

Report of the Chief Executive

APPLICATION NUMBER:	21/00672/REM
LOCATION:	Boots Campus, Beeston, Nottinghamshire
PROPOSAL:	Construct 397 dwellings (reserved matters relating to reference 14/00515/OUT – plots R1 to R11 inclusive and plots G2, 3 and 4 only)

1. Purpose of the Report

The application is brought to the Committee as it is a reserved matters application for a large major residential development.

2. Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

3. Detail

3.1 The application seeks approval of reserved matters for the residential areas of the site following the granting of outline planning permission under reference 14/00515/OUT. The reserved matters are: Access; Appearance; Landscaping; Layout; and Scale.

3.2 The application site, which forms part of the Boots Enterprise Zone adjacent to and encompassing the new link road between Thane Road to the north east and Lilac Grove / Humber Road South to the north west, refers to residential development plots R1 to R11 inclusive as well as development plots G2, G3 and G4, these three plots being earmarked for green space. Plots R1 to R7 and G2 and G3 are within Broxtowe Borough Council boundary, with plots R8 to R11 and G4 in the Nottingham City Boundary. There is a parallel reserved matters application submitted to Nottingham City Council for the plots within that local authority boundary (Nottingham City reference no. 21/01729/PRES4). 397 dwellings are proposed within the Broxtowe Borough Council boundary, and 207 in Nottingham City, equating to 604 dwellings over the whole site.

3.3 The main issues relate to whether the proposed accesses, layout and scale is acceptable; whether the design and appearance of each property and the development as a whole is acceptable; whether there would be unacceptable impact on the amenity of future occupiers; whether the design and appearance of the proposed green and blue infrastructure is appropriate and would result in enhancement and safeguarding of biodiversity within and adjacent to the site; and whether the proposal would have an unacceptable impact on highway safety.

3.4 The benefits of the scheme are that the proposal would provide a wide range of size and type of accommodation which would contribute to the delivery of housing stock within the borough; would provide affordable housing of an amount that would accord with Local Plan policy; it would be set within a layout

which encourages sustainable modes of transport with connections to both the built up area of Beeston and to green spaces such as the Nottingham - Beeston Canal and beyond; and would provide a good standard of living for the future occupiers. The development would be in accordance with the policies contained within the development plan. This is given significant weight.

4. Financial Implications

4.1 The comments from the Head of Finance Services were as follows:

4.2 There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with Section 106 (S106s) (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers

- Design and Access Statement
- Design Code
- Flood Risk Assessment
- Noise Assessment
- Ecological Appraisal
- Environmental Management Plan
- Drainage Strategy
- Landscape Maintenance Strategy and Schedule
- Refuse Strategy
- Parking Strategy
- Proposed Adoption Strategy

APPENDIX

8. Details of the Application

- 8.1 The application seeks approval for all matters reserved following granting of outline planning permission reference 14/00515/OUT.
- 8.2 The new link road running through the site linking Thane Road to Lilac Grove is now open to traffic. The residential development is proposed to be on the development plots to the north west and south east of the link road.
- 8.3 It is proposed that 397 dwellings would be provided within the Broxtowe Borough Council boundary, and 207 within Nottingham City Council (the latter being the subject of a separate application to that authority), making a total of 604 dwellings overall. In the Broxtowe Authority boundary, the 397 dwellings would consist of 71 x 2 bedroom, 246 x 3 bedroom and 74 x 4 bedroom two and three storey dwellings, 1 x 1 bed apartments and 5 x 2 bed apartments. All dwellings would either be Affordable Rent, Shared Ownership or Private Rented Sector. All dwellings would have parking within each plot curtilage, and would have a private rear garden with space for bin and cycle storage. Shared facilities would be provided for the apartments.
- 8.4 The existing right of way footpath which runs along the south west boundary of the site would be re-aligned so as to go through the development site, alongside the retained water feature and via a newly created green landscaped link down to the canal area, where it re-joins the original right of way and bridge over. Opportunities for formal and informal play would be included within the landscaped link. Additional play areas would be provided within the Nottingham City part of the site. Details of any play equipment, railings, surfacing and associated infrastructure for the areas of open space and around the blue infrastructure to be secured by condition.
- 8.5 Secondary roads would be accessed from the link road, with some dwellings being served off a private shared drive.

9. Site and Surroundings

- 9.1 The proposed development is located to the south east section of the 'Boots' campus and is bound by the Nottingham – Beeston Canal to the south east, Thane Road to the north east, Severn Trent Water sewage treatment site to the south west, and the industrial buildings / uses of the Boots campus to the north west. The local authority boundary crosses the site in a north west / south east direction such that parts of the application site adjoin and share roads and facilities within Nottingham City boundary. The site is part of the Boots Enterprise Zone, which allocates the land for a mix of uses as set out below in paragraph 10.1.
- 9.2 The site is cleared of all buildings aside from a small pumping house located adjacent to the canal to the south east of the site. This is to be retained. The

site is within flood zones 2 and 3, with zone 2 being to the north east and zone 3 to the south west.

