

Report of the Chief Executive

APPLICATION NUMBER:	22/00894/REM
LOCATION:	Former site of Lynncroft Primary School, Lynncroft, Eastwood, Nottinghamshire
PROPOSAL:	Construct 104 dwellings (reserved matters access, appearance, landscaping, layout and scale, Planning reference 20/00844/OUT)

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

1 Purpose of Report

The application seeks to gain permission for the matters reserved as part of outline planning permission reference 20/00844/OUT, with the reserved matters being access, appearance, landscaping, layout and scale.

2 Recommendation

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

3 Detail

- 3.1 This application was first brought before Planning Committee on the 05 July 2023 with a recommendation to grant planning permission. Members deferred a decision on the application to seek amended plans in relation to the impact upon the residential amenity of the adjoining neighbours, clarification of affordable housing provision on the site and private driveways.
- 3.2 The principle of the development has been considered to be acceptable through the allocation of the site within the Local Plan Part 2 2019 for residential development of up to 200 dwellings and also the granting of Outline Planning Permission under reference number 20/00844/OUT.
- 3.3 It should be noted that all matters relating to the principle of development, design, access and highway safety, contamination of the land, flood risk and impact on local wildlife/biodiversity were discussed at the previous planning committee meeting, detailed within Appendix 2. Further to this the following report within Appendix 1 includes the consideration of the impact upon the resident amenity of the occupiers of the adjoining land, affordable housing provision and private driveways.
- 3.4 In response to the residential amenity issues discussed at the previous planning committee, the applicant has confirmed that no single storey dwelling will be provided on site due to viability issues. Amended plans have been submitted indicating alterations to the heights of the dwellings backing onto Garden Road and Atherfield Gardens, lower finished floor levels, 1.8m high close boarded timber fencing with a 0.3m high trellis on top and increased heights of trees and landscaping between the proposed and existing properties located on Garden

Road. Detailed site sections and separation distance have also been submitted which also include the reduction in roof height of the proposed dwellings. In addition, detailed sun studies have also been submitted showing the proposed impact of the development upon the occupiers of dwelling located on Garden Road and Atherfield Gardens.

3.5 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 Eastwood 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.

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

4 Financial Implications

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.

5 Legal Implications

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

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

7 Climate Change Implications

The comments from the Waste and Climate Change Manager were as follows:

No comment.

8 Background Papers

Nil.

APPENDIX 1

1. Details of the Application

1.1 The application seeks approval of reserved matters for the residential areas of the site following the granting of outline planning permission under reference 20/00844/OUT. The design of the dwellings consists of a mix of two and two and a half storey dwellings in a mix of detached, semi-detached and terraced properties. The reserved matters are Access, Appearance, Landscaping, Layout and Scale. An overall total of 10 Affordable Houses are proposed, the breakdown of these units is as follows:

- 5 x 1 Bed Dwellings;
- 5 x 3 Bed Dwellings.

1.2 The breakdown of remaining 94 residential units is as follows:

- 15 x 1 Bed Dwellings;
- 14 x 2 Bed Dwellings;
- 36 x 3 Bed Dwellings;
- 24 x 4 Bed Dwellings;
- 5 x 5 Bed Dwellings.

1.3 The principle of the development has been considered to be acceptable through the allocation of the site within the Local Plan Part 2 2019 for residential development of up to 200 dwellings and also the granting of Outline Planning Permission under reference number 20/00056/OUT.

1.4 As part of the outline planning application, an indicative layout plan was submitted proposing a maximum of 110 dwellings.



It was considered that the indicative layout made good use of the available developable land whilst providing pedestrian links through to the existing Public

Rights of Way including creation of new pedestrian links, and indicative areas for the provision of SuDS as required by the Key Development Requirements (KDR) of Policy 6.1. It was considered that the indicative layout demonstrated that adequate provision for off street parking, bin storage and private external amenity space was achievable. It was also considered that increasing the amount of dwellings on the site may have been over-intensive as it would have the potential to impact on the provision of parking, lead to smaller dwellings and gardens, and have greater impact on neighbour amenity for both existing and future residents. An area was also set aside as a public open space (to the south west of the site).

- 1.5 The submitted planning layout plan submitted for consideration as part of this reserved matters application is considered to have followed the principles of the indicative layout plan, with a central access spine road running through the site, with access via Lynncroft, drainage to the north of the site and public open space to the south west.

