

APPENDIX B

Scoping Correspondence

Subject: Re: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)
Date: Monday, 16 August 2021 at 09:18:35 British Summer Time
From: Plant, David (E,I&S)
To: Hawe, Simon (E,I&S), Josh Norris
CC: Evans, Mark (E,I&S), Justin Howell, Rachel Bolger, Phillip Thompson, Matthew Shuttleworth, Ben Fairgrieve, Adrian Simms
Attachments: image019.jpg, image020.png, image021.png, image022.png, image023.png, image024.png, image025.png, image028.png, image031.png, image032.png, image033.png, image034.png, image035.png, image038.png, image039.png, image040.png, image001.png, image002.png, image003.png

Hello Josh, just covering all bases but as you note, answer from signals remains the same. The realigned access you show is just the sort of alignment I was thinking. Do you have long section showing gradients? And the effect on the YOI access. As Simon says, I'm off til sept but will get back to you when I'm back. Thanks, Dave

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From: Hawe, Simon (E,I&S) <simon.hawe@staffordshire.gov.uk>
Sent: Friday, August 13, 2021 5:58:52 PM
To: Josh Norris <joshnorris@modetransport.co.uk>; Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>
Cc: Evans, Mark (E,I&S) <mark.evans@staffordshire.gov.uk>; Justin Howell <Justin.Howell@cpplc.com>; Rachel Bolger <Rachel.Bolger@cpplc.com>; Phillip Thompson <Phillip.Thompson@cpplc.com>; Matthew Shuttleworth <matthewshuttleworth@modetransport.co.uk>; Ben Fairgrieve <benfairgrieve@modetransport.co.uk>; Adrian Simms <adriansimms@modetransport.co.uk>
Subject: RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

Hello Josh,

Dave is on leave now until early September, is this something that requires an answer before then? The attached plan looks to meet our preferred point of access, what gradient have you managed to achieve on the access road, in particular the first 15 or so metres?

Kind regards,

Simon.



Simon Hawe | Senior Engineer
Sustainable Development Team
Highways and the Built County
Economy, Infrastructure and Skills
Third Floor, Staffordshire Place 1
Tipping Street, Stafford, ST16 2DH
Tel: **01785 895807**
Mob Number: **07794 051114**
E-mail: simon.hawe@staffordshire.gov.uk

www.staffordshire.gov.uk

From: Josh Norris <joshnorris@modetransport.co.uk>

Sent: 13 August 2021 17:47

To: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>

Cc: Hawe, Simon (E,I&S) <simon.hawe@staffordshire.gov.uk>; Evans, Mark (E,I&S) <mark.evans@staffordshire.gov.uk>; Justin Howell <Justin.Howell@cpplc.com>; Rachel Bolger <Rachel.Bolger@cpplc.com>; Phillip Thompson <Phillip.Thompson@cpplc.com>; Matthew Shuttleworth <matthewshuttleworth@modetransport.co.uk>; Ben Fairgrieve <benfairgrieve@modetransport.co.uk>; Adrian Simms <adriansimms@modetransport.co.uk>

Subject: Re: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Evening David,

I trust you're keeping well?

Further to your email below, please find attached an amended site layout for the proposed scheme for your comment and consideration. As part of this you will note that the access to the main site has been amended (albeit at the same location as identified previously), with priority now given to the residential site, with a new simple priority junction providing access to the YOI. The access road therefore provides direct access between the residential site and Ash Bank Road, and the new access junction will incorporate a 5.5m wide carriageway and 6m corner radii.

When discussing the potential for an alternative access arrangement to the western part of the site as alluded to in the previous email, it is noted that as part of discussions in relation to the previous TA, SCC stated the following:

Unfortunately, Highways would not be able to support an access at this point.

Vehicles waiting at the Salters Lane traffic lights regularly queue back past this point particularly at (but not confined to) AM peak. It wouldn't take many vehicles queueing behind a vehicle blocked from turning right to queue back across the signal controlled junction. Detector loops for the lights are in the carriageway at the proposed point of access.

The bus stop opposite would only add to potential problems.

There is no objection to this area of land being included in the development but access would need to be through the shared access with the YOI.

