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22nd March 2013

Dear Steven,

HENTHORN ROAD RESERVED MATTERS PLANNING APPLICATION (3/2013/0035)

I write following our submission of our Reserved Matters Planning Application on 18th December and its subsequent validation on 16th January 2013 and the meeting we had at your offices on 15th February 2013 to review the application.

The meeting on the 15th was very informative in terms of the feedback that was given on our proposals and since the meeting I understand that our architect Graham Baldwin has been in regular contact with you sending through numerous sketches as our proposal evolved in light of your comments. We are now in a position to resubmit the following list of documents which are enclosed with this letter in line with the timescales you gave us in order to ensure the application still goes before the 11th April Planning Committee for consideration.

For the avoidance of doubt I can confirm that we no longer wish the replaced drawings in the table below to be considered as part of our application.

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Taylor Wimpey Manchester is a
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Item	Drawing	Replaces Drawing
Site Layout	Site Layout (TW-HR-SL-01 REVISION M)	Site Layout (TW-HR-SL-01) Colour Site Layout (TW-HR- CSL-01)
Boundary Treatment Details	Possible Boundary Treatment	Boundary Treatment Details (TW-HR-BT-01)
Boundary Treatment Plan	Front Boundary Treatment Plan (TW-HR-FBTP-01)	Boundary Treatment Plan (TW-HR-BTP-01)
Materials Distribution Plan	Materials Distribution Plan (TW-HR-SL-04 Rev B)	Materials Distribution Plan (TW-HR-SL-04)
Road Hierarchy Plan	Road Hierarchy Plan (TW- HR-SL-02 Rev A)	Road Hierarchy Plan (TW- HR-SL-02)
Storey Height Plan	Storey Height Plan (TW-HR- SL-03 Rev A)	Storey Height Plan (TW-HR- SL-03)
Waste Management Strategy	Waste Management Strategy (TW-HR-WMS-06 Rev A)	Waste Management Strategy (TW-HR-WMS-06)
Phasing Plan	Phasing Plan (TW-HR-PP-01 REVISION B 21.03.13)	Phasing Plan (TW-HR-PP- 01)
Bus Stop Details	Bus Stop Details (March 2013)	Bus Stop Details (November 2012)
Site Sections and Street Scenes	Sectional Street Scene and Cross Section Street Elevations and Site Sections	Site Section A-A (TW-HR- SS-01) Site Section B-B (TW-HR- SS-02) Site Section C-C (TW-HR- SS-0 Street Scene A-A (TW- HR-SS-04) Street Scene B-B (TW-HR- SS-05)

		Street Scenes AA & BB (P-SS-01)3)
Landscape Structure Plans	Landscape Structure Plan Public Open Space 1 of 2 (4271.07) Landscape Structure Plan Public Open Space 2 of 2 (4271.08)	Landscape Structure Plan 1 of 3 (4271.04D) Landscape Structure Plan 2 of 3 (4271.05C) Landscape Structure Plan 3 of 3 (4271.06C)
Proposed Slab Levels	Proposed Slab Levels (SD/HENTH/001 Rev B)	Proposed Slab Levels (SD/HENTH/001 Rev A)
Taylor Wimpey and Barratt Homes Full Drawing Pack of Elevations and Floor Plans	See Drawing Number List at front of drawing pack.	See Drawing Number List at front of previously submitted drawing pack.

With regards to the Landscape Structure Plans you will note that we have now submitted landscape proposals for the public open space areas only, which follows my email to you on 13th March and our subsequent telephone conversation when we agreed that the detailed plot landscaping could be agreed at a later date through the use of a pre-commencement condition due to the timescales involved with submitting the above information by the deadline to go before the 11th April committee. We will be looking to submit the plot landscaping proposals to you early in the week commencing 25th March and therefore if you are able to consider these as part of this planning application that would be very much appreciated.

We have also produced a Design and Access Statement Addendum which gives details on the evolution of our proposal following our meeting on the 15th February and justifies the reasoning for the form of these revised proposals. We would like this to be considered as a formal part of our planning application.

The following previously submitted documents still form part of this planning application;

- Application Form
- Location Plan – TW-HR-LP-01 Baldwin Design Consultancy Ltd
- Design and Access Statement – Baldwin Design Consultancy Ltd
- Supporting Planning Statement – How Planning December 2012
- Archaeological Assessment – Wardell Armstrong June 2010
- Noise Assessment – Wardell Armstrong November 2012
- Economic Impact Report – Regeneris
- Statement of Community Involvement – November 2012
- Travel Plan Framework – Croft Transport Solutions November 2012

Finally for the avoidance of doubt we also submitted an application to discharge a number of conditions of outline planning permission 3/2010/0719P at the same time as our reserved matters application (3/2012/0036). In order for you to determine this application we will be sending the following information which you will likely receive the week commencing 1st April.

- Updated Habitat Creation and Management Plan to discharge Condition 20 and 21
- Updated Construction Method Statement and Traffic Management Plan to discharge Condition 24
- Updated Design Code and Masterplan to discharge Condition 26

The following from my understanding will not need updating in light of the changes to the layout.

- Sustainability Statement to discharge Condition 3
- Contamination Report to discharge Condition 6
- Protected Species Report to discharge Conditions 14, 15, 16 and 17.

As I understand you should now have everything you need to consider our reserved matters planning application (3/2013/0035) and make a recommendation on our proposals to go before the 11th April Planning Committee. If you need any further clarification on any point however please do not hesitate to contact me.

Yours Sincerely



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C.C Mark Calvert, Taylor Wimpey; Mark Shannon, Barratt Homes, Richard Barton, How Planning;
Lucinda Pickworth, How Planning.