10. Relevant Planning History

10.1 There have been numerous planning applications relating to the wider 'Boots' campus, however, the most relevant history which directly relates to this site is as follows:

- 14/00514/FUL – site and public infrastructure works including new primary vehicle link road, canal bridge, demolition works, earthworks, remediation, utilities and drainage infrastructure. Granted conditional permission December 2014
- 14/00515/OUT – Outline application for mixed use development comprising employment (office, research and development, industrial and general industrial, storage and distribution); residential institutions; non-residential institutions; small retail uses including food and drink; up to 675 residential units; and associated works. Granted conditional outline permission July 2021 following signing of a Section 106 Agreement. This application covered the majority of the 'Boots' campus site.
- 21/00670/ROC – removal of condition 28 of permission reference 14/00515/OUT (phasing of build). This application remains to be determined as at the date of this report.

11. Relevant Policies and Guidance

11.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 4: Employment Provision and Economic Development
- Policy 7: Regeneration
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Space
- Policy 17: Biodiversity
- Policy 19: Developer Contributions

11.2 **Part 2 Local Plan 2019:**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 9: Retention of Good Quality Existing Employment Sites
- Policy 15: Housing Size, Mix and Choice

- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 24: The Health and Wellbeing Impacts of Development
- Policy 26: Travel Plans
- Policy 28: Green Infrastructure Assets
- Policy 31: Biodiversity Assets
- Policy 32: Developer Contributions

11.3 National Planning Policy Framework (NPPF) 2021:

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment

12. Consultations

- 12.1 County Council as Highway Authority:** Following concerns regarding parking layout, access points, and siting of traffic calming measures, discussions have taken place and amended plans received, which, subject to conditions, are now found to be satisfactory.
- 12.2 County Council as Lead Local Flood Authority:** No objection, subject to conditions regarding surface water management imposed on the outline planning application being discharged or alternatively, repeated in any decision.
- 12.3 Council’s Environmental Health Officer:** Will need to be satisfied that houses proposed close to the sewage works would not be unduly affected by odour; that houses close to the employment uses (existing and proposed) would not be unduly affected by noise; need further details in respect of ground and gas contamination.
- 12.4 Council’s Parks and Green Spaces Officer:** Need clarification on soft landscaping details. More detail required in respect of the children’s play area in terms of fencing, surfacing and equipment. The maintenance strategy and schedule is good and covers all the relevant points.
- 12.5 Council’s Waste and Recycling Officer:** No objections subject to developer purchasing first time bin provision and to properties being allocated sufficient bins. All bins / bags to be presented at curtilage of adopted highway, and be no more than 15m from nearest adoptable road.

- 12.6 **Council's Housing Officer:** Overall, the site provides 40% affordable properties, with the split being 22% shared ownership and 18% being affordable rent. This exceeds our requirements and we would be happy for the developer to proceed on this basis.

For the Broxtowe side of the site, 26% of the properties (102) are shared ownership and 25% (100) are affordable rent properties (equating to 51%). This exceeds the requirements set out in the Social and Affordable Housing Need Study (GL Hearn report) which is minimum 30% affordable housing.

- 12.7 **Environment Agency:** Details submitted to satisfy conditions imposed under the outline planning application are satisfactory. The implementation of the FRA as revised would need to be secured by condition on the reserved matters application and should relate only to the residential development. Officer comment: It is noted that conditions imposed under the outline application require the development to be carried out in accordance with any agreed FRA addendum pertinent to each development unit.
- 12.8 **Cadent:** Cadent to be contacted and consulted by the developer before construction work commences due to presence of high powered gas pipeline to the bottom boundary of the development.
- 12.9 A site notice was posted and a press notice published with no comments received.

Assessment

13. Principle

- 13.1 The principle of residential development has been established through the granting of outline planning permission under reference 14/00515/OUT. The site has been cleared ready for development and the link road is now in use.
- 13.2 A small development plot (G2), allocated in the outline approval for green space, would be re-allocated for housing. It is considered that this is acceptable given the small size of that plot, and that the layout overall would provide ample opportunity for the provision or enhancement of green space throughout the site. As such there would be no detriment to the scheme by allowing residential to replace green space for this plot only.
- 13.3 As the proposal is classed as a major residential development, it would need to be assessed in respect of the Building for Life 12 criteria as set out in the Part 2 Local Plan. Aside from criteria 2 – facilities and services, which would score an amber, the site would score green for the other 11 criteria. The reason for the amber score would be that as the residential development is the first phase of the overall development of the Boots Enterprise Zone and whilst the development would provide parks and play areas, and be sited close to workplaces, facilities and services such as community uses, shops and other

uses would follow and be sited in the development plots allocated for those uses.