The proposed access arrangements have been informed by the SMLP, which states that access to WE003 should be provided from the eastern part of the site, so as not to form a crossroads with Oak Mount Road, which is situated to the north of the site.

In light of the above it is our intention to promote access from Ash Bank Road, to the north of the site. I would be grateful if we could arrange a follow-up teams call to discuss this matter in more detail?

Many thanks for your time and I look forward to hearing from you.

Kind Regards,

Josh Norris BSc (Hons) MSc MCIHT
Principal Consultant

☎ 0121 794 8385

☎ 07990 276 384

✉ joshnorris@modetransport.co.uk

www.modetransport.co.uk

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Lombard House, 145 Great Charles Street, Birmingham B3 3LP

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From: "Plant, David (E,I&S)" <david.plant@staffordshire.gov.uk>

Date: Wednesday, 11 August 2021 at 18:20

To: Justin Howell <Justin.Howell@cpplc.com>, Josh Norris <joshnorris@modetransport.co.uk>

Cc: "Hawe, Simon (E,I&S)" <simon.hawe@staffordshire.gov.uk>, "Evans, Mark (E,I&S)" <mark.evans@staffordshire.gov.uk>

Subject: RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

Afternoon both,

I'm conscious we've not been in touch recently.

Looking at the TA, vehicles do seem to queue back from the traffic signals to the potential revised access point. I am investigating with SCC traffic signals section to see if there is any scope to alter the signals to improve flows to allow an access at this point.

As the existing YOI access is relatively steep (1 in 10) and SMDC planners wish to retain trees, it would be difficult to provide an access at this point which will be both adoptable and acceptable to planners. It would need to be widened and gradient slackened – so realigned but still retaining access to the YOI without over steepening that.

I will be in touch once I hear back from traffic signals,

Regards,

Dave

D. R. Plant IEng FIHE
Project Engineer (Staffordshire Moorlands and Peak Park)
Sustainable Development Team,
Highways and the Built County;
Staffordshire County Council,
Staffordshire Place 2,
Tipping Street,
Stafford
ST16 2DH

Tel 01785 276702

david.plant@staffordshire.gov.uk

www.staffordshire.gov.uk

From: Justin Howell <Justin.Howell@cpplc.com>

Sent: 17 May 2021 14:38

To: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>; Josh Norris <joshnorris@modetransport.co.uk>

Subject: RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Hi Dave,

How are we getting on with the initial access comments please?

Kind Regards,

Justin Howell
Associate Planning Director
Partnerships (West Midlands)

Countryside Properties
Second Floor, i10 Building, Railway Drive, Wolverhampton, West Midlands, WV1 1LH

T: 01902 290 028 **I M:** 07855503402 countrysideproperties.com



From: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>

Sent: 11 May 2021 18:32

To: Justin Howell <Justin.Howell@cpplc.com>; Josh Norris <joshnorris@modetransport.co.uk>

Subject: [EXTERNAL] RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Hello Justin,

Yes I received that thanks. I'll get back to you shortly,

Regards,

Dave

D. R. Plant IEng FIHE
Project Engineer (Staffordshire Moorlands and Peak Park)
Sustainable Development Team,
Highways and the Built County;

Staffordshire County Council,
Staffordshire Place 2,
Tipping Street,
Stafford
ST16 2DH

Tel 01785 276702

david.plant@staffordshire.gov.uk

www.staffordshire.gov.uk

From: Justin Howell <Justin.Howell@cpplc.com>
Sent: 11 May 2021 11:35
To: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>; Josh Norris <joshnorris@modetransport.co.uk>
Cc: Evans, Mark (E,I&S) <mark.evans@staffordshire.gov.uk>; Matthew Shuttleworth <matthewshuttleworth@modetransport.co.uk>; Hawe, Simon (E,I&S) <simon.hawe@staffordshire.gov.uk>
Subject: RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Hi Dave,

Let me know if this reaches you ok?

