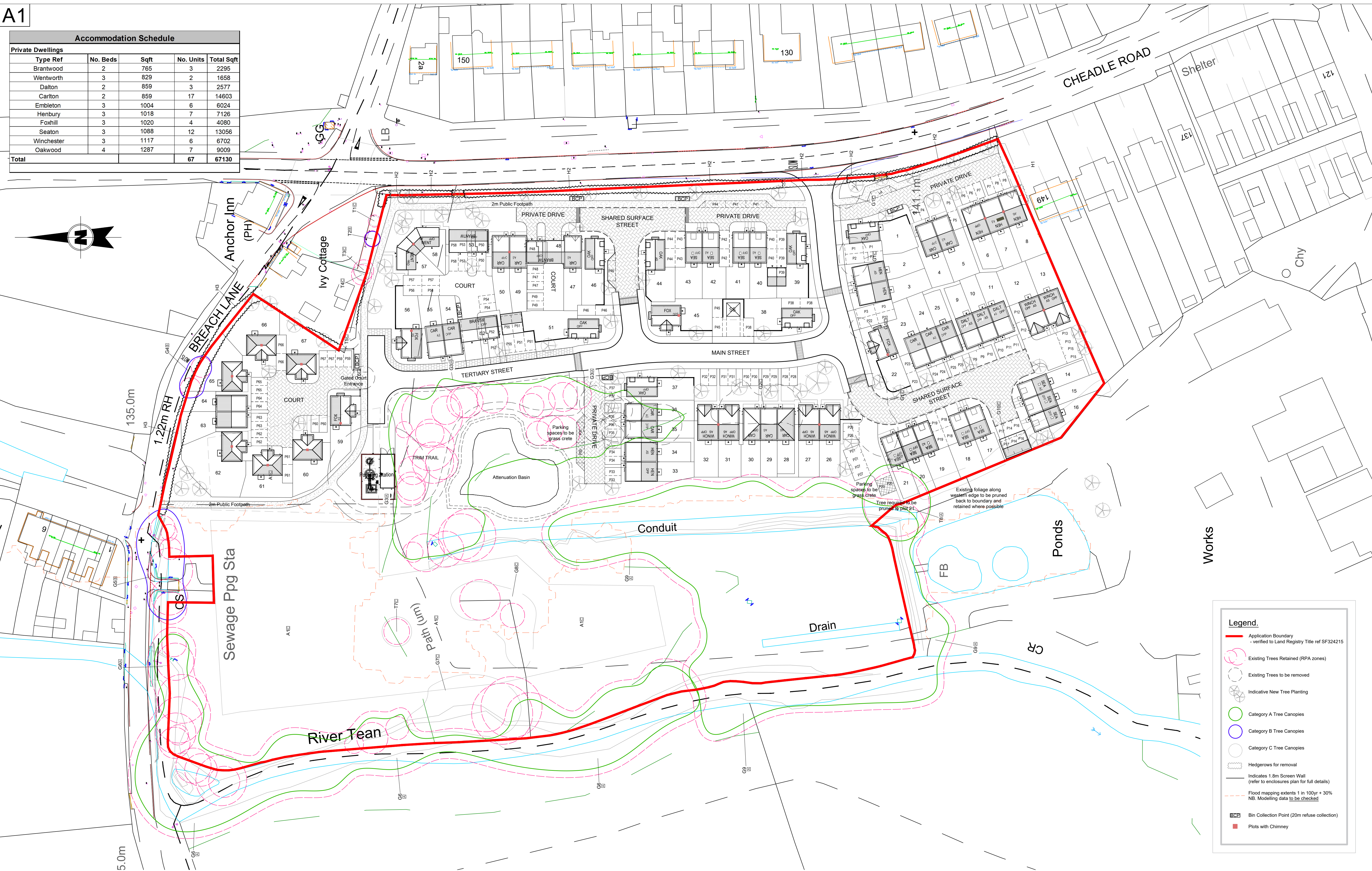


Accommodation Schedule				
Private Dwellings				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Brantwood	2	765	3	2295
Wentworth	3	829	2	1658
Dalton	2	859	3	2577
Carlton	2	859	17	14603
Embleton	3	1004	6	6024
Henbury	3	1018	7	7126
Foxhill	3	1020	4	4080
Seaton	3	1088	12	13056
Winchester	3	1117	6	6702
Oakwood	4	1287	7	9009
Total			67	67130



Legend	
—	Application Boundary - verified to Land Registry Title ref SF324215
○	Existing Trees Retained (RPA zones)
○	Existing Trees to be removed
○	Indicative New Tree Planting
○	Category A Tree Canopies
○	Category B Tree Canopies
○	Category C Tree Canopies
—	Hedgerows for removal
—	Indicates 1.8m Screen Wall (refer to enclosures plan for full details)
---	Flood mapping extents 1 in 100yr + 30% NB. Modelling data to be checked
■	Bin Collection Point (20m refuse collection)
■	Plots with Chimney

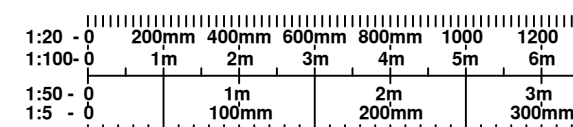
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Construction (Design & Management) Regulations, Party Wall Act, etc., whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non-compliance with afore mentioned provisions.

Revisions:

A. Courtyard area amended. Plots 17-21 changed to Seaton. Plots 27 to 30 amended. Foxhill fence lines revised, road layout and parking amended.
B. Courtyard area replanned.
C. Courtyard area replanned.
D. Planning layout revised to site red line, plots amended to accommodate unrestricted highway, pump station and site access amended to highway details.
E. Planning layout revised to include root protection areas, pdf overlay flood extent mapping with 28 plots amended to suit a new mix to accommodate site constraints.
F. Updated to clients comments received 09.09.22.
G. Updated to clients comments received 14.09.22.
H. Layout revised following LPA meeting 21.09.22, new types added, south parcel adjusted and road structure amended.
I. Layout revised in accordance with clients requested ad amendments. (PH)
K. Footpath added to Cheadle Road boundary as per highways request.
L. Minor alteration to the schedule of plots.

LP 08.03.22
LP 21.03.22
LP 22.03.22
ST 13.04.22
ST 21.04.22
LP 13.09.22
LP 14.09.22
ST 29.09.22
ST 29.11.22
PM 19.01.23
ST 10.10.23

Scale Check:



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Client: Keepmoat

Project: Cheadle Road, Upper Tean

Title: Planning Layout

Date: 02/09/2022

Drawn by: LP

Job No. A 1013

Drwg No. 01

Rev. L

Scale: 1:500 @ A1

Checked by: -



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