ACCOMMODATION SCHEDULE

Housetype - OM	Number	SqFt	Storey Height	Bed Nos.	Total SqFt	Mid	End	Det	Total
Arun	12	759	2	2	9108		12		12
Bourne SA	1	918	2	3	918			1	1
Bourne Special	3	918	2	3	2754		2	1	3
Hollinwood	6	948	2	3	5688		6		6
Southwick	4	1131	2	4	4524		2	2	4
Southwick SA	7	1131	2	4	7917		2	5	7
Total OM	**33**				**30909**				**33**

Housetype - Affordable Rent	Number	SqFt	Storey Height	Bed Nos.	Total SqFt	Mid	End	Det	Total
Blackthorn GF	2	510	2	1	1020		2		2
Blackthorn FF	2	642	2	1	1284		2		2
Arun	6	759	2	2	4554		6		6
Bourne SA	2	918	2	3	1836		2		2
Bourne Special	3	918	2	3	2754	1	2		3
Total Affordable Rent	**15**				**11448**				**15**

Housetype - Shared Ownership	Number	SqFt	Storey Height	Bed Nos.	Total SqFt	Mid	End	Det	Total
Arun	4	759	2	2	3036		4		4
Bourne SA	1	918	2	3	918		1		1
Bourne Special	4	918	2	3	3672	1	3		4
Southwick SA	1	1131	2	4	1131			1	1
Total Shared Ownership	**10**				**8757**				**10**

Housetype - PRS	Number	SqFt	Storey Height	Bed Nos.	Total SqFt	Mid	End	Det	Total
Arun	2	759	2	2	1518		2		2
Bourne SA	4	918	2	3	3672		3	1	4
Bourne Special	6	918	2	3	5508	1	5		6
Hollinwood	2	948	2	3	1896		2		2
Southwick SA	2	1131	2	4	2262			2	2
Total PRS	**16**				**14856**				**16**
TOTAL	74				65970				74

Affordable Rent
Shared Ownership
Private Rental Sector
Open Market



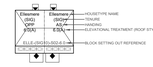
NOTES

- 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 ABUT HOUSE, TO CONSIST OF 150mm WIDE WHITE STONE CHIPPINGS.
- GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW S.S.L. UNLESS OTHERWISE NOTED.
- ALL DWELLING FRONT ENTRANCES TO HAVE LEVEL THRESHOLD.

MATERIAL REFERENCE
6.0 = BRICK
6.1 = BRICK / RENDER
6.2 = 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 0 450mm BUFF CONCRETE FLAGS 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 BS55989 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
- 1.2M HIGH BOWTOP FENCING, GALVANISED AND POWDER COATED BLACK FOR THE LAP
- PARKING BAYS / DRIVEWAYS IN TRAFFICABLE BLACK BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY STANDARDS. REFER TO CIVIL ENGINEERS DRAWINGS.
- RETAINING WALLS - HEIGHTS VARY. SEE ENGINEERING APPRAISAL LAYOUTS FOR DETAILS
- GRASSCRETE PAVING FOR FIRE TENDER ACCESS

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 (6.5m) 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 seperate from POS

SITE DATA

TENURE	HA
PART Q BUILDING REGULATIONS / SECURED BY DESIGN	PART L & M REQUIREMENTS
PART L BUILDING REGULATIONS	2013
CODE FOR SUSTAINABLE HOMES	NO
ACOUSTIC REQUIREMENTS	N/A
OTHER	TBC

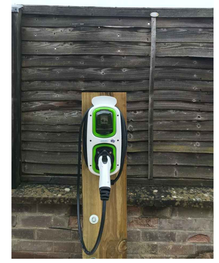
BUILDING REGULATIONS

NO GLAZING EXCEEDING 1m² TO BE INCLUDED TO ELEVATIONS WITHIN 1m OF THE BOUNDARY.

BOILER FLUES MUST DISCHARGE AT LEAST 600MM FROM THE BOUNDARY OR 1300MM FROM AN ADJACENT FLUE.

ALL DRIVES TO BE 15 TON - TO SUPPORT ACCESS FOR LARGE EMERGENCY/REFUSE VEHICLES.

- PLOTS TO INCLUDE CAR CHARGING POINT
- GRP CHIMNEY
- PLOTS TO INCLUDE BIKE LOCK/BRACKET



REMOTE PARKING BAYS
ELECTRIC CAR CHARGING POINT
FIXED TO 200MM SQ SW TREATED POST,
EACH CHARGING UNIT TO BE CONNECTED BACK TO PROPERTY USING ARMOURED CABLING WITH ISOLATOR SWITCH
FIXED WITHIN PROPERTY.

BC	01.08.22	RH Plots 59-60 tenure reference updated to PFS.
BB	27.07.22	PT Plots 21 and 22 for a Bourne SA, as requested by Sigma
BA	26.07.22	RH Pedestrian/cycle link added by plot 38.
AZ	15.07.22	KP Tenures redistributed and schedule updated.
AY	06.07.22	KP Schedule updated to show tenures and crib refs updated to suit.
AX	06.06.22	RH Fence lines thickened up between units,drives widened between plots 10-11-23-30 & 61-62,secondary road by plots 17-22 moved down to access private drive more easily, screen walls revised to plots 4,61,64,70. Parking altered to plot 70 and paths + gates added to plots 40,41,58,75, 57 + car charging points added and bike locking points.
AW	23.05.22	PT Blackthorns split from terraced units to 1no. detached block and pair of semi detached units
AV	06.05.22	PT Entrances to the two minor roads (designated as Road 2 and Road 3) amended to make them more suitable for adoption as advised by CadSquare. Grass-crete paved link added to adjoin the private drives at the south to meet the fire tender access requirements
AU	28.04.22	PT Turning head added at the end of the private drive at Plot 70. Within streetscene 23-31, drives which have a RW in between have been increased by 215mm in width to maintain 3m wide drives either side
AT	07.04.22	PT LAP amended to LEAP as requested by JC (LPA)
AS	31.03.22	PT Schedule updated as requested by JC (LPA)
AR	30.03.22	PT Access serving Plots 1-3 moved east as requested by DP (Highways LPA)
AQ	29.03.22	PT Retaining walls added as shown on engineering appraisal layouts
AP	25.03.22	RH Gabion wall added to rear of plots 1-3 to assist with soakaways in this location.
AN	24.03.22	KP Render removed from plots 7-9.
AM	18.03.22	PT Note removed as requested by RB
AL	17.03.22	PT Boundary treatments updated as requested by RB on 17.03.22
AK	16.03.22	PT Vis splays annotated. Plots 5-9 and 61-64 repositioned and slightly re-arranged to accomodate
AJ	10.03.22	PT Footpaths to parking for Plots 1-3 amended, footpath added to Plot 32. Plots 1-3 slightly repositioned
AH	09.03.22	PT Pedestrian footpath moved away from 386 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 width 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 65-69 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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site: **Ashbank Road, Werrington**

title: **Planning Layout**

scale: @A0 1:500 | drawn by: PT
date: APRIL21 | checked:

drawing no: **SKM-189-PL-01**

sheet no: | revision: **BC**

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DRAWING_LOCATION