Thanks,

Justin Howell
Associate Planning Director
Partnerships (West Midlands)

Countryside Properties
Second Floor, i10 Building, Railway Drive, Wolverhampton, West Midlands, WV1 1LH

T: 01902 290 028 **I M:** 07855503402 countrysideproperties.com



From: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>
Sent: 11 May 2021 10:24
To: Justin Howell <Justin.Howell@cpplc.com>; Josh Norris <joshnorris@modetransport.co.uk>
Cc: Evans, Mark (E,I&S) <mark.evans@staffordshire.gov.uk>; Matthew Shuttleworth <matthewshuttleworth@modetransport.co.uk>; Hawe, Simon (E,I&S) <simon.hawe@staffordshire.gov.uk>
Subject: [EXTERNAL] RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Hi Justin,

It would be helpful if you could subdivide it please,

Thanks,

Dave

D. R. Plant IEng FIHE
Project Engineer (Staffordshire Moorlands and Peak Park)
Sustainable Development Team,
Highways and the Built County;
Staffordshire County Council,
Staffordshire Place 2,
Tipping Street,
Stafford
ST16 2DH

Tel 01785 276702

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From: Justin Howell <Justin.Howell@cpplc.com>
Sent: 11 May 2021 10:09
To: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>; Josh Norris <joshnorris@modetransport.co.uk>
Cc: Evans, Mark (E,I&S) <mark.evans@staffordshire.gov.uk>; Matthew Shuttleworth <matthewshuttleworth@modetransport.co.uk>
Subject: RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Hi Dave,

Good to talk to you just now.

As discussed, here is the topo info re: steepness of the Young Offenders Access.

The TA is 20mb can you accept wetransfer? If not I'll try and subdivide it

Thanks,

Justin Howell
Associate Planning Director
Partnerships (West Midlands)

Countryside Properties
Second Floor, i10 Building, Railway Drive, Wolverhampton, West Midlands, WV1 1LH

T: 01902 290 028 **I M:** 07855503402 countrysideproperties.com



From: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>
Sent: 06 May 2021 16:21
To: Josh Norris <joshnorris@modetransport.co.uk>
Cc: Justin Howell <Justin.Howell@cpplc.com>; Evans, Mark (E,I&S) <mark.evans@staffordshire.gov.uk>;
Matthew Shuttleworth <matthewshuttleworth@modetransport.co.uk>
Subject: [EXTERNAL] RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Hello Josh,

Hope you are well.

I have visited the site and am looking at the details now. Hopefully be in touch tomorrow.

Regards,

Dave

D. R. Plant IEng FIHE
Project Engineer (Staffordshire Moorlands and Peak Park)
Sustainable Development Team,
Highways and the Built County;
Staffordshire County Council,
Staffordshire Place 2,
Tipping Street,
Stafford
ST16 2DH

Tel 01785 276702

david.plant@staffordshire.gov.uk

www.staffordshire.gov.uk

From: Josh Norris <joshnorris@modetransport.co.uk>
Sent: 04 May 2021 11:27
To: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>
Cc: Justin Howell <Justin.Howell@cpplc.com>; Evans, Mark (E,I&S) <mark.evans@staffordshire.gov.uk>;
Matthew Shuttleworth <matthewshuttleworth@modetransport.co.uk>
Subject: Re: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Morning David,

I trust you're keeping well and had a nice bank holiday weekend?

Are you please able to provide an update with respect to the scoping for the above referenced site.

All the best and I look forward to hearing from you.

Kind Regards,

Josh Norris BSC (Hons) MSc MCiHT
Principal Consultant



0121 794 8385



joshnorris@modetransport.co.uk

www.modetransport.co.uk

mode transport planning

Lombard House, 145 Great Charles Street, Birmingham B3 3LP

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From: Josh Norris <joshnorris@modetransport.co.uk>

Date: Wednesday, 21 April 2021 at 10:55

To: "david.plant@staffordshire.gov.uk" <david.plant@staffordshire.gov.uk>

Cc: Justin Howell <Justin.Howell@cpplc.com>, "Evans, Mark (E,I&S)"

<mark.evans@staffordshire.gov.uk>, Matthew Shuttleworth

<matthewshuttleworth@modetransport.co.uk>

Subject: Re: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

Morning David,

I trust you're keeping well?

I was just wondering whether you had been able to take look at our proposed scheme yet, and when we were likely to receive your comments on the proposals?

Many thanks in advance for your time and I look forward to hearing from you.

All the best.