- 13.4 A Health Impact Assessment has been carried out, in line with the requirements of the Part 2 Local Plan Policy 24. For those criteria that are relevant, the majority are positive impacts and as such it is considered that the development would have a significant positive impact on both the development and the wider area.
- 13.5 The development as a whole would provide a total of 26% of dwellings being for shared ownership and 25% for affordable rent on the Broxtowe side of the site, resulting in over 50% of the dwellings being classed as affordable properties. This exceeds that required to meet the criteria set out in Policy 15 of the P2LP.

Reserved Matters

14. Appearance, Scale, Layout and Landscaping

- 14.1 A Design Code for the residential development area has been submitted to and agreed as part of the outline planning permission. This sets out the masterplan for the site and considers both the constraints and the opportunities of the site, including consideration of views and vistas both from outside the site and throughout the site.
- 14.2 The dwellings would be of modular design, that is, constructed in modules off site, then transported and installed on site. This would result in a shorter on site construction phase so that occupation can be achieved as and when the units have been fitted out internally.
- 14.3 The dwellings would be a mix of two and three storeys, some with gable roofs and some three storey dwellings with flat roofs. The external finishes would be a mix of either brick with some having render finish to the first floor and a feature band of contrasting banding between the ground and first floors, and some brick to ground and first floors, and second floor finished in a glazed blue brick (flat roof option). The apartments would have grey brick finish to the ground floor, blue ceramic tile to the upper floors, with glazed white brick as feature bands between each floor. The apartment block would have a flat roof and be of three storeys in height. The design, scale and massing are considered to be appropriate and provide variety and interest across the development which would be reflected and continued into the City Council authority side of the site.
- 14.4 The layout has been led by the position of the link road, 'no build' zones (where infrastructure runs from the industrial site towards the canal, e.g. water pipes), and by the indicative parcelling of plots as approved under 14/00515/OUT.
- 14.5 In respect of the highway hierarchy, there would be three principal junctions within the authority boundary leading off the link road, which in turn then lead

to secondary roads and cul-de-sacs. These would mainly be laid in a grid pattern so as to take advantage of views towards the canal, to the south east.

- 14.6 Within the layout, and in order to take advantage of and utilise no build zones and water features within the site, there are areas of landscaping incorporating informal and formal play areas. The main green area would include the proposed re-aligned public right of way, which currently runs to the south west of the site, adjacent to the sewage works. It is considered that the re-aligned PRow would provide improved access and a safer route for all users, and would also provide an attractive vista for vehicles and pedestrians alike when approaching from the north west. Management and Maintenance of the attenuation ponds / water features and all other open space not allocated to be within any private curtilage would be by way of a privately managed scheme where new, the details of which have been submitted as part of the discharge of conditions imposed on the outline application.
- 14.7 Street trees would be proposed along the link road, within the service strip at the back edge of pavement. Trees and shrubs and other soft landscaping would be provided to the landscaped areas. Details of landscaping, including boundary treatments, railings / street furniture and play equipment would need to be approved under the conditions imposed on the outline application.
- 14.8 Each dwelling would have a minimum of one parking space, with most having two. The parking spaces would be either to the front of the dwelling or to the side, so as to provide a mix of parking options. Parking for the apartment block would be by way of a shared courtyard. Each dwelling would have access to an enclosed rear garden, with provision for bin and cycle storage.
- 14.9 In respect of refuse collection, the layout demonstrates that each dwelling would be within a satisfactory distance of the adopted highway for leaving bins out on collection days.
- 14.10 In conclusion, the layout is considered to be acceptable and would provide a legible and accessible development with attractive and usable green spaces.
15. Access
 - 15.1 The layout has been determined following discussions between the developers, Notts County as Highway Authority, and officers at Nottingham City Council in order to achieve a layout which is both attractive and functional. Speed reduction measures in the form of raised tables at junctions have been included along the link road. Off street parking for each plot has been carefully considered in order to ensure that entering and exiting each plot would not have an impact on highway safety in terms of conflict with oncoming traffic, particularly along the link road. The majority of the highway would be adopted, with some unadopted highways where a shared access is serving a short run of dwellings at the end of a cul-de-sac or where a shared access off the link road.

- 15.2 Bus stops have been located at convenient points along the link road and sited so as to not result in a conflict with use of the off street parking spaces, and to ensure safe use by pedestrians.
- 15.3 The Public Right of Way would be re-routed through the site, to the benefit of the users as the existing PRow is via an enclosed footpath to the south west of the site. The proposed new route would ensure a safer, lit, route to and from the canal front and the play areas.
- 15.4 In respect of traffic generation, the principle has been established under the outline application and the highway designed accordingly to accommodate the amount of development proposed. The secondary highway routes have been designed to be of an appropriate width to serve the properties along them.

