

1) ANTICIPATED FOUNDATION TYPES

- TS TRADITIONAL STRIP FOUNDATION**
- Bearing Strata firm to stiff, stiff CLAY.
 - Minimum depth 500mm below proposed ground level.
 - Maximum safe bearing pressure limited to 100 kN/m².
 - Refer to specific house type footing drawing.
- DTs DEEP STRIP FOUNDATION**
- Bearing Strata firm to stiff, stiff CLAY.
 - Maximum safe bearing pressure limited to 100kN/m² in firm to stiff, stiff CLAY.
 - To be used where the depth from existing ground level to formation level is less than 1.2m but from slab level, due to land raising, is greater than 1.2m but less than 3.0m.
 - Refer to specific house type footing drawing.
- TF MASS CONCRETE TRENCHFILL FOUNDATION**
- Bearing Strata firm to stiff, stiff CLAY.
 - Minimum depth 1250mm below proposed ground level.
 - Maximum safe bearing pressure limited to between 100 kN/m².
 - Refer to specific house type footing drawing.
- TFH MASS CONCRETE TRENCHFILL WITH HEAVE PRECAUTIONS**
- For plots affected by trees where required foundation depths are in excess of 1.5m for the existing height of tree, precautions should be adopted in accordance with NHBC Chapter 4.2 Clause D8 (b).
 - Refer to specific house type footing drawing.
- PH PILED FOUNDATIONS WITH ASSOCIATED REINFORCED CONCRETE GROUND BEAMS WITH HEAVE PRECAUTIONS**
- Where the maximum tree influence exceeds 2.5m a piled foundation option rather than trench/deep reinforced strips or raft foundations are to be adopted especially if site levels are raised prior to construction work commencing on the plots in question.
 - Column or line loads supported by ground beams.
 - Piles anticipated to be end bearing within the weathered bedrock strata at lengths in excess of 3.0 metres, subject to confirmation by a specialist contractor.
 - Driven piles are unlikely to be suitable in this situation due to clay heave and shallow bedrock.
 - Discussions should be held with the Local Authority to confirm that there are no noise and vibration issues due to the presence of residential properties adjacent the site boundaries.
 - Residential precautions required.
 - Refer to specific house type footing drawing.
- FOUNDATION ANOMALIES**

Indicates foundations and slabs which may be affected by trial pits, trees / hedges / former features. The foundation and slab type indicated may have to be amended and appropriate foundations and slabs adopted to suit local ground conditions exposed at the time of construction and agreed with NHBC/Local Authority Inspectors.
- NOTE: HV ELECTRIC CABLES SHOWN ON SITE AS BURIED WILL NEED TO BE DIVERTED PRIOR TO FOUNDATION CONSTRUCTION ON PLOTS 127, 138, 146, 156, 157, 160, 161, 233, 257 & 258 - 260.**
- 401344-003
● Shaft
- ## 2) SITE PLAN
- (Scale 1:500)
-
- ## LEGEND
- (All positions are approximate unless otherwise stated) (All references refer to those stated within General Notes)

KEY TO CURRENT FEATURES
(All positions are approximate unless otherwise stated)
- Surveyed tree (taken from ref. a)
 - Surveyed fence/line (taken from ref. a)
 - Surveyed top of bank (taken from ref. a)
 - Surveyed bottom of bank (taken from ref. a)
- ## KEY TO PROPOSED FEATURES
- (All positions are approximate unless otherwise stated)

 - Proposed plot locations (taken from ref. b)
 - ▭ Slab levels (taken from ref. c)
 - ▭ Slab step locations and depth (taken from ref. c)
 - ▭ Underbuild locations and depth (taken from ref. c)
 - ▭ Retaining wall and height (taken from ref. c)
 - ▭ Flag on edge and height (taken from ref. c)
 - ▭ Gravel board and height (taken from ref. c)
 - ▭ Tanking and height (taken from ref. c)
 - ▭ Site boundary (taken from ref. b)
- ## KEY TO FORMER FEATURES
- (All positions are approximate unless otherwise stated)
- KEY TO EXPLORATORY HOLES**
(All positions are approximate unless otherwise stated)

