



Planning Committee

To be held on Thursday 7th October 2021

20/01626/FULM – Os Field 2800, Eastfield Lane, Dunnington, York

Erection of 83 dwellings, landscaping, public open space and
associated infrastructure

Site Location Plan



REV	DATE	DESCRIPTION	BY	CHECK
A	14.06.20	THE REDLINE HAS BEEN ALTERED TO INCLUDE ANY IMPROVEMENTS/UPGRADES TO EASTFIELD LANE	RAN	VS



CLIENT:
BARRATT YORK
DUNNINGTON
PROJECT:

DRAWING NUMBER:
P18-5192.02 - A
SCALE @ A2:
1:1250
DATE:
FEB 19

DRAWING:
LOCATION PLAN

14 MARINER COURT | CALDER PARK | WAKEFIELD | WF4 3FL
01924 383322 | www.jrpassoc.co.uk | info@jrpassoc.co.uk
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02 / LOCATION PLAN

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Google Earth Image – Application site against context of village

Extract of DLP 2018
Proposals Map –
Allocation H31

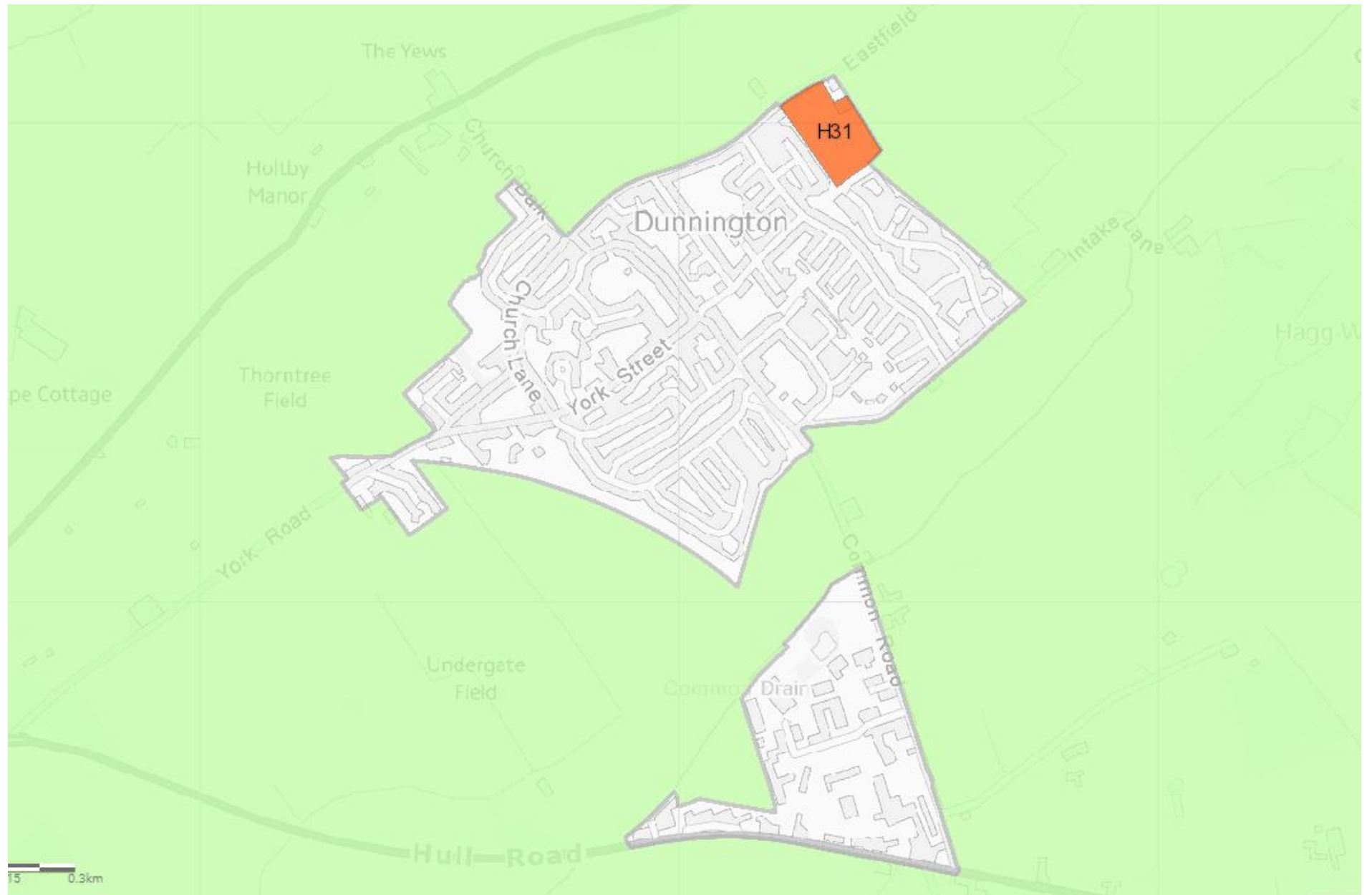


Photo – From existing field entrance looking towards Kerver Lane



View Eastbound along
Eastfield Lane



View Westbound along
Eastfield Lane



View East – Eastfield Lane, Existing properties



View towards rear of
Holly Tree Croft



View from South East
corner towards Holly Tree
Croft



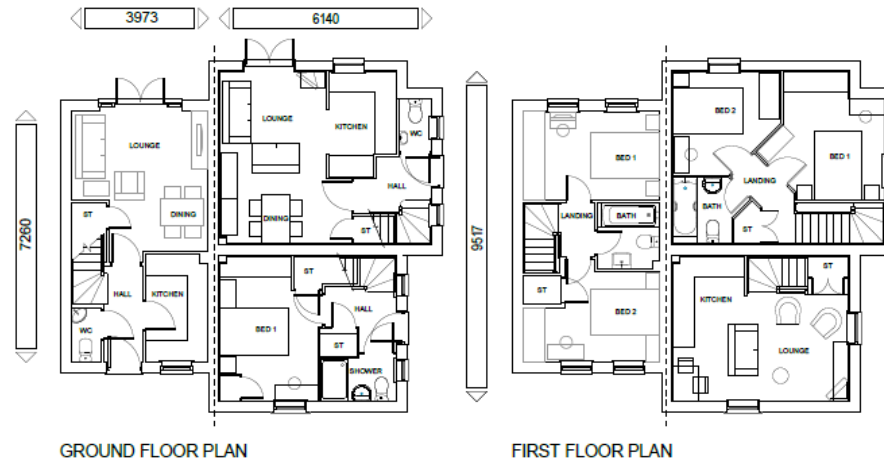
Proposed Site Layout



200 / PROPOSED SITE LAYOUT

City of York Council Planning Committee Meeting - 7th October 2021

Proposed Plans and Elevations: 2 Bed – 1/2 Bed Duplex Unit



P204 / SH75/80 (AS-OP)

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BDW-STD-HT-5088



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Proposed Plans and Elevations: 1 Bed/2 Bed – 3 Bed – 1 Bed/2 Bed Terrace