2. Site and Surroundings

- 2.1 The school buildings, which were located to the east of the site and accessed off Lynncroft, have been demolished. The school had two large areas used as playing fields / sports pitches. The northern area is within the application site and is at a lower ground level than the southern school field, which is outside of the application site boundary. There is approximately a 10m level change over the allocated site as a whole.
- 2.2 There are residential buildings to the north of the site, along Garden Road, which are at a lower ground level. These are mainly two storey semi-detached dwellings with long gardens, which have mature trees along the common boundary with the school site. There is a footpath that links Garden Road to Atherfield Gardens, which is to the west of the site. These are two storey semi-detached dwellings which back on to the site. These are on a level with the fields. To the south of Atherfield, and in the southern most corner, the rear elevations of two storey terraced houses on Grosvenor Road, as well as a small factory to the end of Grosvenor, share the common boundary to their north. The site also shares a common boundary with 173 Lynncroft, which is a detached bungalow. To the rear of the bungalow and south of the former school building's location, there is an area of mature trees known as the Canyons. These are outside of the application site.
- 2.3 To the north of the site, but not directly adjacent, is 28 Garden Road, on the opposite side of the road. This property is a Grade II listed building, being a two storey end of terrace dwelling at the corner of Beardsall Road. The property is listed for its associate significance, having been lived in by D H Lawrence and is part of the DH Lawrence trail.
- 2.4 There is a Public Right of Way which runs from Garden Road, opposite the listed building, southwards (between the school buildings and the playing fields).

3. Relevant Planning History

- 3.1 There have been two planning notifications made by the County Council as Education Authority relating to the use of the site as a school and grounds, which were both for security fencing, in 2002 and 2006.
- 3.2 20/00845/OUT - This application was for outline planning permission with all matters reserved for 60 assisted living apartments with access from Walker Street. The application is pending awaiting the signing of a Section 106 Agreement.
- 3.3 20/00844/OUT – This application was for outline planning permission for the construction of up to 110 dwellings with all matters reserved.

4. Relevant Policies and Guidance

4.1 Greater Nottingham Aligned Core Strategy Part 1 Local Plan 2014:

4.1.1 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 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Spaces
- Policy 17: Biodiversity
- Policy 18: Infrastructure
- Policy 19: Developer Contributions

4.2 Part 2 Local Plan 2019

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

- Policy 1: Flood Risk
- Policy 2: Site Allocations
- Policy 4: Awsworth Site Allocations
- Policy 4.1: Land west of Awsworth (inside the bypass)
- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality
- Policy 21: Unstable Land
- Policy 22: Minerals
- Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets
- Policy 24: The Health and Wellbeing Impacts of Development
- Policy 26: Travel Plans
- Policy 30: Landscape

- Policy 31: Biodiversity Assets
- Policy 32: Developer Contributions.

4.3 National Planning Policy Framework (NPPF) 2021:

4.3.1 The National Planning Policy Framework (NPPF) 2021, outlines a presumption in favour of sustainable development, that planning should be plan-led, decisions should be approached in a positive and creative way and high quality design should be sought.

- 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 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
- Section 16 - Conserving and enhancing the historic environment.

5. Consultations

5.1 **Broxtowe Borough Council Housing Officer** - Advises that there is high demand for 1, 2 and 3 bedroom properties within the Eastwood area

5.2 Following receipt of amended plans, a re-consultation period was carried out with local residents and other residents who had made representation, along with the posting of site notices. A summary of all responses will be included in the late items.

6. Assessment

6.1 Residential Amenity

6.2 In response to the concerns raised by residents and members at the last planning committee meeting, the applicant has submitted amended plans and additional information in support of the application. These are summarised as follows:

- Plot 62 - roof amended to a hipped, finished floor level and ridge height reduced by 650mm, separation distance 26m Back to Side.
- Plot 61 - finished floor level and ridge height reduced by 650mm.
- Plot 63 - roof amended to a hipped, finished floor level and ridge height reduced by 500mm, separation distance 28m Back to Side from No. 59 Garden Road, separation distance is 31m Back to Side from No. 55 Garden Road.
- Plot 64 – finished floor level and ridge height reduced by 950mm.
- Plot 65 - finished floor level and ridge height reduced by 500 mm.