Kind Regards,

Josh Norris BSc (Hons) MSc MCIHT
Principal Consultant



0121 794 8385



joshnorris@modetransport.co.uk

www.modetransport.co.uk

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Lombard House, 145 Great Charles Street, Birmingham B3 3LP

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From: "Evans, Mark (E,I&S)" <mark.evans@staffordshire.gov.uk>

Date: Monday, 12 April 2021 at 18:43

To: Justin Howell <Justin.Howell@cpplc.com>

Cc: Josh Norris <joshnorris@modetransport.co.uk>

Subject: RE: RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

Good evening,

Following on from my email of last week, I just want to confirm that your pre-application has been picked up by my colleague david.plant@staffordshire.gov.uk

David will conduct a site visit in due course and reply accordingly.

Regards,

Mark Evans, DipTP, MRTPI
Senior Engineer
Sustainable Development Team
Highways and Built County
Staffordshire County Council
No. 1 Staffordshire Place
Tipping Street
Stafford
ST16 2DH

Tel: 01785 854033 Mobile: 07773 791401

Postal address: Staffordshire County Council, 2 Staffordshire Place, Tipping Street, Stafford.
ST16 2DH

mark.evans@staffordshire.gov.uk
www.staffordshire.gov.uk

Sat-Nav Postcode: ST16 3AQ

****NEW** Information for Developers** including Pre-Application Planning Advice, Highways Work Agreement applications, road adoptions and Design & Build services – www.staffordshire.gov.uk/developers

From: Justin Howell <Justin.Howell@cpplc.com>

Sent: 08 April 2021 13:06

To: Evans, Mark (E,I&S) <mark.evans@staffordshire.gov.uk>

Cc: Josh Norris <joshnorris@modetransport.co.uk>

Subject: CM: RE: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Thanks Mark,

I look forward to hearing from you next week.

I am on leave next week, so I've cc'd in our highway consultant and my colleague Rachel Bolger in case, in my absence, you need anything further.

Kind Regards,

Justin Howell
Associate Planning Director
Partnerships West Midlands

Countryside Properties
Second Floor, i10 Building, Railway Drive, Wolverhampton, West Midlands, WV1 1LH

T: 01902 290 028 **I M:** 07855503402 countrysideproperties.com



From: Evans, Mark (E,I&S) <mark.evans@staffordshire.gov.uk>

Sent: 08 April 2021 12:46

To: Justin Howell <Justin.Howell@cpplc.com>

Subject: [EXTERNAL] (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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Justin,

Thank you for your email to Staffordshire County Council requesting pre-application advice with regards to a site off Ash Bank Road, Werrington.

I can confirm that your application has been received and has been given an internal job number of 109132. Your application will most likely now be assigned to a colleague on Monday of next week who will then conduct a site visit and reply to you within 15-working days following receipt of your application.

If acceptable to you, I will drop you another email early next week to just inform you which of my colleagues will be dealing with your pre-application.

Regards,

Mark Evans, DipTP, MRTPI

Senior Engineer
Sustainable Development Team
Highways and Built County
Staffordshire County Council
No. 1 Staffordshire Place
Tipping Street
Stafford
ST16 2DH

Tel: 01785 854033 Mobile: 07773 791401

Postal address: Staffordshire County Council, 2 Staffordshire Place, Tipping Street, Stafford.
ST16 2DH

mark.evans@staffordshire.gov.uk
www.staffordshire.gov.uk

Sat-Nav Postcode: ST16 3AQ

****NEW** Information for Developers** including Pre-Application Planning Advice, Highways Work Agreement applications, road adoptions and Design & Build services – www.staffordshire.gov.uk/developers

From: orderprocess@staffordshire.gov.uk <orderprocess@staffordshire.gov.uk>

Sent: 08 April 2021 11:58

To: Highways Pre-App <highwayspreapp@staffordshire.gov.uk>

Subject: CM: (109132) Documents Ordered From Web Site - Ash Bank Road, Werrington, ST9 0JR (75 dwellings)

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On-line Order Request

Order Ref: **OLF-99897-9429**

Line Ref: **DHV-171072**

Developer Advice Form - Pre-application Highways

Information Requested

Category Requested: **Category D (£1,620.00)**

Advice Sought

See attached forms

Property Details

Address:

Ash Bank Road

District or Borough: **Staffordshire Moorlands**

Description of Proposal

Erection of 75 Dwellings

Company and Contact Details

Contact Name: **Justin Howell**

Job Title: **Associate Planning Director**

Email Address: justin.howell@cpplc.com

Phone Number: **07855503402**

Preferred Method: **Email**

Company Name: **Countryside Properties**

Address:

**Countryside Uk Ltd I10
Railway Drive
Wolverhampton
Wolverhampton
WV1 1LH**



[210402 325522 TN 001.pdf](#)

[Location Plan.pdf](#)

[SCC-Highways-Pre-App.doc](#)

[SKM189-01 Feasibilit.pdf](#)

Processing:

Processing Option - Not Applicable - (£0.00)

Contact Details

Contact Name: **Mr Justin Howell**

Contact Email: justin.howell@cpplc.com

Contact Telephone: **07855503402**

Contact Address:

**Countryside Uk Ltd I10
Railway Drive
Wolverhampton
Wolverhampton
WV1 1LH**

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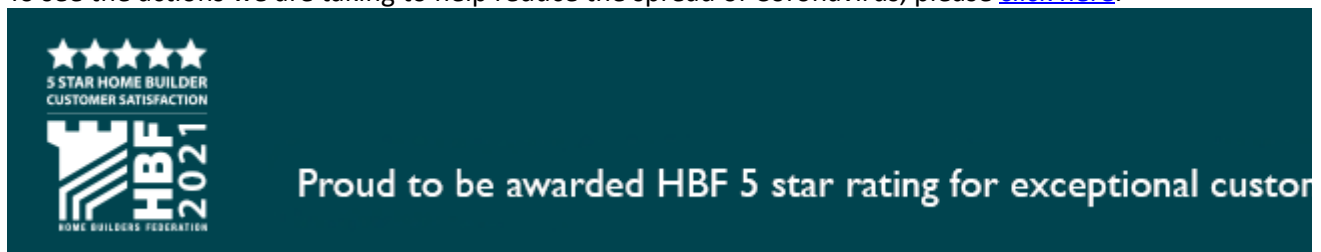
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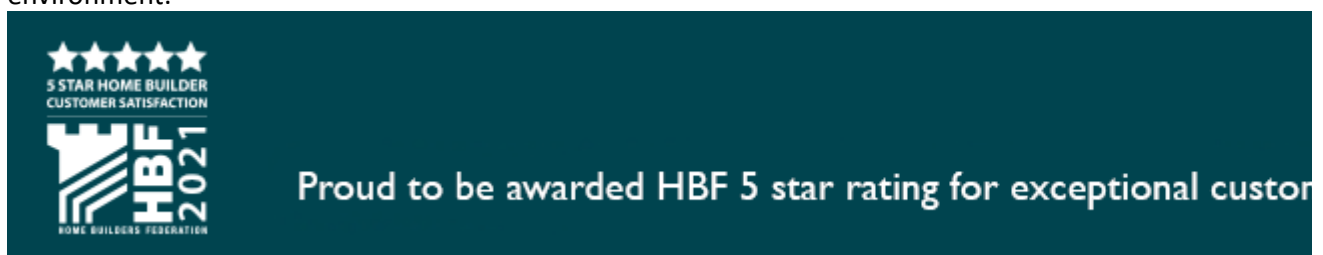
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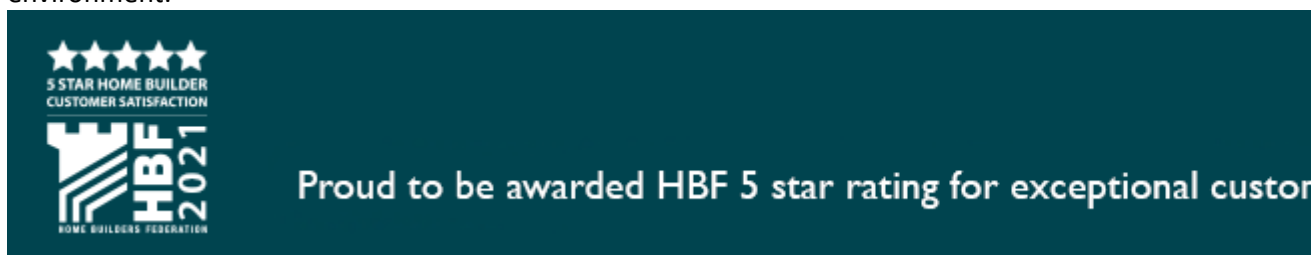
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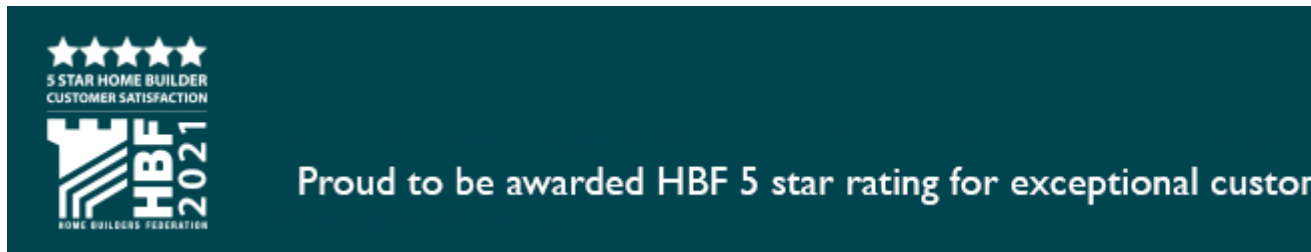
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APPENDIX C