Other Matters

All relevant conditions from 14/00515/OUT, where not discharged or addressed as part of the current application, would need to be discharged as part of the Outline application in accordance with the wording set out in those conditions in respect of timescales. Notwithstanding this, the matters set out below have been a material consideration in the assessment of the application.

16. Amenity

- 16.1 There are no residential properties directly immediate to the application site, with the nearest being on Leyton Crescent, in Beeston Rylands, to the west of the site. The Severn Trent sewage works separate the site from these properties and as such it is considered that there would be no significant impact on neighbour amenity in terms of loss of light, outlook or privacy.
- 16.2 Industrial and employment uses are to the north west of the site, and the outline application allocates the area between the residential and these uses as employment (yet to be built). As such it is considered that the residential development would not have a significant impact on the amenities of the existing or proposed future uses.
- 16.3 In terms of the future occupiers, the layout provides for each property to have access to private outdoor amenity space and storage for cycles / bins. The layout allows for adequate spacing between each property in order to safeguard privacy. Internally, the design and layout allows for satisfactory access to natural light and to an outlook, and the dwellings conform to the DCLG's Technical Housing Standards in terms of internal floor space.

17. Biodiversity

- 17.1 Currently, aside from the link road through the site and planting to the edge along the canal and also adjacent to the public right of way to the south west, the site has been cleared and there is little vegetation. The proposed site layout would introduce areas of landscaping to public areas and to the roadside, and additionally would retain and enhance existing 'blue' infrastructure (streams, bunds and other outlets) within the site. These measures would significantly

increase the amount and range of green infrastructure on the site, and result in a Biodiversity Net Gain of significantly greater than the 10% usually required. A Landscape Maintenance Strategy and Schedule has been submitted as part of the discharge of conditions application.

- 17.2 Conditions were imposed on the outline planning permission (reference 14/00515/OUT) in respect of safeguarding protected species and the requirement for an Ecological Mitigation Strategy. Reptile and Great Crested Newt Surveys were also required by condition. Details of these surveys and reports have been submitted for discharge under the outline application.

18. Flood and Drainage

- 18.1 The application site falls within both Flood Zone 2 and Flood Zone 3. Whilst the site appears to be generally level, there are points within the site that are at a higher risk of flooding. The developer has worked with the Environment Agency to ensure that occupiers and property are not at risk of flooding. Some dwellings, mainly to the centre of the site, along the link road, would be built in a slightly elevated position so as to address this risk.

- 18.2 The Environment Agency have reviewed the latest Flood Risk Assessment (FRA) submitted as part of the discharge of conditions application for the outline application where it relates to the residential development, and have no objections. The County Council as Lead Local Flood Authority have no objections subject to details of surface water management and implementation in accordance with any approved details, which is the subject of a condition imposed under 14/00515/OUT.

19. Sustainability

- 19.1 An Energy Strategy has been submitted as part of the Design and Access Statement. The strategy states that the standard approach would be to reduce emissions through fabric improvements and not by the use of technology so as to achieve a net saving in both carbon and energy for the lifetime of the dwellings. The improved fabric specification, high quality construction and air tightness achieved through the off-site modular construction in itself would achieve a 10% reduction in carbon emissions. In addition to this, Part L of the Building Regulations would require either PV or Heat Pump technology. This is stated to be determined as to which is most appropriate at a later date. A condition imposed under the outline application requires submission of details to demonstrate a minimum of 10% energy supply to be provided by way of renewable or low carbon energy supply.

- 19.2 The layout of the site has been designed so as to encourage sustainable modes of transport such as walking and cycling by creating a re-aligned public right of way through the site and links to the canal frontage and to the Boots campus / other employment sites nearby, to the south west and north / north east. The link road through the site has been designed so as to accommodate a designated cycle path along the south side of the footway. Cycle storage would

be provided to each dwelling or communal cycle storage to the apartment building.

- 19.3 It is proposed to provide all houses with an individual Electric Vehicle Charging Point (EVC), and provide apartments with a ratio of one EVC to three apartments. In this respect the development would promote the use of electric vehicles over petrol / diesel vehicles and is welcomed.
- 19.4 Provision for a bus route to run through the site has been accommodated which includes bus stops at appropriate distances through the site, giving easy and convenient access for all residents.