- Plot 73 – Roof amended to a hipped, separation distance 27m Back to Side from No. 49 Garden Road.
 - Plot 74 - roof pitch reduced from 35 degree to 22.5 degree, separation distance is 42m Back to Back from No. 45 Garden Road.
 - Plot 77 - roof pitch reduced from 35 degree to 22.5 degree, finished floor level reduced by 50mm, separation distance is 43m Back to Back from No. 41 Garden Road.
 - Plot 78 – roof pitch reduced from 35 degree to 22.5 degree, finished floor level reduced by 50mm, separation distance is 41m Back to Back from No. 29 Garden Road.
 - Plot 80 - roof pitch reduced from 35 degree to 22.5 degree, finished floor level reduced by 100mm, separation distance is 50m Back to Back from No. 33 Garden Road.
 - Plot 82 - roof pitch reduced from 35 degree to 22.5 degree, finished floor level reduced by 100mm, separation distance is 50m Back to Back from No. 29 Garden Road.
 - Plot 83 - roof pitch reduced from 35 degree to 22.5 degree, finished floor level reduced by 100mm, separation distance is 54m Back to Back from No. 25 Garden Road.
 - Plot 85 - roof pitch reduced from 35 degree to 22.5 degree, finished floor level reduced by 50mm, separation distance is 54m Back to Back from No. 29 Garden Road.
 - 1.8m close board fence and 0.3m trellis proposed as the boundary treatment for all plots sharing a boundary with Garden Road and Atherfield Gardens.
 - Additional planting is proposed along the boundary adjoining Garden Road.
- 6.3 In support of the above changes, site sections have been submitted indicating the separation distances, land level distances, fencing and landscaping with properties located on Garden Road and Atherfield Gardens. These are provided within the appendix attached to this report along with sun light studies.
- 6.4 Whilst the provision of bungalows backing onto the existing properties located on Garden Road would alleviate any potential overlooking issues and loss of daylight, the applicant has advised that the provision of bungalows on the site would not be viable. In addition, due to the constraints of the site with regards to land levels, the layout proposed is considered acceptable in terms of separation distances, road layouts and public open space provision.
- 6.5 In terms of impacts upon existing residential properties located on Garden Road and Atherfield Gardens, whilst new dwellings are proposed backing onto these properties, adequate separation distances of in excess of 21m have been provided

with the new dwellings being two storey in nature, as set out above. Whilst a site section plan has been submitted in support of the planning application indicating the land levels within the site being higher than the adjacent existing properties located on Garden Road, the provision of the planting of a bank of trees between these properties will provide a natural barrier. In addition, a 1.8m high timber fence with 0.3m trellising on top will also be located to the rear of these properties.

6.6 In terms of the future occupiers, the layout provides for each property to have access to private outdoor amenity space and storage for bins. The layout allows for adequate spacing between each property. 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.

6.7 Whilst the character of the site will change from that of an open field to one of built development, this will not be at odds with the residential character of the area. In view of the above, it is not considered there will be any significant detrimental impact upon the immediate neighbouring properties in respect of overlooking, overbearing or noise impacts.

7. **Highway Safety**

7.1 Private driveways are proposed throughout the site. A condition is recommended for details of future maintenance and drainage of the driveways to be submitted and approved in writing.

8. **Developer Contributions**

8.1 Developer contributions have been secured by way of a Section 106 Agreement under outline planning permission reference 20/00844/OUT. No further contributions or obligations are sought. In respect of affordable housing provision this was agreed through negotiations as part of the original outline planning application. The Council's Housing Officer advises that there is high demand for 1, 2 and 3 bedroom properties within the Eastwood area. These will be provided on the site in the form of 5 x 1 bedroom two storey properties and 5 x 3 bedroom two storey properties. This shows a 50/50 split between Affordable Rent (Askern x 2 (1 bed +), Baildon x 3 (3 bed) and Shared Ownership (3 x Askern (1 bed +) and 2 x Ripon (3 bed), which is in accordance with the signed Section 106 agreement and Policy 32 of Part 2 Local Plan 2019.

9. **Flood Risk**

9.1 Although the site is not in Flood Zones 2 or 3, given the topography of the site, the development would need to ensure that it does not result in an increased risk of flooding to the houses that are at a lower ground level than the site. SuDS features are shown on the layout in line with KDR of Policy 6.1. A Flood Risk Assessment and Drainage Strategy (FRA) was submitted as part of the outline planning application which identified and assessed the risks from all forms of flooding to and from the development and demonstrated how these flood risks will be managed.

