Proposed Site - Development Only

MATERIALS

COMPOUND

Land retained for agricultural use - no change to this land is proposed, as per the outline approval

Proposed LEAP Children's Play Area

Proposed SUDs features - Subject to Engineer's details and design.

Proposed "Village Green"

Relocation / Rerouting of existing footpath

Fire turning area indicated in faint dashed line. Drive widened to provide access to parking spaces.

Existing Public Rights of Way adjacent and within the site to be retained and relocated.

Denoted in crosshatch, the shared vehicular-and-pedestrian surface provides a safer, more inclusive access to the Village Green and open space to North.

Existing Public Rights of Way entrance to the site to be retained.

KEY

TWO WAY TRAFFIC

TURNING POINT

1 PHASING ON ROUTE OF BUILD

Fire turning area indicated in faint dashed line. Drive widened to provide access to parking spaces.

Proposed SUDs features

Pedestrian footpath linking main access road to northern site and private drive.

Supplementary dense vegetation to be planted to the front of the site.

Existing dense vegetation to be retained to the front of the site.

Substation

New substation and parking area.

Leicester Road

S184 TEMP ACCESS

Supplementary dense vegetation to be planted to the front of the site.

Existing dense vegetation to be retained to the front of the site.

Pedestrian Link from Plot 022 to 041

Existing water bodies

Pedestrian pathways link to residential areas and to wider potential footpath network, cutting through existing vegetation.

Pedestrian pathways link from residential areas to Pedestrian Footpath U28 and to wider potential footpath network.

1.35m pedestrian link.

Designated fire turning area within private drive

Adjacent development. Planning application ref; 20/00916/FUL for 50no. Units. Approved and on-site works have commenced.

Adjacent development. Planning application ref; 23/00982/OUT for 10no. Bungalows. Still under determination.

Existing Public Rights of Way adjacent to and within the site to be retained.

Windyridge

Woodvale

GREEN LANE

Key

- Application site boundary
- Private Rear Garden Area
- Public Open / Green Space
- Dense vegetation
- Wildflower planting
- Potential retaining structure. Extent and specification to S.E details
- Existing Tree Planting (approximate locations)
- Proposed Tree Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- Hedge / Shrub Planting (approximate locations)
- Principal Highway / Road
- Shared Surface Highway
- Private Drive
- Car Parking Spaces
- Pedestrian Footpaths
- Proposed Recreational Routes
- Housetypes - Point of Front Access
- Housetypes - Point of Rear Access
- Primary Site Access
- Public Right of Way (indicative position)
- Raised Table
- Windows to plots overlooking the pedestrian network.
- Indicative position of trim trails
- Proposed LEAP children's play area
- Existing Surrounding Buildings
- Indicative transition point from cycleway to highway

Schedule of accommodation

Housetype	Type	Size	No. of Units
B1	Maisonettes (GF and FF)	1-bed	16
B3	Semi-Detached / Terraced	2-bed	27
B5	Semi-Detached	3-bed	28
Curlew	Semi-Detached	2-bed	10
Dahlia	Semi-Detached	4-bed	6
Jackdaw	Semi-Detached / Terraced	3-bed	32
Kingfisher	Semi-Detached / Terraced	3-bed	11
Plover	Detached	4-bed	10
Total			**140**

Scale (m) 0 10 20 30 40 50

N

Rev	Date	Drawn	Note
P02	9/5/24	JSJ	Minor amendments as per client comments
P03	10/5/24	JSJ	Rear gardens updated. Plots 80-85 updated to Jackdaw. Plots 72-73, 78-79 and 139-140 updated to Dahlia. Blue asterisk denoting cycle lane transition to highway. Additional pedestrian links wrapped around private drives. Shared surface updated to 7.5m width. Plots to north of spine road plot gardens updated to suit retaining walls. General housetype handing in southern parcel due to levels. Plots 094/095 pushed north to accomodate split level parking space. Plots updated to show 900mm space to rear of parking spaces for bin storage. Amendment to bin store location, Plots 38-41 backwards.
P04	25/7/24	JSJ RM	Drive to plots 012-020 updated to shared surface. Upper site updates to housetypes. Parking, boundaries, gardens updated to suit. S.Wside housetype changes. PROW adjustment Plots 1-3 split. Rear access to plots shown in purple.
P05	7/10/24	JSJ JAJ	Housetype swaps, private drives updated, general layout updates.
P06	11/10/24	JSJ	Windows added to side elevation of Plot 59.
P07	14/10/24	JSJ	

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Source File.
C253-6 27 Planning Layout

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Drawing Title: Proposed Site - Development Only

Drawing Status: Planning

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Drawn By: JSJ | Checked By (File copy only): | Date: 05.01.2024

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Note: This drawing contains a reproduction of the original topographical and building survey information (drawing ref; TOPO_2D_01, TOPO_2D_02, TOPO_2D_03) as provided by Vistry Partnerships 01.09.2023. Any discrepancies are to be brought to the attention of brp architects immediately and before any further works commence.