20. Noise and Pollution

- 20.1 In respect of contaminated land, it is recognised that the land, being previously part of the Boots campus, would potentially be contaminated. The outline planning application required details to be submitted of a mitigation strategy. The mitigation strategy would need to be approved and measures implemented in accordance with the relevant conditions imposed on the outline application.
- 20.2 The site is also adjacent to potential sources of noise, these being the existing industrial / employment uses within the Boots campus and also in the wider area. Plots to the north west of the site are also safeguarded for future employment / non-residential uses and as such the occupiers of the proposed dwellings would need to be protected from these sources of noise. A Noise Assessment has been submitted in respect of the residential development under the outline application and the contents considered satisfactory. The noise assessment would need to be approved and measures implemented in accordance with the relevant conditions imposed on the outline application.
- 20.3 There is a sewage treatment works to the south west of the site and as such measures would need to be implemented so as to ensure the residents would not be unduly affected by odour. Details are awaited and as such the relevant condition would need to be discharged under the outline permission, prior to commencement of the development.

21. Developer Contributions

- 21.1 Developer contributions have been secured by way of a Section 106 Agreement under outline planning permission reference 14/00515/OUT. No further contributions or obligations are sought.

22. Conclusion

- 22.1 The benefits of the proposal are that the development would provide additional affordable housing, in a sustainable location, and which could contribute to the housing targets for the Borough and provide a wide range of size of housing to meet the needs of the community. The development would see the re-use of a previously developed site and have an economic benefit to the Borough.

- 22.2 The design and layout would see a range of dwelling types using a complementary palette of material finishes in order to achieve an attractive street scene. The layout is well thought out and would create a safe, inclusive and healthy environment with attractive green spaces, and would be legible in order to provide clear and easy movement through the site and connections outside of the site.
- 22.3 There would be no neighbour amenity concerns given the location of the site, however, the amenity of the future occupiers would be safeguarded through appropriate measures in respect of contamination, noise and other pollution.
- 22.4 On balance, it is considered that any potential concerns would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.
- 22.5 It is recommended that planning permission is granted, subject to the conditions set out below and subject to the relevant conditions imposed under outline permission, reference 14/00515/OUT and in line with the previously agreed S106.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development to which this approval relates shall be begun no later than the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved. <i>Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.</i>

2.	<p>This permission shall be read in accordance with the following plans:</p> <p>Received by the Local Planning Authority on 30.07.21:</p> <ul style="list-style-type: none">• 0104 Proposed First Floor Site Plan (1 of 3) rev C• 0105 Proposed First Floor Site Plan (2 of 3) rev C• 0106 Proposed First Floor Site Plan (3 of 3) rev C• 0107 Proposed Second Floor Site Plan (1 of 3) rev C• 0108 Proposed Second Floor Site Plan (2 of 3) rev C• 0109 Proposed Second Floor Site Plan (3 of 3) rev C• 0110 Proposed Third Floor Site Plan (1 of 3) rev C• 0111 Proposed Third Floor Site Plan (2 of 3) rev C• 0112 Proposed Third Floor Site Plan (3 of 3) rev C• 0113 Proposed Roof Plan (1 of 3) rev C• 0114 Proposed Roof Plan (2 of 3) rev C• 0115 Proposed Roof Plan (3 of 3) rev C <p>Received by the Local Planning Authority on 27.06.22:</p> <ul style="list-style-type: none">• 0001 Site Location Plan rev B• 0050 Site Constraints Plan rev C• 0150 Proposed Street Elevations (1 of 4) rev F• 0151 Proposed Street Elevations (2 of 4) rev D• 0152 Proposed Street Elevations (3 of 4) rev D• 0153 Proposed Street Elevations (4 of 4) rev E• 0201 Proposed Block Plan – Block 1 First Floor – Roof Plan rev D• 0230 Block Section rev A• 0231 Block Stair and Entrance Study rev A• 0300 Proposed Unit Plans – Holt rev D• 0301 Proposed Unit Plans – Dalby rev D• 0302 Proposed Unit Plans – Weston semi rev D• 0303 Proposed Unit Plans – Weston detached rev D• 0304 Proposed Unit Plans – Dallington rev D• 0305 Proposed Unit Plans – Rockingham rev D• 0307 Proposed Unit Plans Delamare rev D• 0310 1b2p Flat Type 1 B rev B• 0311 1b2p Flat Type 2 B rev B• 0312 1b2p Flat Type 3 B rev B• 0316 2b4p Flat Type 1 B rev B• 0317 2b4p Flat Type 2 B rev B• 0318 2b4p Flat Type 3 B rev B• 0319 2b4p Flat Type 4 B rev B• 0320 Proposed Unit Elevations Holt rev D• 0321 Proposed Unit Elevations Holt rev D• 0322 Proposed Unit Elevations Holt rev C
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- 0330 Proposed Unit Elevations Dalby rev D
- 0331 Proposed Unit Elevations Dalby rev D
- 0332 Proposed Unit Elevations Dalby rev C
- 0340 Proposed Unit Elevations Weston rev D
- 0341 Proposed Unit Elevations Weston rev C
- 0342 Proposed Unit Elevations Weston rev C
- 0343 Proposed Unit Elevations Weston rev E
- 0344 Proposed Unit Elevations Weston rev E
- 0345 Proposed Unit Elevations Weston rev B
- 0350 Proposed Unit Elevations Dallington rev D
- 0351 Proposed Unit Elevations Dallington rev D
- 0352 Proposed Unit Elevations Dallington rev D
- 0360 Proposed Unit Elevations Rockingham rev E
- 0361 Proposed Unit Elevations Rockingham rev E
- 0370 Proposed Unit Elevations Delamere rev E
- 0371 Proposed Unit Elevations Delamere rev D
- 0001 Schedule of Accommodation rev B
- 0002 Material Schedule rev B
- 0003 Schedule of Accommodation plot by plot rev B