9.2 A condition was attached to the outline planning permission for the submission of a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment and Drainage Strategy. It is therefore

considered that details will be considered as part of the formal discharge of the relevant condition attached to the outline planning permission 20/00844/OUT.

10 Conclusion

- 10.1 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 design and layout provides a range of dwelling types and styles enhancing the existing environment by providing attractive green spaces and ease of movement for vehicles, pedestrians and cyclists. The proposed layout will not give rise to any significant impacts upon the residential amenity of existing neighbouring properties and will provide adequate amenity spaces both internally and externally for future occupiers. Issues regarding land contamination, flood risk and biodiversity can be dealt with under the relevant conditions attached to the outline planning permission 20/00844/OUT.
- 10.2 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.
- 10.3 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 20/00844/OUT and in line with the previously agreed Section 106 Agreement.

<p><u>Recommendation</u></p> <p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
<p>1.</p>	<p>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.</p> <p><i>Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.</i></p>
<p>2.</p>	<p>The development hereby permitted shall be carried out in accordance with drawing(s) numbered:</p> <p>Site Location Plan – 6200-100;</p> <p>House Types Floor Plans & Elevations Pack:</p> <ul style="list-style-type: none"> • Askern End – Planning Sheet – Floor Plans (dwg no. AV22/ASK/0-001 RevB); • Baildon End – Planning Sheet – Floor Plans (dwg no. AV22/BAI/0-001 RevC); • Baildon End – Planning Sheet – Elevations (dwg no. AV22/BAI/0-002 RevC); • Cadeby End – Planning Sheet – Elevations (dwg no. AV22/CAD/0-002 RevB); • Cookridge End – Planning Sheet – Floor Plans (dwg no. AV22/COO/0-001 RevC); • Cookridge – Planning Sheet – Elevations (dwg no. AV22/COO/0-002 RevB); • Denby End – Planning Sheet – Floor Plans (dwg no. AV22/DEN/0-001 RevB); • Denby End – Planning Sheet – Elevations (dwg no. AV22/DEN/0-002 RevB); • Fernlee – Planning Sheet – Floor Plans (dwg. FER/END/0-001 RevC); • Horbury Det – Planning Sheet – Floor Plans (dwg no. AV22/HOR/0-001 RevC); • Leyburn Det – Planning Sheet – Floor Plans (dwg no. AV22/LEY/0-001 RevB); • Leyburn – Planning Sheet – Elevations (dwg no. AV22/LEY/0-002 RevC); • Oakwood Semi – Planning Sheet – Floor Plans (dwg no. AV22/OAK/0-001 RevB); • Ripon End – Planning Sheet – Floor Plans (dwg no. AV22/RIP/0-001 RevB); • Thornton Det – Planning Sheet – Floor Plans (dwg no. AV22/THO/0-001 RevC);