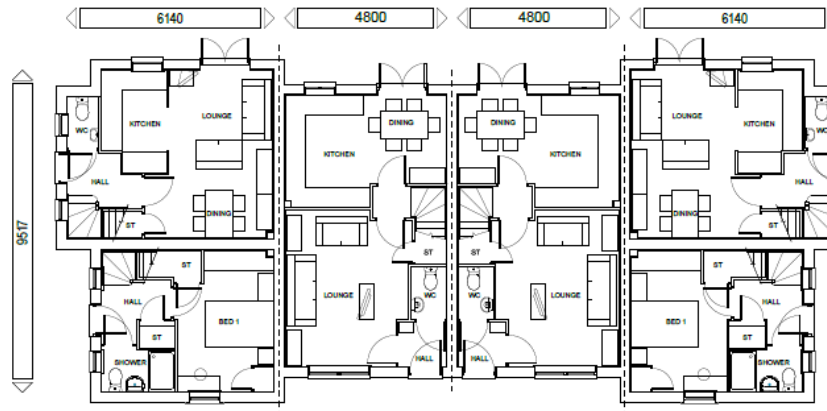
FRONT/SIDE ELEVATION

FRONT/SIDE ELEVATION

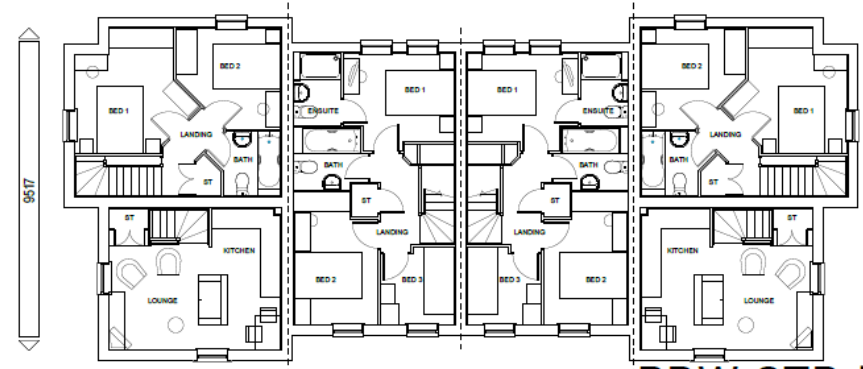


REAR ELEVATION

FRONT/SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BDW-STD-HT-5092



SH75/80 / P382 / P382 / SH75/80
(AS-AS-OP-OP)

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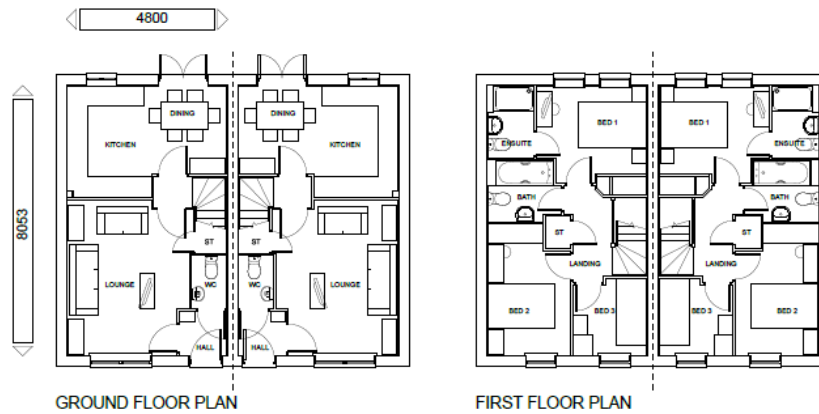


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Proposed Plans and Elevations: 2 Bed Semi-Detached Unit



P382 (AS-OP)

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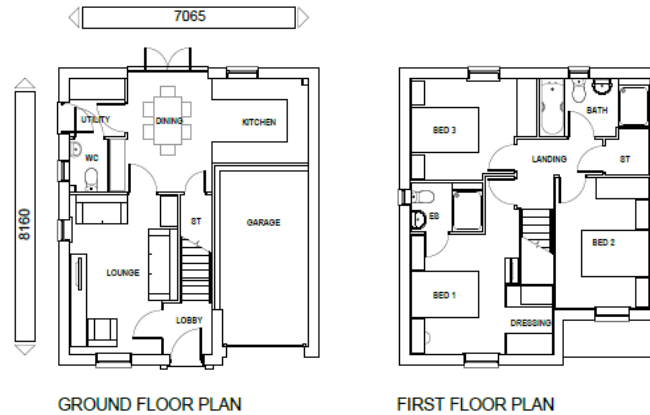
BDW-STD-HT-5003



CLIENT: BARRATT & DAVID WILSON HOMES SCALE @ A2: 1:100 DATE: MAY 2019

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Proposed Plans and Elevations: 3 Bed Detached Unit



H349 (AS)

BDW-STD-HT-5009

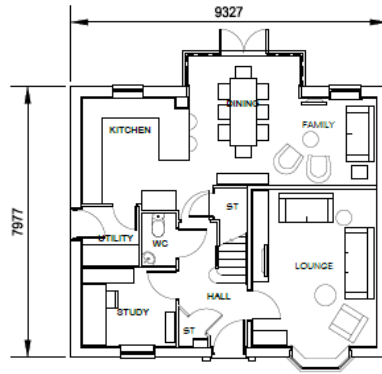
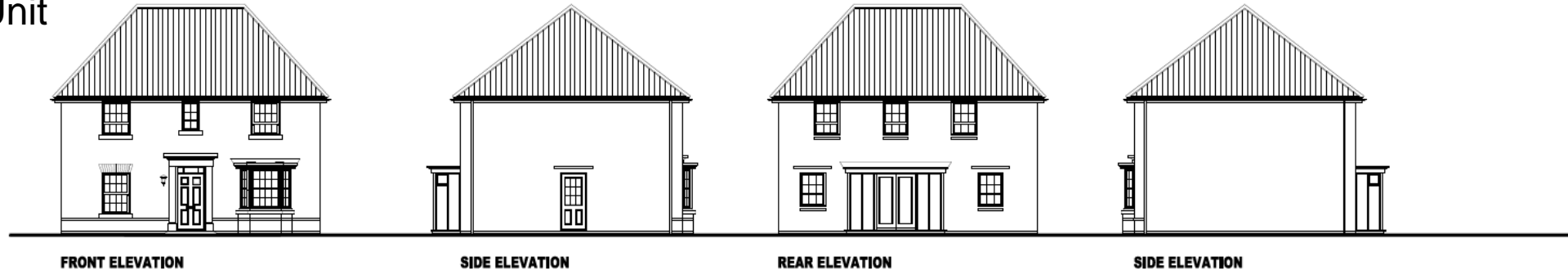