Received by the Local Planning Authority on 30.06.22:

- 0930 Site Sections rev C
- 0931 Site Sections rev C

Received by the Local Planning Authority on 01.07.22:

- 2910 Soft Landscape Schedule rev A
- 2911 Maintenance Schedule rev A

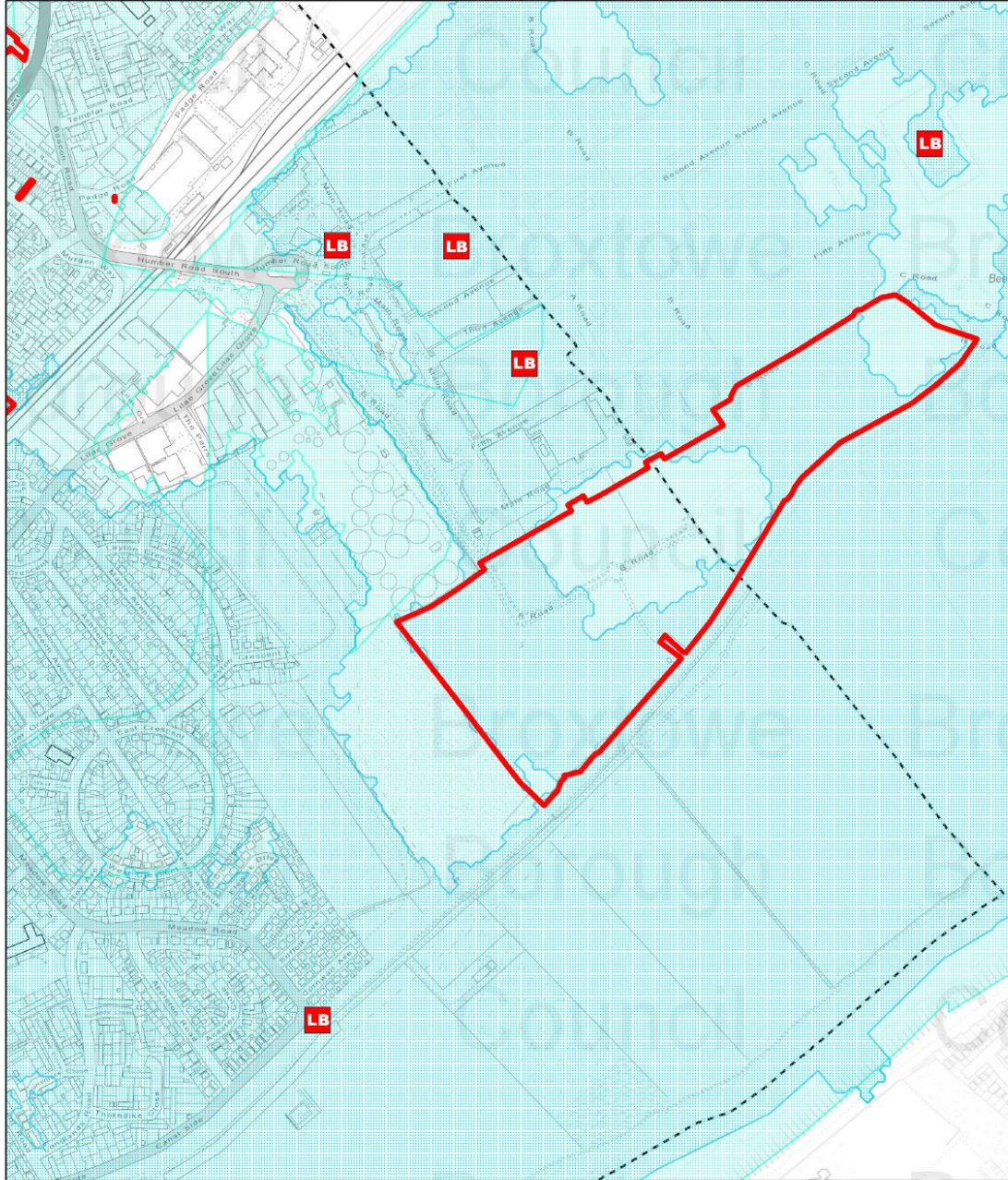
Received by the Local Planning Authority on 11.10.22:

