

Housing development at Cleadon Lane Industrial Estate – Amendments submitted by Avant Housing 16th January 2023

1. Inclusion of curved stone wall entrance features either side of the two vehicular entrances to the site from Cleadon Lane. We have provided construction details of the wall for information. These will be stone faced to Cleadon Lane.
2. Inclusion of a pedestrian route from the turning head in front of Plots 159/160 to the turning head in front of Plot 163. This has been accommodated through sharing part of the maintenance track for the SuDS basin and the route is dictated by the levels in the area.
3. Inclusion of a 450mm high knee rail around the top of the SuDS basin. We can also confirm that Health and Safety requirements will be met through the detailed SuDS basin designs.
4. Inclusion of an area allocated for a natural features play area to the south east of the pumping station. We note that that design of this area is covered by a proposed draft planning condition.
5. Amendments to respond to highways comments including in respect of the traffic calming in areas of the site and the provision of visitor parking (increased from 51 to 57 spaces and a broader distribution).
6. Change from one-bed Askham and Denbrough house types to the Askern and Denby two-bed house types and providing the majority of these with two parking spaces.
7. Updates to the gable elevations of the Maltby and Netherton house type to include WC windows at the ground floor.
8. Updates to the gable elevations of the one-bed apartment blocks (including the Johnson apartment type) to include windows to the bedrooms as previously discussed and agreed with the Council.
9. Updates to the example bricks on the 'Character Plan' which are consistent with the mix of brown/light red/red bricks previously submitted and the distribution between Character Areas.
10. Update to the Noise Assessment to reflect the changes to the one-bed apartment blocks and minor changes made to plot locations to accommodate traffic calming measures. This has been done to ensure consistency and accuracy if the document is proposed to be conditioned as a compliance requirement.
11. Update to the Arboricultural Impact Assessment/Arboricultural Method Statement/Tree Protection Plan to reflect the latest layout including the need to remove further trees on the Cleadon Lane frontage to accommodate the relocation of the footpath/cycle connection in the south east corner of the site away from the existing access to the south as requested by Chris Thompson.
12. Updates to engineering details including s.104 drainage details, proposed levels details and mdx drainage calculation files.

We have also considered other potential amendments to the scheme further to your requests but are unable, or in some instances consider it unnecessary to accommodate as follows:

1. Following internal discussions it is not proposed to fence off the watercourse within the central open space.
2. We have investigated the potential to incorporate further trees on the stretch of road serving Plots 1-21 and the opportunities are limited. However, we have managed to accommodate further feature shrub planting in the front of Plot 20.
3. We have not proposed any additional crossing points such as central refuges on Cleadon Lane as these have not been identified as required from a highways perspective. Notwithstanding this, the speed limit on Cleadon Lane is proposed to be reduced to 30mph and with the raised tables at the site entrances will further slow traffic and assist the ability to cross the road.
4. The elevation details for the pumping/sub-stations and apartment cycle/bin stores could be satisfactorily covered by appropriately worded planning conditions.
5. We have consulted our arboricultural consultant and unfortunately it is not considered feasible to protect and retain further trees on the site due to their location, condition, and the work on-site required in proximity to them.

List of new documents submitted:

- Drawing No. 5206/SL/01 Rev E – ‘Site Layout’
- Drawing No. 5206/PP/06 Rev A – ‘Phasing Plan’
- Drawing No. 5206/SL/07 Rev B – ‘Character Plan’
- Drawing No. 5206/SS/01 Rev A – ‘Street Scenes’
- Drawing No. 5206/SP/01 Rev B – ‘Swept Path Assessment Refuse Vehicle’
- Drawing No. 5206/SP/02 Rev A – ‘Swept Path Assessment Tanker’
- Drawing No. D311.L.001 Rev K – ‘Landscape Strategy’
- Drawing No. 5206/BT/01– ‘0.6m High Boundary Stone Wall’
- Drawing No.AV22/MAL/RL-01 Rev A – ‘Planning Sheet – Elevations: Maltby – Det – Rural Style’
- Drawing No.AV22/MAL/UB-01 Rev A – ‘Planning Sheet – Elevations: Maltby – Det – Urban Style’
- Drawing No.AV22/MAL/VL-01 Rev A – ‘Planning Sheet – Elevations: Maltby – Det – Village Style’
- Drawing No.AV22/NET/RL-01 Rev A – ‘Planning Sheet – Elevations: Netherton – Det – Rural Style’
- Drawing No.AV22/NET/UB-01 Rev A – ‘Planning Sheet – Elevations: Netherton – Det – Urban Style’
- Drawing No.AV22/NET/VL-01 Rev A – ‘Planning Sheet – Elevations: Netherton – Det – Village Style’

- Drawing No. 5206/OBA/01 Rev A – ‘One Bed Apartment Plans and Elevations (Johnson)’
- Drawing No. ASK/END/0-001 Rev C – ‘Planning Sheet – Floor Plans: Askern End’
- Drawing No. ASK/MID/0-001 Rev C – ‘Planning Sheet – Floor Plans: Askern Mid’
- Drawing No. DEN/END/0-001 Rev C – ‘Planning Sheet – Floor Plans: Denby End’
- Drawing No. DEN/MID/0-001 Rev C – ‘Planning Sheet – Floor Plans: Denby Mid’
- Drawing No. 21036-D200 Rev6 – ‘Adoptable Manhole Schedule’
- Drawing No. 21036-D201 Rev9 – ‘Typical SuDS Details’
- Drawing No. 21036-D300 Rev7 – ‘Proposed Road Long Sections – Sheet 1’
- Drawing No. 21036-D301 Rev7 – ‘Proposed Road Long Sections – Sheet 2’
- Drawing No. 21036-D302 Rev7 – ‘Proposed Road Long Sections – Sheet 3’
- Drawing No. 21036-D303 Rev7 – ‘Proposed Road Long Sections – Sheet 4’
- Drawing No. 21036-D304 Rev6 – ‘Proposed Road Long Sections – Sheet 5’
- Drawing No. 21036-D701 Rev3 – ‘Proposed Drainage Details
- Drawing No. 21036-D801 Rev3 – ‘Section 104 Plan’
- Drawing No. 21036-D100 Rev5 – ‘Proposed Levels Plan Sheet 1 of 3’
- Drawing No. 21036-D101 Rev5 – ‘Proposed Levels Plan Sheet 2 of 3’
- Drawing No. 21036-D102 Rev5 – ‘Proposed Levels Plan Sheet 3 of 3’
- Drainage MDX files
- Arboricultural Impact Assessment/Arboricultural Method Statement/Tree Protection Plan (Ref: ARB/AE/2646 – January 2023)
- Biodiversity Net Gain Assessment (January 2023)
- Noise Assessment (January 2023)