Recorded Collision Data

Serious Collision Details: 17151700 - 29 January 2017 - 05:19

Visibility: Dark **Weather:** Fog or mist **Road Cond:** Frost/Ice

1st Road: A 52 **2nd Road:** Not applicable **Speed Limit:** 40

ASH BANK RD WERRINGTON OS NO 399

Special conditions and hazards: None

Vehicle and Casualty Details:

- **Vehicle 1:** Car, travelling from SW to E was going ahead right bend on main carriageway. The vehicle was not at, or within 20m of jct.
- **Casualty 1 (Vehicle 1):** A male driver / rider aged 36 suffered a slight injury.
- **Casualty 2 (Vehicle 1):** A female vehicle passenger aged 33 suffered a serious injury.
- **Passenger:** Car Back seat PSV Not PSV Passenger

Data correct at time of publication 16/12/2020

Serious Collision Details: 17257622 - 2 September 2017 - 14:54

Visibility: Light **Weather:** Fine - no high winds **Road Cond:** Dry

1st Road: A 52 **2nd Road:** Not applicable **Speed Limit:** 40

ASH BANK RD A52 WERRINGTON OPP THE WINDMILL CAR PARK

Special conditions and hazards: None

Vehicle and Casualty Details:

- **Vehicle 1:** Car, travelling from NE to SW was going ahead other on main carriageway. The vehicle was not at, or within 20m of jct.
- **Casualty 1 (Vehicle 1):** A male driver / rider aged 18 suffered a slight injury.
- **Vehicle 2:** Car, travelling from SW to NE was going ahead other on main carriageway. The vehicle was not at, or within 20m of jct.
- **Casualty 2 (Vehicle 2):** A female driver / rider aged 57 suffered a serious injury.

Data correct at time of publication 16/12/2020

Slight Collision Details: 17254120 - 12 November 2017 - 15:50
Visibility: Light **Weather:** Fine - no high winds **Road Cond:** Dry
1st Road: A 52 **2nd Road:** Unclassified **Speed Limit:** 40
ASHBANK ROAD, WERRINGTON A52 OPP NO 460
Special conditions and hazards: None