 - ✂ Trial pits excavated by Coopers: TP301 - TP308 on 08 January 2025 TP501 - TP502 on 29 January 2025
 - ✂ Window sample boreholes by Coopers: WS301 on 09 January 2025 WS302 - WS305 on 29 January 2025
 - ✂ Soakaway location ITP401 excavated by Coopers on 29 January 2025
 - ✂ Trial pits excavated by E3P: TP101 - TP118 between 18 & 19 April 2016 TP201 - TP217 on 05 October 2017 (taken from ref. e & h)
 - ✂ Rotary Boreholes RBH201 - RBH203 drilled for E3P between 04 & 05 June 2018 (taken from ref. f)
 - ✂ Rotary boreholes RBH101 - RBH103 drilled for E3P between 18 & 19 April 2016 (taken from ref. i)
 - ✂ Window sample boreholes WS101 - WS113 drilled for E3P between 18 & 19 April 2016 (taken from ref. i)
 - ✂ Dynamic Cone Penetrometer Test DCP101 - DCP106 drilled for E3P (taken from ref. h)
- ## KEY TO TREE CONTOURS
- (All positions are approximate unless otherwise stated)
- Surveyed group of trees (taken from ref. d)
 - Surveyed individual tree (taken from ref. d)
 - Surveyed hedges (taken from ref. d)
 - Indicates minimum depth of foundation required in areas affected by existing trees/hedges with a CLAY subsoil (TREES RETAINED). Not applicable to foundations in a granular subsoil.
 - Dashed lines indicate tree proposed to be removed. (NHBC Standards Chapter 4.2)
 - Denotes 1.5m foundation depth contour of existing tree height - for heave precautions. Dashed lines indicate tree proposed to be removed. (NHBC Standards Chapter 4.2)
 - Cast foundations within this zone would require prior agreement with NHBC, subject to site specific assessments of tree influence > 2.5m.
 - Note: These tree contours and heave line will require amendment should LABC be utilised as Building Control.
- NOTE: FOUNDATION RECOMMENDATIONS ASSUME THAT THE SITE IS REGRADED TO 450mm BELOW SLAB LEVEL PRIOR TO CONSTRUCTION.**
- LATEST EXTERNAL WORKS DO NOT MATCH LATEST PLANNING LAYOUT. SUBJECT TO CHANGE.**
- ## 3) GROUND GAS
- Subject to completion of Coopers ground gas investigation no precaution measures anticipated to any properties.
- ## 4) CONTAMINATION
- No remediation measures required.
- ## 5) FOUNDATION ANOMALIES
- Backfilled trial pits, or historical features (such as recorded former walls) may be encountered during foundation excavations as noted on the plot specific remarks on the table. The following procedures should be adopted where such features are encountered:
- 1) Start foundation excavations in areas of potential anomaly to locate any features present.
 - 2) When likely foundation anomaly is identified halt the foundation excavation - DO NOT attempt to dig out areas where fills may be deep.
 - 3) Record the location of the feature relative to the proposed footprint and contact Coopers for engineering design. This may include a beam design to span the feature, therefore it is imperative that the deep fills are not excavated prior to confirmation of engineering designs.
 - 4) Do not continue foundation excavations for the plot until directly advised to do so by Persimmon Office or Coopers.
- ## KEY TO CONNECTED SERVICES
- (All positions are approximate unless otherwise stated)
- High voltage electricity lines (below ground) (taken from ref. i)
 - Low voltage electricity lines (taken from ref. i)
- ## KEY TO GEOLOGICAL FEATURES
- (All positions are approximate unless otherwise stated)
- Assumed mine shaft location (taken from ref. k)
- ## 6) CORNER ID PLAN
- (Scale 1:1000)
-
- ## KEY TO CORNERS
- Front left corner
 - Rear left corner
 - Rear right corner
 - Front right corner
- 0 5 10 20 30 40 50 60 70 80 90 100
SCALE BAR (m)
- ## 7) SUB STRUCTURE READY MIX CONCRETE DESIGNATIONS BY END USE
- Use as substructure and ground floors

General Use:

 - Infill
 - Unreinforced over/under concrete below timber floors
 - Structural binding and over/under
 - In situ external concrete for drives and paths
 - In situ external concrete foundations for precast concrete paving slabs
 - Fill to wall cavity
 - Solid filling under steps
 - Floor Slab
 - House or garage with reinforced concrete floor slab, either suspended or precast.
 - House with non-reinforced slab (ground bearing) with either:
 - a) Permanent finish to be added, e.g. screed or floating floor.
 - b) No permanent finish to be added, e.g. carpet.
 - Garage with non-reinforced slab (ground bearing)

Foundations:

 - Strip foundations
 - Trench fill
 - Other mass concrete foundations
 - Reinforced concrete footing

Notes:

 - 1) Worst case sulphate conditions over the entire site are Design Sulphate Class DS-1, ACCEC Class AC-1/AC-1s, and Design Chemical Class DC-1.
 - 2) Classification and designation in accordance with NHBC guidance, Section 3.1-Table 6, and BS5900-1, 2006.
 - 3) The above conditions represent the worst case conditions identified within the testing of soils on the site.
 - 4) Any fill material to be imported onto the site should be tested and should not exceed the classifications given above.
- Ready-mixed concrete (Designation (m³))

 - GEN1
 - GEN1
 - GEN1
 - PAV1
 - GEN1
 - GEN1
 - RC35
 - GEN1
 - GEN2
 - GEN3

Footnotes:

 - 1) Some autoclaved aerated concrete blocks of a lower compressive strength and density than that quoted in the British Standards above may be suitable for foundations for two storey dwellings where the height of blockwork is less than 1250mm below finished ground level. Subject to the prior approval of the NHBC or submission of a valid Agreement Certificate from the manufacturer.
 - 2) The developer must obtain written approval from the NHBC before using lower strength and lower density concrete blocks in foundations deeper than 1250mm below finished ground level.

Drainage Pipework Requirements

Drainage Pipework to be in accordance with BS5911, assuming Design Sulphate Class, DS-1, sulfate and acid conditions and Aggressive Chemical Environment for Concrete, AC-1/AC-1s, in accordance with BRE Special Digest 1.
- CDM HIGH RISK ASSESSMENT**

FOR ALL RISKS REFER TO PERSIMMON DESIGN RISK ASSESSMENT PACKAGE
- ## GENERAL NOTES
1. This drawing is to be read in conjunction with the following:-
 - a) RJP, Donkey Lane, Cheddar, Topographical Survey, ref. PH350, dated August 2003.
 - b) Persimmon Homes, Ayr Road, Cheddar Phase 2, Planning Layout, ref. ARCH/PL/PH2, rev. W, dated 24 February 2025.
 - c) LDE, Ayr Road, Phase 2, Cheddar, External Works, 2 Sheets, ref. 822655_40-20-01-02, rev. P2, dated 05 February 2025.
 - d) Urban Green, Land at Ayr Road, Cheddar, Arboricultural Impact Assessment, ref. UG/258, dated 19 February 2025.
 - e) E3P, Ayr Road, Cheddar, Phase 2, Preliminary Site Investigation, ref. 11-156-L1, dated 28 November 2017.
 - f) E3P, Land off Ayr Road, Cheddar (Phase 2), Coal Mining Desk Based Assessment, ref. 11-156-L3, dated June 2018.
 - g) BWB, Land North of Cheddar, Froggall Road, Cheddar, Phase 1 Geo-Environmental Desk Study, ref. NTE2155/01V1, dated October 2014.
 - h) E3P, Land off Ayr Road, Cheddar, Phase 1 & Phase 2 Geo-Environmental Site Assessment, ref. 10-156-R1, dated July 2016.
 - i) National Grid, map ref. 401400, 344493, dated 03 October 2024.
 - j) Coopers, Site Investigation Report, Land at Pottery Gardens, Cheddar, ref. 8512s dated 17 March 2025.
 - k) The Coal Authority, Ayr Road, Cheddar, Ground Stability Non-Residential Report, ref. 6100270176001, dated 14 August 2019.
 2. The foundation types indicated are based upon the facts established from observations and field tests during the trial pit investigations. It should be recognised that natural strata may vary considerably from point to point and the groundwater regime may be influenced by seasonal or other factors. The foundation types indicated are therefore for GUIDANCE PURPOSES ONLY and should be constantly reviewed in the light of the actual conditions exposed on site during the construction work.
 3. The tree contours show the minimum depth required for foundations below ground level in clay soils within influencing distance of trees/hedges - i.e. trees to be retained and trees to be removed. The ground level shall be determined in accordance with the NHBC Standards Chapter 4.2 Building Near Trees.
 4. Trees or hedges which are to be planted must be considered. No allowance has been made for them on this drawing as it is assumed that any proposed trees and/or hedges will be sited to avoid affecting any proposed dwelling foundation.
 5. The shrinkability of the cohesive soil strata on this site has been determined as MEDIUM in accordance with NHBC Standards Chapter 4.2.
 6. Where necessary foundations should be stepped in accordance with current NHBC recommendations.
 7. This drawing should not be relied upon for house/yard names / references.
- ## BASIS OF ASSESSMENT AND GUIDANCE ON FOUNDATION CONSTRUCTION
- General**