- 0100 Proposed site layout rev P
- 0101 Proposed Ground Floor Site Plan (1 of 3) rev B
- 0102 Proposed Ground Floor Site Plan (2 of 3) rev B
- 0103 Proposed Ground Floor Site Plan (3 of 3) rev B
- 0120 Proposed Access rev F
- 0121 Proposed elevation Materials rev D
- 0122 Proposed Refuse Strategy rev A
- 0123 Proposed Adoption Strategy rev A
- 0125 Proposed Bike Storage rev A
- 0126 Proposed Parking Strategy rev A
- 0200 Proposed Block Plan – Block 1 – Ground Floor rev F
- 0390 Proposed Block Elevations - Block 1 rev B
- 0900 Illustrative Landscape Masterplan rev E
- 0901 Landscape General Arrangement 1 of 2 rev E
- 0902 Landscape General Arrangement 2 of 2 rev E





	<ul style="list-style-type: none"> • 0910 Landscape General Arrangement Planting Plan 1 of 2 rev D • 0911 Landscape General Arrangement Planting Plan 1 of 2 rev D <p>Received by the Local Planning Authority on 09.11.22:</p> <ul style="list-style-type: none"> • 6104 Proposed Plot and Garden Cross Sections rev P02 • 0932 Site Sections 1 of 2 • 0933 Site Sections 2 of 2 <p><i>Reason: For the avoidance of doubt</i></p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
<p>2.</p>	<p>The associated S106 Agreement and all relevant conditions on the outline permission (14/00515/OUT) must be complied with.</p>
<p>3.</p>	<p>As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>

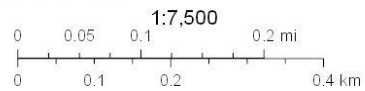
Site Location Plan

Boots Campus



11/28/2022, 8:44:57 AM

-  Flood Zone 2
-  Flood Zone 3
-  Listed Building
-  Site



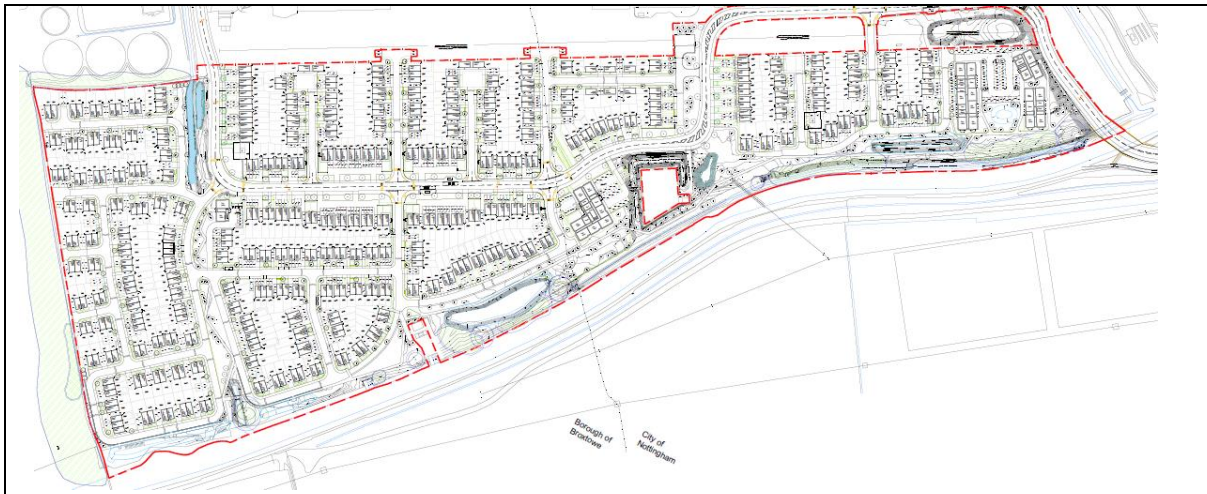
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Photos