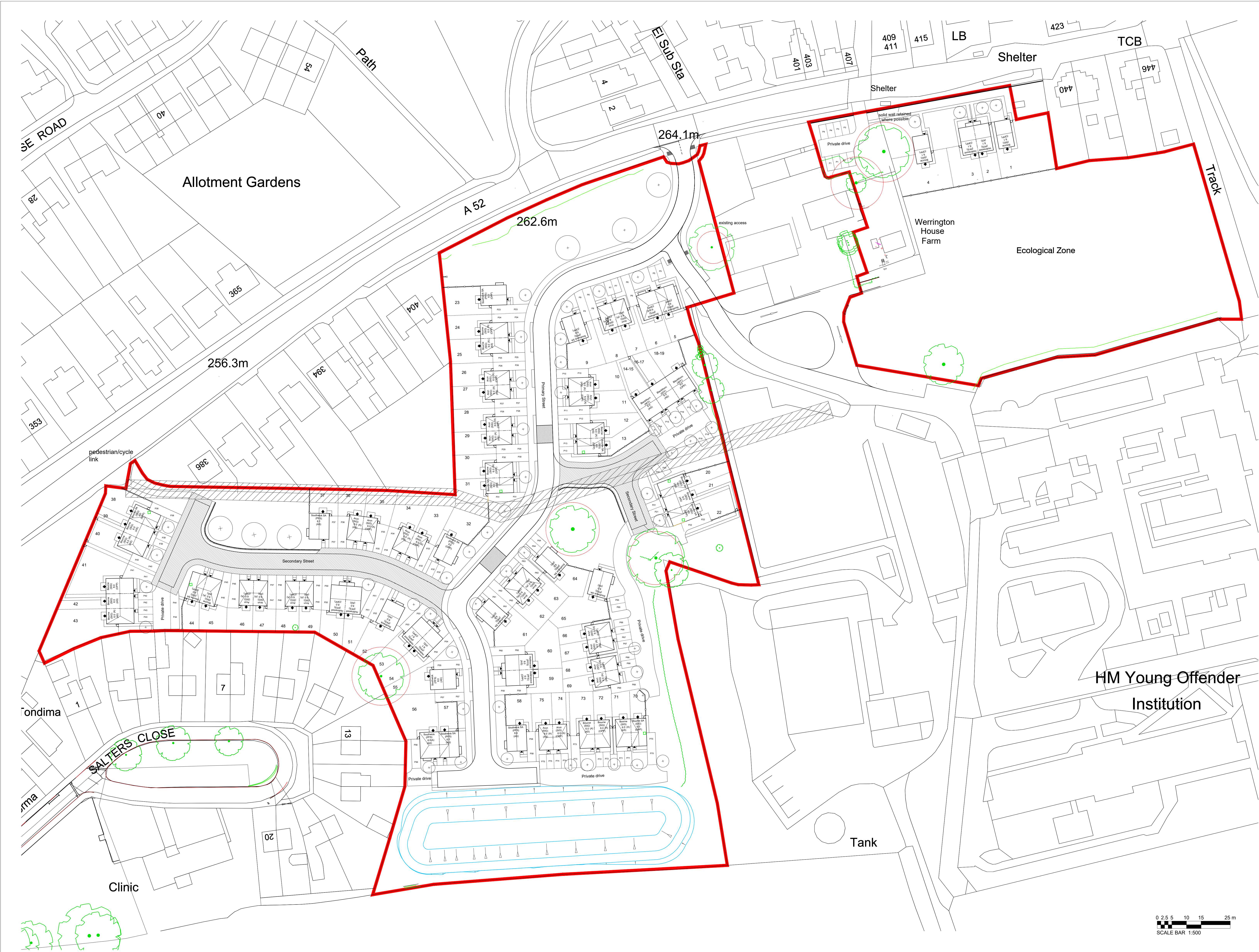
Vehicle and Casualty Details:

- **Vehicle 1:** Motorcycle over 500cc, travelling from SE to NE was turning right on main carriageway. The vehicle was entering main road.
- **Casualty 1 (Vehicle 1):** A male driver / rider aged 43 suffered a slight injury.
- **Vehicle 2:** Car, travelling from NE to SW was going ahead other on main carriageway. The vehicle was mid junction - on roundabout or main road.
- **Casualty 2 (Vehicle 2):** A female driver / rider aged 54 suffered a slight injury.