CLIENT: BARRATT & DAVID WILSON HOMES SCALE @ A2: 1:100 DATE: MAY 2019

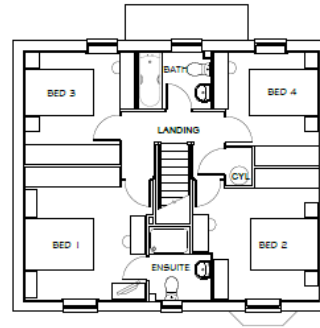
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Proposed Plans and Elevations: 4 Detached Unit



GROUND FLOOR PLAN



FIRST FLOOR PLAN



H417 - AS

BDW-STD-HT-5029

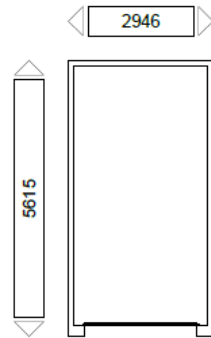
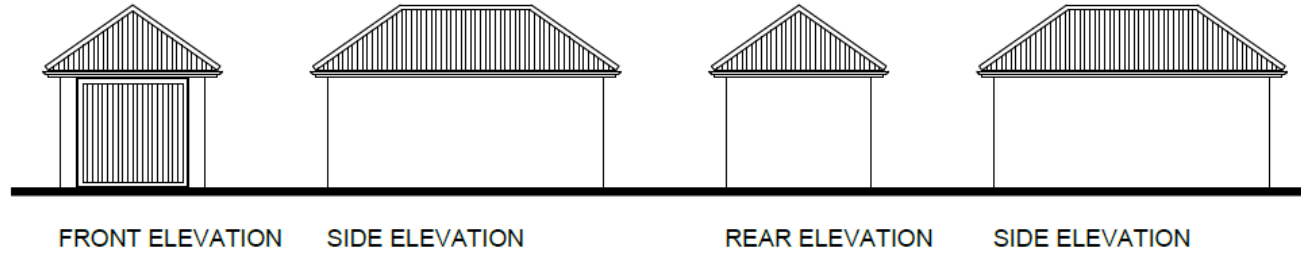


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Proposed Plans and Elevations: Single Garage



FLOOR PLAN

BDW-STD-GAR-1000



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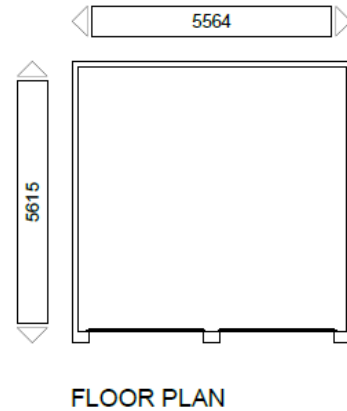
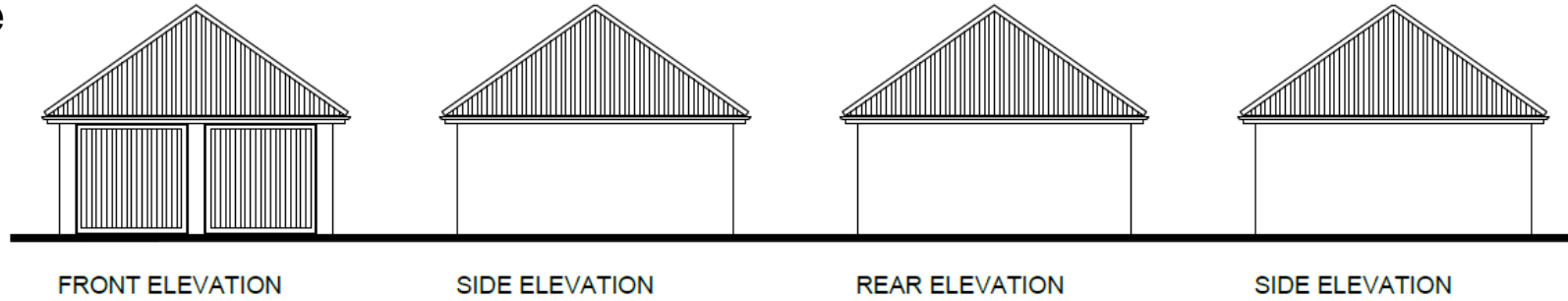
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SINGLE GARAGE