 - The foundations are based upon inferring ground conditions from exploratory holes by third parties. In areas where variable ground conditions occur the precise locations of the exploratory holes would be required to allow accurate assessments of the ground conditions for plot specific assessments.
 - No information has been provided to indicate that the location of the exploratory holes have been surveyed.
 - The foundation types have been proposed based upon the developer's commercial preferences for foundation types with depths.
 - It is acknowledged that trench stability can influence the suitability of foundation construction and we would advocate trial excavations with the developer and contractors to appraise the influence, limitations and changes/measures that can be adopted.

Investigation Areas

 - Specific features from the historical Ordnance Survey maps have been accurately overlaid to disclose potential abnormal ground conditions. Specific targeting and delineation of these features are required to enable an accurate assessment.
 - The remarks section of the foundation schedule details plot specific features likely to be encountered and may include recommendations for further investigation prior to construction.
 - Where the ground conditions differ from those indicated in this drawing we would advocate the developer contact Coopers to confirm or recommend procedures for reappraisals prior to casting the foundations, and may require further ground investigation.
- External Works**

 - The foundation schedule includes specific designs to account for the proposed slab levels and underbuild.
 - Where retaining walls are proposed in close proximity to plots, the foundations may need to be constructed at the same time as the pile/drillage foundations, and specific discussions with Coopers structural engineers are recommended should potential conflicts be considered.
 - The assessments make no account of proposed utilities excavations and should deep excavations be proposed the foundation depths should be appraised to determine if these need to be set a lower level.

Tree Influence and Formation Depths

 - The tree survey (as referenced in General Note 1d) was current at the time of the original revision of this drawing. The developer should be aware that trees which are <2 mature height may be subject to substantial changes in growth over time and therefore reappraisals of tree heights and foundation depths at the time of construction/finishing may be required.
 - The tree survey dated is dated September 2017, due to the age of the survey all trees have been assumed as maximum height for this foundation assessment. A new tree survey is recommended.
 - The tree influence depths in clay strata are recorded on the foundation schedule (where applicable) and must be considered as the minimum foundation depths. Outside of these areas shallower foundations may be possible, subject to engineering approvals.
 - The foundations have set minimum formation levels from proposed ground levels in accordance with NHBC Guidance. These do not include formation depths that account for potential seasonal variations in the shallow ground conditions. Subject to the time of year of the construction, foundation depths may be increased, subject to inspection by Building Control/inspectors.
 - The foundations have not included designs to account for plant/hedge/tree planting. We would advocate the arboricultural consultants are advised to be sympathetic to the potential shrink-swell behaviour of clays (where present) and should avoid planting any trees close to buildings, and avoid all tall and/or higher water demand species, where possible.
 - Should the tree planting be considered likely to change the formation depths then this should be reappraised prior to casting foundations or planting of trees.
 - Currently the NHBC have a cut off for the maximum depth of trench/ foundation for plots which are impacted by existing trees of 2.5m. Where tree contours take foundations deeper than this depth, piled foundations should be adopted unless agreed otherwise with the NHBC.
- THIS DRAWING SHOULD ONLY BE PRINTED IN COLOUR**
- FOR GUIDANCE PURPOSES ONLY**
- | REVISION BOX | | | | | | |
|--|----------|--|---|------|--|--|
| Rev. | Date | Revision | By | Appd | | |
| A | 18.03.25 | Coopers exploratory holes added to plan. Planning layout & external works updated. Foundation table updated accordingly. | AHOS | PRS | | |
| chartered consulting engineers | | | | | | |
| Tel: 01244 684910
Email: admin@coopers.co.uk
Web: http://coopers.co.uk | | | Park House
Sandpiper Court
Chestnut Business Park
Cheddar
CH4 3QU | | | |
| Client: | | | | | | |
| Project: Pottery Gardens, Cheddar. | | | | | | |
| Title: FOUNDATION PLAN SHEET 1 OF 2 | | | | | | |
| DRAWING NUMBER: 8512 / Fd / 01 | | SCALE: At AD 1:1000, 1:500
DATE: 11.11.24
DRAWN: AH/OS
CHECKED: MW | | | | |
| REVISION: A | | | | | | |

