

ACCOMMODATION SCHEDULE - total 14 dwellings

2 bed terraced house - Plots 5, 6, 7

3 bed semi detached house - Plots 3 & 4
3 bed detached house - Plot 1, 2

2 bed detached bungalow - Plots 11, 12
3 bed detached bungalow (integral garage) - Plots 9, 10, 13
3 bed detached bungalow (detached garage) - Plots 8, 14

minimum 2 parking spaces per dwelling

Landscaping & Boundary Treatment

Tree Planting to be 1.8m - 2.m high suitably staked and tied
ac - *acer campestre* Field Maple
bp - *betula pendula* Silver Birch
pa- *prunus avium* Wild Cherry

Hedgerow

Plot frontages to be defined with hedgerow planting
Prunus Laurocerasus 'Rotundifolia' *cherry laurel*
45/60cm bare root plants @ 4 per metre run
Front and rear gardens to be seeded / turfed

Boundary Fencing*

Rear boundary to plots to be 2.0m high timber closeboard fence
Rear gardens to be divided by 1.8m high timber closeboard fence.
Front gardens divided by 1.2m high timber post and rail.
* heights are above finished ground levels

Private Drive

Permeable driveway 5metre width with turning head provision as indicated

Drainage

Foul Drainage from dwellings is to connect into Anglian Water sewer

Surface Water Drainage - Roof water to discharge into suitably sized
soakaways or existing private watercourse in accordance with overall site
drainage strategy.

Driveways to be permeable in accordance with drainage strategy

Site Levels

For details of existing site levels please refer to Topographical Survey
Finished Floor Levels to dwellings are to be at 3.40mODN minimum
in accordance with FRA

Refuse Storage and Collection

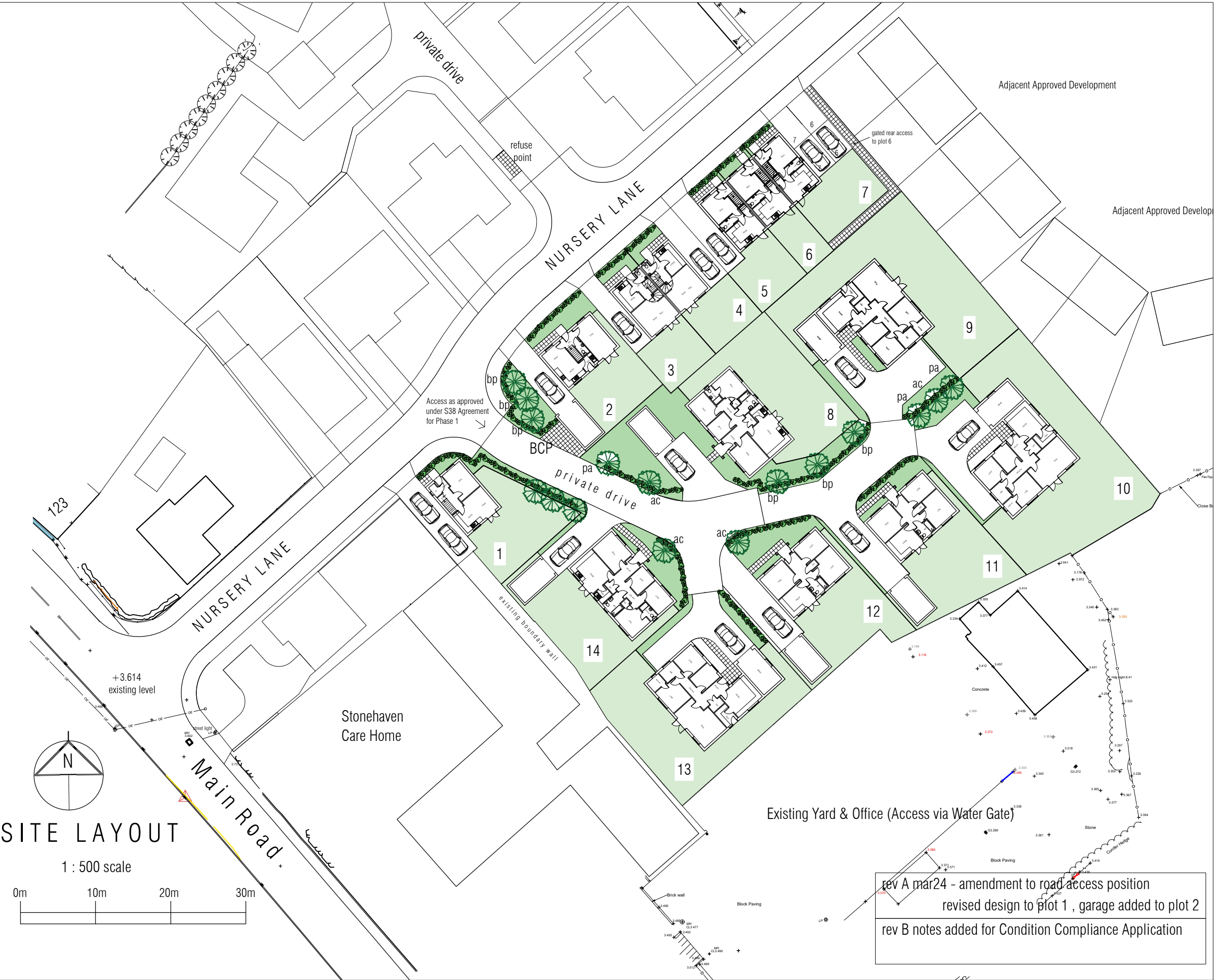
Plots 8 - 14 provided with refuse collection point as indicated on layout
provision is made within rear gardens for suitable storage of general and
recycle materials. Collection by Local Authority in accordance with Refuse
Policy from adoptable highway turning head.

Cycle Storage

Plots 1,3,4,5-7 to have secure cycle storage installed to rear of property
behind lockable gates - Sheffield Cycle Stand / Hoop or similar

BioDiversity Net Gain

The application is currently void of any natural landscape features or
permeable areas therefore the redevelopment of the former nursery site will
immediately enhance the biodiversity with the introduction of garden areas
and landscaping as specified. In addition it is proposed to introduce swift
nesting boxes and bat boxes within the fabric of the new dwellings at high
level to gables in accordance with specialist ecological practice and
recommendations.



SITE LAYOUT

1 : 500 scale



rev A mar24 - amendment to road access position
revised design to plot 1 , garage added to plot 2
rev B notes added for Condition Compliance Application