	<ul style="list-style-type: none"> • Wentbridge Det – Planning Sheet – Floor Plans (dwg no. AV22/WEN/0-001 RevB); <p>Single Garage Floor Plan & Elevations (dwg no. 500/001 rev. A);</p> <p>Boundary Treatments – 1.8m High Brick Pier & Panel Wall (dwg no. SD 12-001);</p> <p>Boundary Treatments – 1.2m Post & Rail (dwg no. SD 12-010);</p> <p>Boundary – 1.8m Screen Fence (dwg no. SD 12-025);</p> <p>Arboricultural Impact Assessment, Tree Impact Plan and Tree Constraints Plan;</p> <p>Received by the Local Planning Authority 18 November 2022. Hedgehog Highway Standard Details SD12-045A;</p> <p>Received by the Local Planning Authority 24 March 2023.</p> <p>Ecological Enhancement Plan 6200-290B;</p> <p>Received by the Local Planning Authority 19 April 2023.</p> <p>Tracking Plan 620 – 295C;</p> <p>Lynncroft POS Levels Layout 6200-203;</p> <p>Received by the Local Planning Authority 31 May 2023.</p> <p>Materials Layout 6200 250C;</p> <p>Received by the Local Planning Authority 14 June 2023.</p> <ul style="list-style-type: none"> • Askern Hipped - dwg. no. ASK/HIP/END/0-002; • Askern End - dwg. no. ASK/LP/END/0-002 Rev A; • Cadeby – Det - dwg. no. CAD/LP/0-002 Rev A; • Fernlee End - dwg. no. FER/LP/END/0-002 Rev A; • Horbury Detached - dwg. no. HOR/LP/0-002 Rev A; • Oakwood - dwg. no. OAK/LP/0-002 Rev A; • Ripon Hipped - dwg. no. RIP/END/Hip/0-002 Rev A; • Ripon End - dwg. no. RIP/END/LP/0-002 Rev A; • Thornton Detached - dwg. no. THO/DET/Hip/0-002 Rev A;
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	<ul style="list-style-type: none"> • Wentbridge Detached - dwg. no. WEN/LP/0-002 Rev A; • Planning Layout - dwg. no. 6200 – 200 – Rev J; • Presentation Layout - dwg. no. 6200 – 200 – Rev J; • Site Sections (sheet 1) - dwg. no. 6200-230-001 Rev B; • Site Sections (sheet 2) - dwg. no. 6200-230-002 Rev A; • Managed Phasing Plan - dwg. no. 6200 - 310.2 Rev C; • Managed Areas Plan - dwg. no. 6200 – 310 Rev C; • Tenure Split Plan - dwg. no. 6200 – 320; • Landscape Masterplan – dwg. no. R/2658/1F; • Fence details - 1.8m High Fence, with 0.3m Trellis (2.1m total fence height) - dwg. no. SD 12- 040; <p>Received by the Local Planning Authority 04 August 2023.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
<p>3.</p>	<p>No part of the development hereby permitted shall commence until details of the proposed arrangements and plan for future management and maintenance of the shared private drive including associated drainage have been submitted to and approved in writing by the Local Planning Authority. The shared private drive and drainage shall thereafter be maintained in accordance with the approved management and maintenance details until such time that a private Management and Maintenance Company has been established.</p> <p><i>Reason: In the interest of highway safety and in accordance with Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the Part 2 Local Plan 2019.</i></p>
<p>4.</p>	<p>Occupation of the proposed dwellings shall not take place until traffic calming features have been provided in accordance with details first submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety and in accordance with Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the Part 2 Local Plan 2019.</i></p>
<p>5.</p>	<p>Occupation of the proposed dwellings shall not take place until their respective driveways / shared driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of</p>