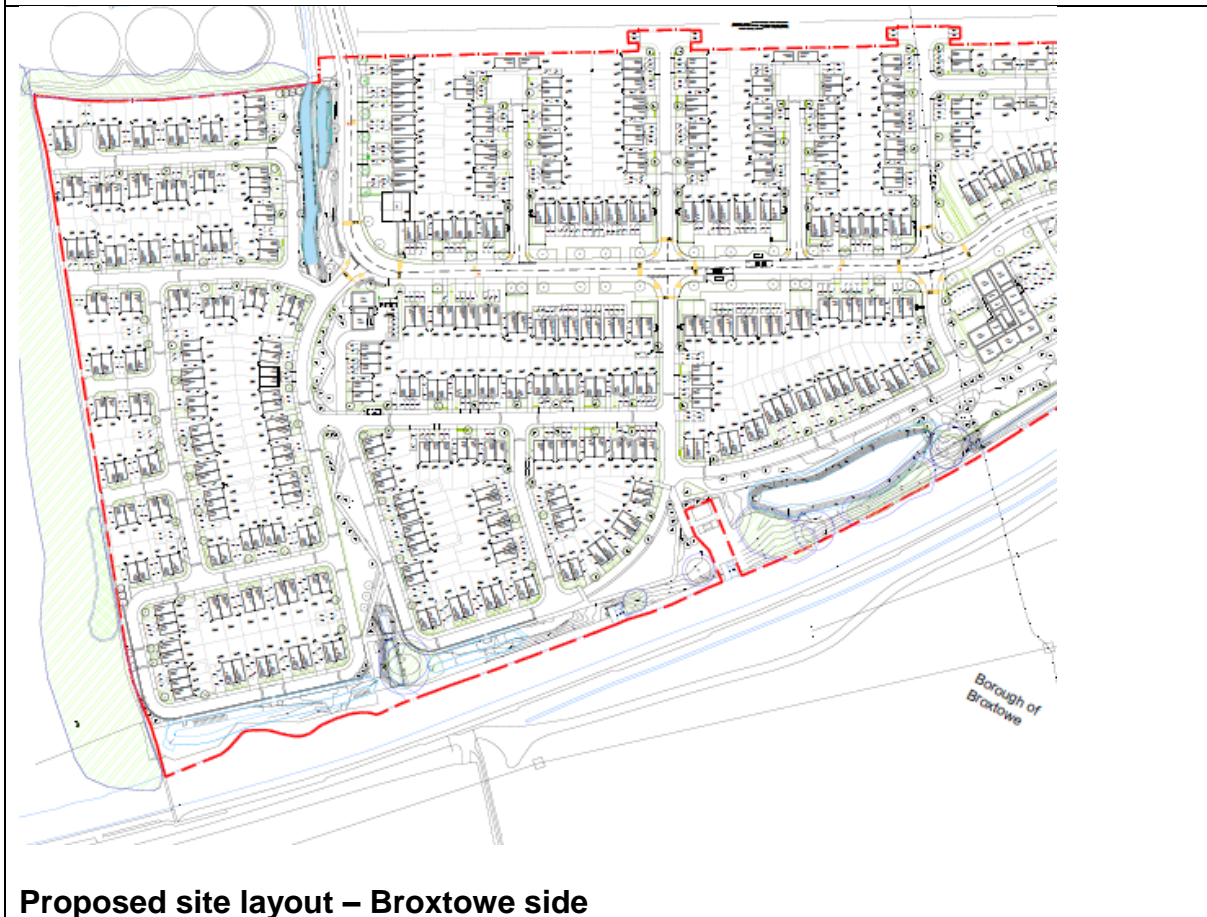


Aerial view – black and white dotted line denotes Authority boundary, with Broxtowe Borough Council to the left, and Nottingham City Council to the right

Plans (not to scale)



Proposed site layout



Proposed site layout – Braxtote side



Illustrative CGI of street scene viewed from canal towpath



Illustrative CGI of typical internal street scene



Typical house materials



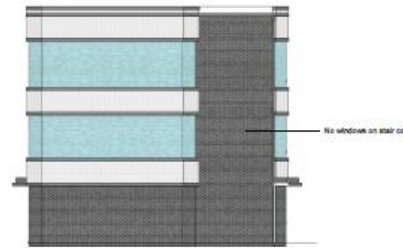
01 Front Elevation



02 Side Elevation



03 Side Elevation



04 Rear Elevation

Apartment elevations

The image displays four architectural drawings of front elevations for a two-story brick dwelling, arranged in a 2x2 grid. Each drawing includes vertical height markers on the left side and a scale of 1:100. The drawings are labeled '1 Front Elevation'.

- Top Left:** Shows a two-story brick building with a gabled roof. The left side is red brick, and the right side is grey. Height markers include Ridge Height (8520), Eaves Height (8513), Head Height (2100), and Ground Level (0000).
- Top Right:** Shows a two-story brick building with two gables. Height markers include Ridge Height (8520), Eaves Height (8513), Head Height (2100), and Ground Level (0000).
- Bottom Left:** Shows a two-story brick building with a central vertical element. Height markers include Ridge Height (8540), Head Height (2100), and Ground Level (0000).
- Bottom Right:** Shows a two-story brick building with two gables and a side extension. Height markers include Ridge Height (8450), Eaves Height (8450), Head Height (2100), and Ground Level (0000).

1 Front Elevation
1:100

1 Front Elevation
1:100

1 Front Elevation
1:100

1 Front Elevation
1:100

Typical dwelling elevations



Landscape Masterplan (Broxtowe side)