 is not required.*

Further to the above, have you considered the legal procedures in relation to the submitting of the reserved matters application and the S73 application at the same time? In this case, can the reserved matters application only be submitted pursuant to the approval of the S73 application?

Kind regards,
Ben



Ben Glover

Senior Planning Officer
Major Projects

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