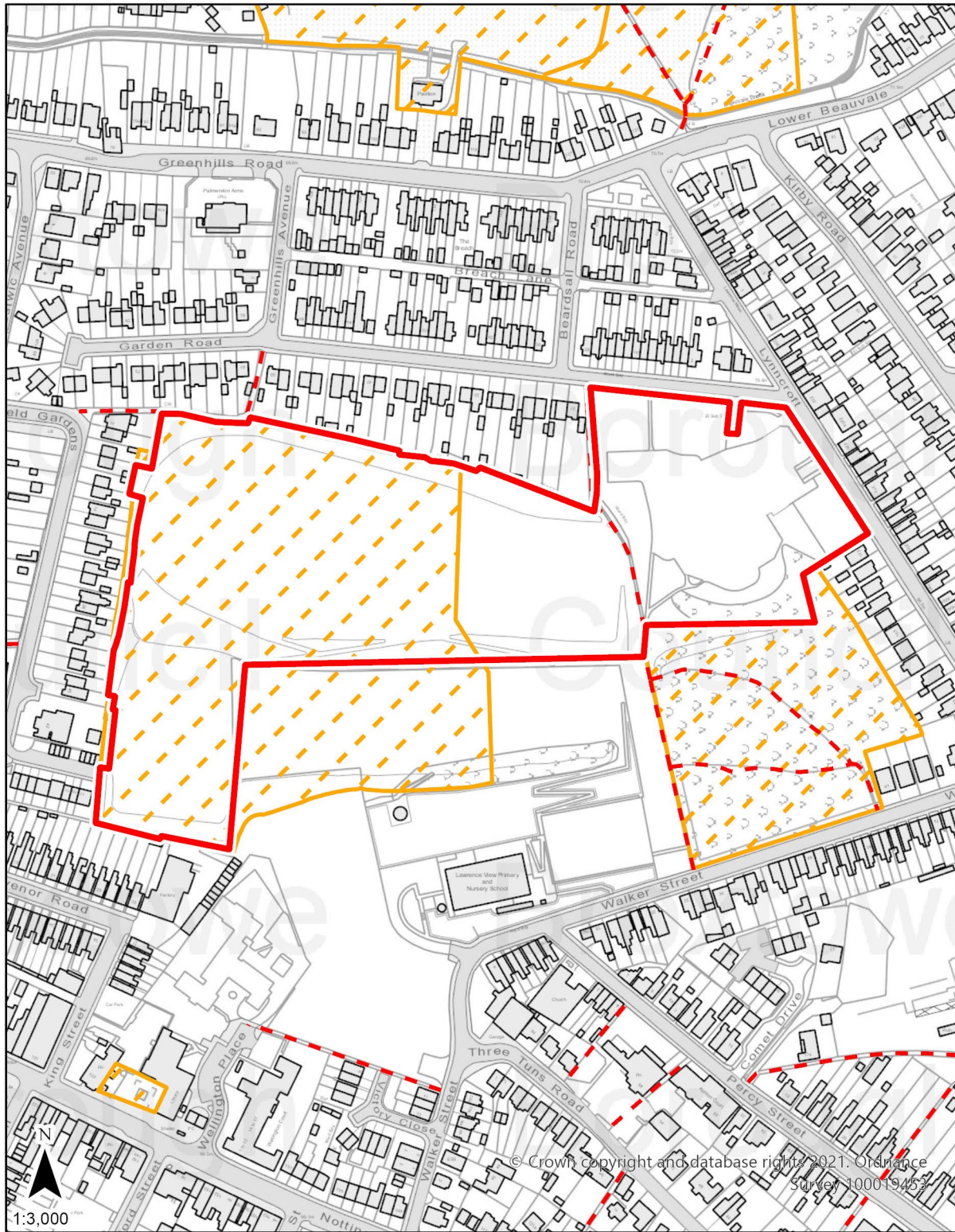
	<p>5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the driveways to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety and in accordance with Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the Part 2 Local Plan 2019.</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 proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</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>
<p>4.</p>	<p>The associated S106 Agreement and all relevant conditions on the outline permission (20/00844/OUT) must be complied with.</p>
<p>5.</p>	<p>The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.</p> <p>a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to</p>

complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.

