



ACCOMMODATION SCHEDULE									
Housetype - HA	Number	SqFt	Storey Height	Bed Nos.	Total SqFt	Mid	End	Det	Total
Blackthorn GF	3	510	2	1	1530	1	2		3
Blackthorn FF	3	542	2	1	1626	1	2		3
Arun	24	759	2	2	18216				24
Bourne	16	918	2	3	14688	3	11	2	16
Bourne SA	7	918	2	3	6426		7		7
Hollinwood	8	948	2	3	7584		8		8
Southwick	4	1131	2	4	4524		2	2	4
Southwick SA	10	1131	2	4	11310		2	8	10
TOTAL HA	75				66204				75
Gross HA Area	4.8	Acres							
Nett HA Area	13.793	Acres							
Coverage	15.6	SqFt/Acre							
Density		UPA							

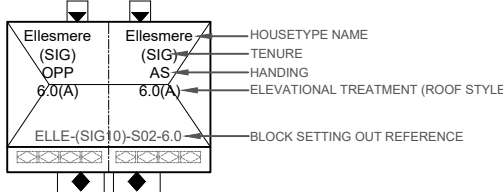
NOTES

- PATHS GENERALLY TO BE 900mm WIDE.
- PATHS 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 ADJACENT TO HOUSE TO BE 150mm WIDE WHITE STONE CHIPPINGS.
- GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW 8.5 L. UNLESS OTHERWISE NOTED.
- ALL DWELLING FRONT ENTRANCES TO HAVE LEVEL THRESHOLD.

MATERIAL REFERENCE
B2 - BRICK
B1 - BRICK / RENDER
B2 - BRICK / TILE HANGING

METER REFERENCES
G - GAS METER
E - ELECTRIC METER
W - STOP TAP

HOUSETYPE REFERENCES



LEGEND

- FOOTPATH AND PATIOS TO BE MARSHALLS UTILITY 450 x 450mm BUFF CONCRETE FLAG BUTT JOINTED, ON 50mm THICK SAND BED ON 100mm THICK LAYER OF WELL CONSOLIDATED HARDCORE.
- INDICATIVE PROPOSED TREES PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING FOR FULL DETAILS
- 1800mm HIGH BRICK WALL. SEE RSD 9001 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 (REFER TO TREE SURVEY AND CONSTRAINTS REPORT). HEDGEROW TO BE RETAINED WHERE POSSIBLE / CUT BACK WHERE NECESSARY TO ACCOMMODATE DEVELOPMENT
- SHARED SURFACE TO BE 4.5M WIDE AND BLACK TARMAC, WITH 1M WIDE FOOTPATH EACH SIDE AND FLUSH WITH THE CARRIAGEWAY. FOOTPATHS WILL BE BLOCK PAVED / PERMEABLE PAVED WITH A CONCRETE EDGE EITHER SIDE
- SEWER EASEMENT
- POST AND RAIL FENCING
- PERMEABLE BLOCK PAVING ON PRIVATE DRIVES
- PARKING BAYS / DRIVEWAYS IN TRAFFICABLE BLACK BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY STANDARDS. REFER TO CIVIL ENGINEERS DRAWINGS.

STREET CHARACTERISTICS

PRIMARY STREET

5.5m road with 1m green verge planting buffer along road on one side and 2m footpath either side

SECONDARY STREET

Shared surface (8.5m) 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

SITE DATA	
TENURE	HA
PART 9 BUILDING REGULATIONS / SECURED BY DESIGN	PART 1 & M REQUIREMENTS
PART 9 BUILDING REGULATIONS	2013
CODE FOR SUSTAINABLE HOMES	NO
ACOUSTIC REQUIREMENTS	N/A
OTHER	TBC

AH 09.03.22	PT	Pedestrian footpath moved away from 365 Ash Bank Road to provide further privacy as requested by J.C (SCC)
AG 09.03.22	PT	Two secondary roads reduced to 4.5m wide with footpaths reduced to 1m with each side and flush with the carriageway. Footpaths noted as block paved/permeable paved with a concrete edge either side. Private drives noted as block paved/permeable paved - as agreed between AB, RB and JH
AF 07.03.22	PT	Chimneys added to plots 38-40 as requested by J.C (SCC)
AE 04.03.22	PT	Layout amended in line with comments received from J.C (SCC) on 03.03.2022, and following Development team review on 04.03.22 regarding area around Plots 1-3
AD 02.03.22	PT	Attenuation pond updated, as provided by CADsquare 02.03.22
AC 01.03.22	PT	Plots 14-16 and 38-40 shown as the same arrangement
AB 24.02.22	PT	Plot 3 made dual aspect
AA 24.02.22	PT	Plot repositioning and parking provision amended in line with comments received from J.C (SCC) on 23.02.2022
Z 22.02.22	PT	Layout amended in accordance with comments received from David Plant (SCC) on 18.02.2022
Y 16.02.22	PT	Layout amended in accordance with comments received from LPA, LAP and SUDs added
X 20.01.22	PT	Southern boundary road removed and replaced with private drive
W 20.01.22	PT	Plots 60 & 61 flipped around the continue the building line along that side of the highway. secondary access cutting through the hedge line to serve plots 60-69 removed. 4 units from small parcel relocated onto larger parcel - all as requested by Homes England and the Case Officer

COUNTRYSIDE
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ASHBANK ROAD, WERRINGTON

Planning Layout

scale: 1:500
date: APRIL 21

drawn by: PT
checked:

drawing no: SKM-189-PL-01
sheet no: 1 of 1
revision: AH