Proposed Plans and Elevations: Double Garage



CITY OF
YORK
COUNCIL

DOUBLE GARAGE

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BDW-STD-GAR-1001



CLIENT: BARRATT & DAVID WILSON HOMES SCALE @ A3: 1:100 DATE: JAN 2019

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Landscaping Plan



- LANDSCAPE PROPOSALS KEY:**
- SIGNAL TREES & HEDGES:**
 - Signal Tree (Solid Green Circle)
 - Hedge (Dashed Green Circle)
 - PROPOSED TREES:**
 - Proposed Tree (Green Circle with 'X')
 - Proposed Hedge (Dashed Green Circle with 'X')
 - PROPOSED SIGNAL & HEDGE PLANTING:**
 - Signal Tree (Green Circle with 'X')
 - Hedge (Dashed Green Circle with 'X')
 - PROPOSED GRASS AREAS:**
 - Grass Area (Green Shaded Area)
 - Grass Area (Light Green Shaded Area)
 - Grass Area (Dark Green Shaded Area)
- NECESSARY DISCONTINUOUS:**
- Signal Tree (Red Circle)
 - Hedge (Red Dashed Circle)
 - Grass Area (Red Shaded Area)
 - Grass Area (Light Red Shaded Area)
 - Grass Area (Dark Red Shaded Area)

LANDSCAPE DESIGN STRATEGY:

The landscape strategy for this site will be achieved through the following:

- 1. THE SCOPE:** The proposed site is designed to be a high quality residential development, with a focus on green spaces. The site is to be landscaped to meet the requirements of the planning application and to provide a high quality residential environment.
- 2. THE SITE:** The site is located in a residential area and is surrounded by existing residential development. The site is to be landscaped to provide a high quality residential environment and to provide a high quality residential environment.
- 3. THE ROAD:** The site is located on a residential street and is surrounded by existing residential development. The site is to be landscaped to provide a high quality residential environment and to provide a high quality residential environment.
- 4. THE PLAY:** The site is to be landscaped to provide a high quality residential environment and to provide a high quality residential environment.
- 5. THE FUTURE:** The site is to be landscaped to provide a high quality residential environment and to provide a high quality residential environment.

LANDSCAPE TREATMENTS:

TREE PLANTING:

Signal trees and hedges will be planted throughout the site to provide a high quality residential environment and to provide a high quality residential environment.

SHRUB PLANTING:

Signal trees and hedges will be planted throughout the site to provide a high quality residential environment and to provide a high quality residential environment.

GRASS TREATMENTS:

Signal trees and hedges will be planted throughout the site to provide a high quality residential environment and to provide a high quality residential environment.

REV	DATE	DESCRIPTION	BY	CHECK
1	18/07/21	ATFORNABLE UNITS DEPOSITED IN LINE WITH CLIENT WISH OF REVISED SUP 21	JLB	VS
2	18/07/21	SOME CHANGES TO SOUTH-WEST BOUNDARY AND GATE TO CARWASLEY ANNOTATED	VS	VS

REV DATE DESCRIPTION BY CHECK

18/07/21 ATFORNABLE UNITS DEPOSITED IN LINE WITH CLIENT WISH OF REVISED SUP 21 JLB VS

18/07/21 SOME CHANGES TO SOUTH-WEST BOUNDARY AND GATE TO CARWASLEY ANNOTATED VS VS

CLIENT: DAVID WILSON HOMES
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
LOCATION: DUNNINGTON, YORK
DRAWING: LANDSCAPE MASTERPLAN

DRAWING NUMBER: P18-5192-100
SCALE: 1:500
DATE: AUG 20 2021



On the basis of the drawing: City signed drawings to be taken from the drawing. Drawing based on Ordnance Survey vector aerial imagery. Design and Planning consent subject to the relevant planning and building regulations. This information is provided for your information only. It is not intended to constitute an offer of any financial product or service. The information is provided for your information only. It is not intended to constitute an offer of any financial product or service.