Data correct at time of publication 16/12/2020

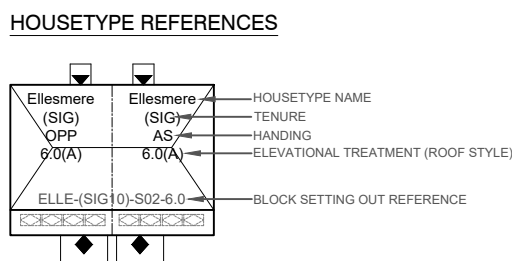
APPENDIX D

Illustrative Masterplan



NOTES

- PATHS GENERALLY TO BE 900mm WIDE.
 - PATIOS GENERALLY TO BE 2700 x 1800mm UNLESS INDICATED OTHERWISE.
 - PAVING SLABS TO BE OFFSET 150mm WHERE A FOOTPATH OR PATIO IS ADJACENT TO A DWELLING TO ALLOW FOR A GRAVEL MARGIN.
 - MOWING STRIP TO BE PROVIDED WHERE TURFED AREAS ADJUT HOUSE TO CONSIST OF 150mm WIDE WHITE STONE CHIPPINGS.
 - GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW S.L. UNLESS OTHERWISE NOTED.
 - ALL DWELLING FRONT ENTRANCES TO HAVE LEVEL THRESHOLD.
- MATERIAL REFERENCE
B1 = BRICK
6.1 = BRICK / RENDER
6.2 = BRICK / TILE HANGING
- METER REFERENCES
G = GAS METER
E = ELECTRIC METER
W = STOP TAP



LEGEND

- INDICATIVE PROPOSED TREES PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING FOR FULL DETAILS
- 1800mm HIGH BRICK WALL, SEE RSD 8001 TYPE 1.
- 1800mm HIGH CLOSE BOARD FENCE, (SEE RSD 9102 TYPE A (TIMBERS TO COMPLY WITH BS5588 WHERE NOTED).
- 450mm KNEE RAIL FENCING
- PLOTS TO HAVE CHIMNEYS
- TREES TO BE RETAINED WITH RPA DOTTED (REFER TO TREE SURVEY AND CONSTRAINTS REPORT).
- SHARED SURFACE
- RAISED TABLE
- SEWER EASEMENT

STREET CHARACTERISTICS

- PRIMARY STREET
5.5m road with 1m green verge planting buffer along road on one side and 2m footpaths either side
- SECONDARY STREET
Shared surface (7.5m) and 1m verge with 450mm knee rail fencing installed and low level planting incorporated along the POS edge
- PRIVATE DRIVE
These streets (varying from 4.5m to 6m) will either slightly undulate or be parallel and have low level planting to separate from POS

ACCOMMODATION SCHEDULE

Housetype - HA	Number	SqFt	Storey Height	Bed Nos.	Total SqFt	Mid	End	Det	Total
Blackthorn GF (AM46)	3	510	2	1	1530	1	2		3
Blackthorn FF (AM46)	3	642	2	1	1926	1	2		3
Avon (Newell)	24	759	2	2	18216		24		24
Bourne (New Weaver)	16	918	2	3	14688	3	11	2	16
Bourne SA (New Weaver FCT)	7	918	2	3	6426		7		7
Hollinwood (New Weaver)	8	948	2	3	7584		8		8
Southwick (Avon)	4	1131	2	4	4524		2	2	4
Southwick SA (Avon SA)	10	1131	2	4	11310		2	8	10
TOTAL HA	75				66204				75
Gross HA Area		Acres							
Nett HA Area	4.8	Acres							
Coverage	13,793	SqFt/Acre							
Density	15.6	UPA							

L 06.10.21 PT	Turning head on the secondary street to the west of the site extended by 5m as requested by J/N (Modeltransport) on 06.10.21
K 01.10.21 PT	Layout amended to accommodate new one-way access route to the sheds to the north of the site, and compound curve on the new priority junction as provided by J/N (Modeltransport) on 30.09.21
J 13.08.21 PT	Layout amended to suit comments received from HA provider on 12.08.21
H 11.08.21 PT	Vehicular access to the existing buildings repositioned as advised by Mode Transport
G 11.08.21 PT	Access into the existing buildings to the right hand side of scheme access into the main site reinstated
F 10.08.21 PT	Sewer diverted. Units added
E 05.08.21 PT	Layout amended in response to advice and drawings received from Mode Transport Planning on 04.08.21
D 08.07.21 PT	Layout amended in response to comments received from LPA
C 15.06.21 PT	Layout amended to accommodate water mains easement
B 24.05.21 PT	Block paving removed from private drives as requested by J/N
A 17.05.21 PT	Layout amended in response to comments received from LPA on 6/5/2021



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Ashbank Road,
Werrington

Planning Layout

scale: 1:500	drawn by: PT
date: APRIL21	checked:
drawing no: SKM-189-PL-01	revision: L