- b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

Correspondence with the Highway Authority should be addressed to: hdc.south@nottscc.gov.uk

Please note, any details submitted in relation to a reserved matters or discharge of condition planning application, are unlikely to be considered by the HA until technical approval of the Section 278-38 Agreement is issued.



Legend

-  Site Outline
-  Byway open to all traffic
-  Bridleway
-  Footpath
-  Open Spaces

Photographs

Access point from Lynncroft



Neighbouring property on Lynncroft



Footpath access point from Walker Street and Garden Road



Photos from within the site



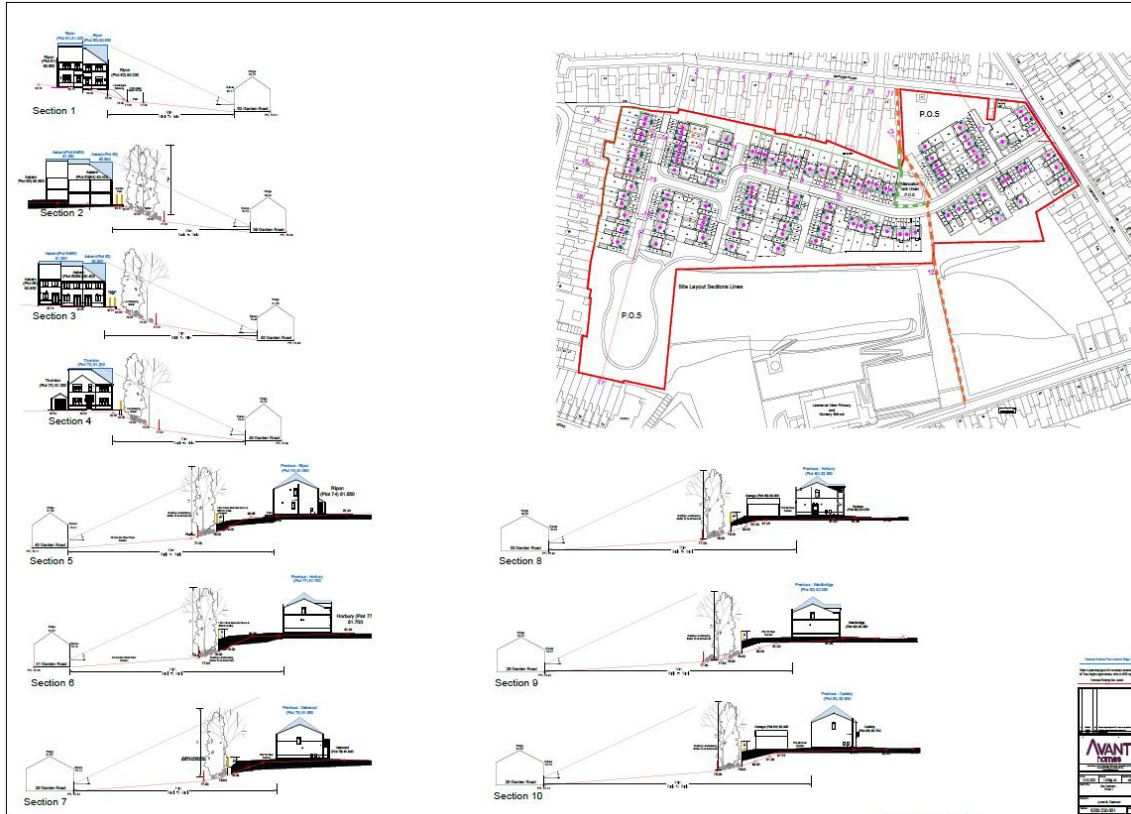
Rear boundaries of properties located on Garden Road



