# PROPOSED SITE LAYOUT - PLANNING

1:500

**OPEN SPACE:**
**ON SITE PROVISION**

**Parcel A (Phase 1) = 5950sqm including:**

Equipped Children's Play Space:
3.6sqm x 79 dwellings = 284.4 sqm

Casual Informal Play spaces:
16.8sqm x 79 dwellings = 1327.2sqm

Accessibility Natural Green Space
40sqm x 79 dwellings = 3160sqm

**S106 DEFINED OPEN SPACE PROVISION FOR OVERALL DEVELOPMENT OF 79 DWELLINGS (Phase I and potential phase II) ALL ACCOMMODATED WITHIN POS PARCEL A**

**Parcel B (Phase 1) = 1559sqm including SUDS feature**

**Parcel C* (Phase 2) = 1151sqm including SUDS feature (estimated subject to detailed design)**

***Parcel A + B (Phase 1) = 7509sqm***
***Parcel A + B + C* (Phase 1 + 2) = 8660sqm***

Required provision based on 79 dwellings.
All subject to detailed design and layout.
*Parcel C area subject to change at detailed design stage.

POS Parcel A.
(Phase 1)
5,950.7 m²

ACCESSIBLE NATURAL GREEN SPACE
based on 79 dwellings = 3,160.0 m²

EQUIPPED CHILDREN'S PLAYSPACE
based on 79 dwellings =284.4 m²

CASUAL/INFORMAL PLAY SPACE
based on 79 dwellings = 1,327.2 m²

Land for Potential Future Phase of Residential Development

Adopted turning head

Footpath link to POS (Phase I)

proposed pedestrian access (Phase I)

buffer to existing hedgrow (wildflower planting)

Grasscrete surfacing to provide emergency vehicle access route

Hedgerow planting with existing 1.8m post and rail fence (field side) to new northern boundary

Unadopted private drive

Adopted turning head

Adopted access road
2m + 5.5m + 2m

Unadopted private drive

Balancing Lagoon to engineers layout

Area @ Bed 334m²
Area @ TWL 698m²
Area @ Top of bank 730m²
Volume 444m³
Bank 1:3
Discharge 8.7 l/s
FEH Rainfall

TOB 126.00m
TWL 126.00m
Bed 125.00m

POS Parcel B
(Phase 1)
2,118.4 m²

Unadopted private drive

BCP

extg overhead cables to be rerouted below ground

buffer to existing hedgrow (wildflower planting)

proposed footpath link

hedgrow cut back to facilitate new pavement

hedgrow cut back to facilitate new pavement

New pavement and crossing points to southern boundary as ADC transport assessment (outline approval)

Shelter

RPA to retained tree

Proposed hedgerow replacement planting to southern boundary within site boundary. 1.2m post and rail fence to site boundary

Tree and hedge removal in accordance with outline planning approved strategy

Proposed site access (outline planning approved)

soft landscape buffer to existing hedgrow

Pond

127.9m

BARTON ROAD

CURTIS WAY

Whitehouse Cottage

Osbaston Cottage

High Jinks

Ebenezer Cottages

TCB

LB

39 Surgery

El Sub Sta

Plot 1 60.0 m² — 2B4P
Plot 2 67.3 m² — 2B4P
Plot 3 68.8 m² — 3B5P
Plot 4 80.0 m² — 3B5P
Plot 5 61.7 m² — 2B4P
Plot 6 64.5 m² — 2B4P
Plot 7 65.1 m² — 2B3P BUNG
Plot 8 84.1 m² — 3B5P
Plot 9 80.9 m² — 3B5P
Plot 10 82.9 m² — 3B5P
Plot 11 86.7 m² — 3B5P
Plot 12 — 1B2P
Plot 13 — 1B2P
Plot 14 60.1 m² — 2B4P
Plot 15 80.9 m² — 3B5P
Plot 16 74.7 m² — 3B5P
Plot 17 80.2 m² — 3B5P
Plot 18 64.3 m² — 2B4P
Plot 19 80.1 m² — 3B5P
Plot 20 80.1 m² — 3B5P
Plot 21 81.8 m² — 3B5P
Plot 22 64.2 m² — 2B4P
Plot 23 81.7 m² — 3B5P
Plot 24 60.8 m² — 2B4P
Plot 25 60.0 m² — 2B3P BUNG
Plot 26 60.7 m² — 2B4P
Plot 27 80.6 m² — 3B5P
Plot 28 80.1 m² — 3B5P
Plot 29 80.0 m² — 3B5P
Plot 30 80.0 m² — 3B5P
Plot 31 60.0 m² — 2B4P
Plot 32 84.8 m² — 3B5P
Plot 33 83.3 m² — 3B5P
Plot 34 83.7 m² — 3B5P
Plot 35 60.3 m² — 2B4P
Plot 36 61.7 m² — 2B4P
Plot 37 81.2 m² — 3B5P
Plot 38 86.0 m² — 3B5P
Plot 39 74.9 m² — 3B5P
Plot 40 62.7 m² — 2B4P
Plot 41 80.5 m² — 3B5P
Plot 42 91.8 m² — 3B5P
Plot 43 104.2 m² — 3B5P
Plot 44 80.1 m² — 3B5P
Plot 45 96.5 m² — 3B5P
Plot 46 80.1 m² — 3B5P
Plot 47 80.1 m² — 3B5P
Plot 48 60.0 m² — 2B4P
Plot 49 60.0 m² — 2B4P
Plot 50 60.6 m² — 2B4P
Plot 51 60.0 m² — 2B4P
Plot 52 80.1 m² — 3B5P
Plot 53 80.6 m² — 3B5P
Plot 54 81.4 m² — 3B5P
Plot 55 115.1 m² — 3B5P