Rear boundaries of properties located on Atherfield Gardens



Site Sections with Garden Road



Site Sections with Atherfield Gardens



Typical House Types

Front Elevation
1 : 100

Left Side Elevation
1 : 100

Rear Elevation
1 : 100

Scale Bar @ 1:100 (mm)

This Housetype is compliant with NDSS		
This Housetype is compliant with Part M4 Category 2.		
AVANT homes		
AV22 SPECIFICATION		
PLANNING		
DATE 13/07/2023	SCALE (1:XX)	DRAWN BY MB
PROJECT Planning Sheet - Elevations		
HOUSE TYPE Oakwood - Semi - LP		
FORM REFERENCE		
DATE 04/11/20-002		REV A

Front Elevation
1 : 100

Left Side Elevation
1 : 100

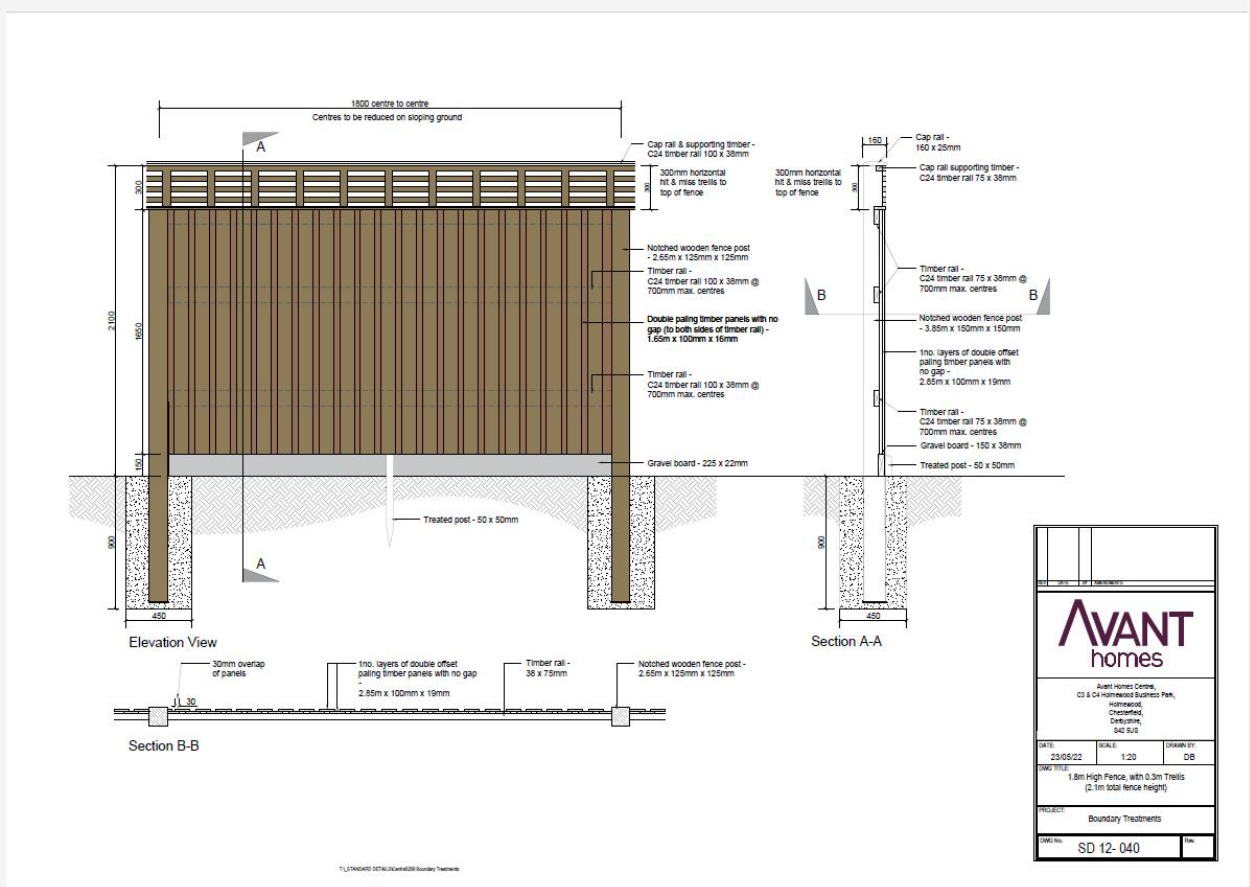
Rear Elevation
1 : 100

Scale Bar @ 1:100 (mm)

This Housetype is compliant with NDSS		
This Housetype is compliant with Part M4 Category 2.		
AVANT homes		
AV22 SPECIFICATION		
PLANNING		
DATE 04/07/2023	SCALE (1:XX)	DRAWN BY MB
PROJECT Planning Sheet - Elevations		
HOUSE TYPE Ripon - End - Hip		
FORM REFERENCE		
DATE RIP/END/Hip/0-002		REV A



Fence Detail (1.8m with 0.3m trellis on top)



Sun Study (Garden Road)



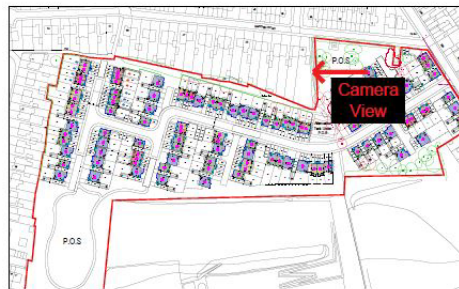
Garden Road - March 12:00noon



Garden Road - June 12:00noon



Garden Road - September 12:00noon



- Proposed Dwellings
- Existing Dwellings

AVANT homes	
<small>AVANT HOMES IS A DIVISION OF THE BENTLEY GROUP HOLDINGS LIMITED 100, 102 & 104, STATION ROAD, LONDON, E9 6JH, UK Tel: 02045 07294 Fax: 02045 07374 www.avanthomes.co.uk</small>	
DATE: 03/08/23	SCALE: NTS @ A3
DRAWN BY: DB	CHECKED BY: DB
DRAWN TITLE: 3D Garden Road Boundary Sun Study Renders	
PROJECT: Lynnwood, Eastwood	
DWG No: 6200 - 296.1	REV: -

F:\01 LAND APPRAISALS\Lynnwood, Eastwood\SKETCH LAYOUT\CAD\Lynnwood, Eastwood - Site Layout 12.07.23

Sun Study (Atherfield Gardens)



Atherfield Gardens - March 12:00noon



Atherfield Gardens - June 12:00noon



Atherfield Gardens - September 12:00noon



- Proposed Dwellings
- Existing Dwellings

AVANT homes	
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DATE: 03/08/23	SCALE: NTS @ A3
DRAWN BY: DB	CHECKED BY: DB
DRAWN TITLE: 3D Atherfield Gardens Boundary Sun Study Renders	
PROJECT: Lynnwood, Eastwood	
DWG No: 6200 - 297.1	REV: -

F:\01 LAND APPRAISALS\Lynnwood, Eastwood\SKETCH LAYOUT\CAD\Lynnwood, Eastwood - Site Layout 12.07.23