NOTES

N

0 5 10 15 20 25

Scale Bar | 1:500 (metres)

SITE LAYOUT LEGEND

- Tarmac (blacktop) driveways and frontage.
- Plot allocated parking. 2400mm widx x 5500mm long parking space.
- Rear garden turf - private.
- Soft landscaping: Front gardens - private.
- Soft landscaping: Communal - maintained.
- Soft landscaping. Front hedge boundaries - private.
- Access road to be adopted. Tarmac (blacktop).
- Pavements (to be adopted highway). Tarmac (blacktop)
- Private drive shared surface. Block paving. Marshalls Keyblock or similar Colour: Natural.
- Frontage paths and rear garden paving. Marshall Richmond Utility or similar (450x450) Colour: Natural.
- Bin collection points.
- Proposed tree planting.
- Site red line boundary. 33,167m².
- 1.8m close boarded timber fence
- 1.2m post and rail (stock proof) fence
- timber knee rail
- 1.8m brick wall
- Proposed hedgerow planting (replacement)
- Hedgerow landscape buffer (wildflower meadow planting)

DWELLING KEY

- 5no. 2B3P bungalow GIFA @ 60m² *10no. parking spaces (200%)*
- 2no. 1B2P person maisonettes GIFA @ 58m² *4no. parking spaces (200%)*
- 18no. 2B4P person houses GIFA @ 77m² *36no. parking spaces (200%)*
- 25no. 3B5P houses GIFA @ 90.7m² *50no. parking spaces (200%)*
- 5no. 4B6P houses GIFA @ 108m² *10no. parking spaces (200%)*
- Corner treated plots.

TOTAL DWELLINGS - 55no.
TOTAL PARKING - 110no. (200%)

| Rev | Date | Description | By |
|---|---|---|---|
| P25 | 30.10.2026 | Bollards removed adjacent plots 10-11 | EF |
| P24 | 06.09.2024 | PLANNING ISSUE - garden sizes adjusted to be in accordance with local authority design guide | OR |
| P23 | 22.08.2024 | PLANNING ISSUE - pedestrian link to western POS added. Knee rail to SUDS removed | OR |
| P22 | 20.08.2024 | PLANNING ISSUE - BCP added to plots 43-45 | OR |
| P21 | 13.08.2024 | PLANNING ISSUE - rear garden sizes reviewed | OR |
| P20 | 12.07.2024 | PLANNING ISSUE - proposed tree planting coordinated with soft landscape design | OR |
| P19 | 03.07.2024 | PLANNING ISSUE - additional parking spaces to 4bed dwellings. Plots 3-4 and 22-26 amended accordingly | OR |
| P18 | 20.06.2024 | PLANNING ISSUE - Revised highways and P.O.S | OR |
| P17 | 20.03.2024 | PLANNING ISSUE | OR |
| P16 | 18.03.2024 | Boundary treatment to SUDS pond adjusted | OR |
| P15 | 13.03.2024 | Prepared for planning application - issued for client sign off | OR |
| P14 | 19.02.2024 | Plots 5-11 arrangement amended. Front paving revised generally | OR |
| P13 | 09.02.2024 | Update to reflect housetype block plan amendments | OR |
| P12 | 06.02.2024 | SUDS basin and roads coordinated with Engineers proposals | OR |
| P11 | 31.01.2024 | House 'types' added + plots 46-53 revised | OR |
| P10 | 23.01.2024 | Turningheads and parking to 46-51 revised | OR |
| P9 | 16.01.2024 | For client review | OR |
| P8 | 16.01.2024 | For client review | OR |
| P7 | 03.01.2024 | Revised following pre-app advice | OR |
| P6 | 04.12.2023 | Revised following MYPAD feedback | SP |
| P5 | 28.11.2023 | Revised following MYPAD advice | OR |
| P4 | 16.11.2023 | Revised following pre-app advice | OR |
| P3 | 21.07.2023 | PRE APPLICATION | OR |
| P2 | 14.07.2023 | Issued for comment | DKM |
| P1 | 14.06.2023 | Issued for comment | DKM |


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JOB TITLE
Land North of Barton Road, Barlestone

DWG TITLE
Proposed Site Layout

JOB REF-SERIES-DWG NO_ REVISION
22025-70-001_P24.1

STATUS
PLANNING

| PROJECT NUMBER | SCALE | |
|---|---|---|
| 22-025 | 1:500 | A1 |
| DRAWN: DKM | CHECKED: OR | |


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