DO NOT SCALE

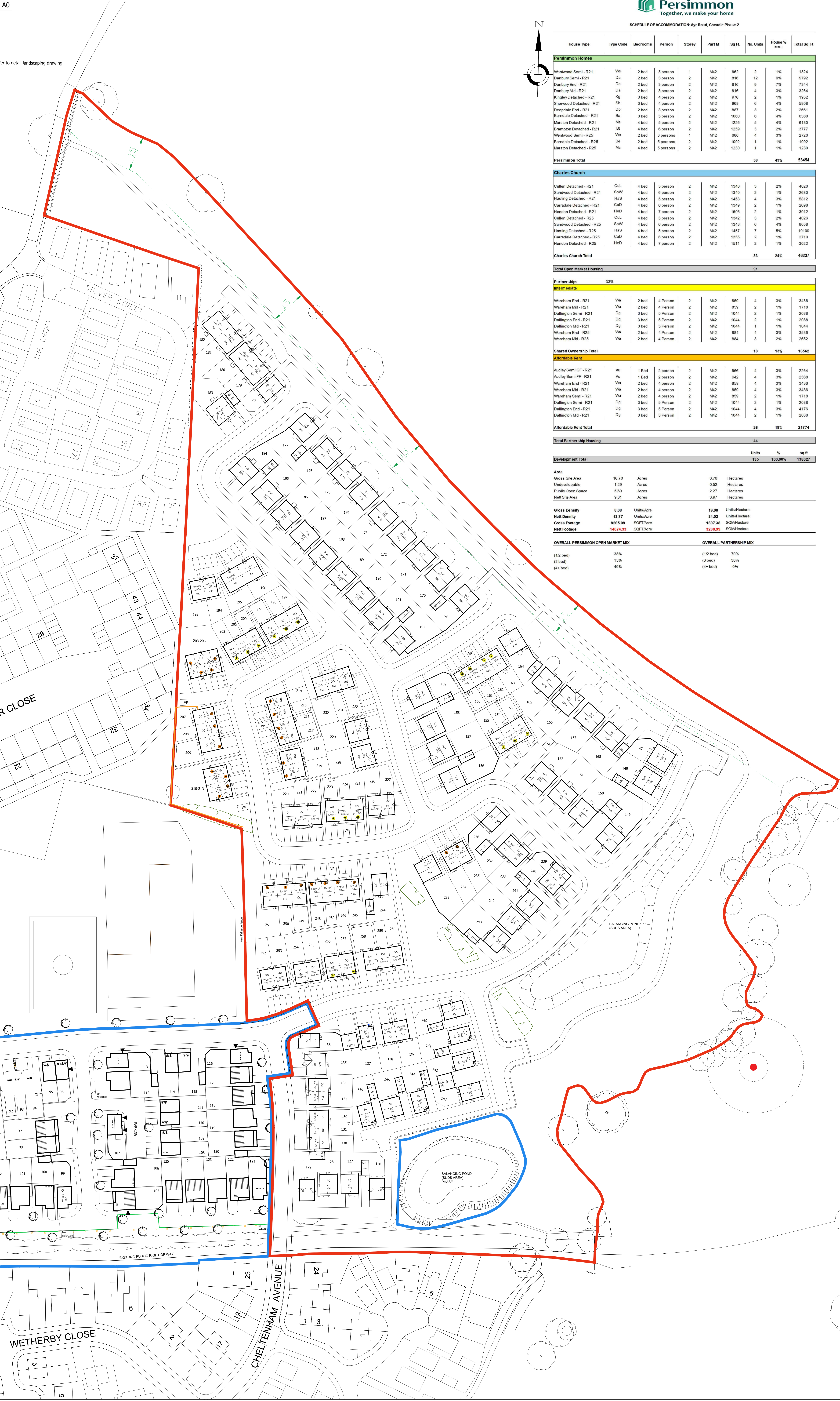
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9) SUMMARY OF ANTICIPATED FOUNDATION AND GROUND FLOOR SLAB REQUIREMENTS

Plot Ref	Existing Ground Level (at time of investigation)				Proposed Slab Level (FLL) (m)	Depth from Existing Topography to Formation Level (m)	Anticipated Formation Level				Depth from Slab Level to Formation Level				Anticipated Slab Requirements	Anticipated Foundation Requirements	Safe Bearing Pressure (kN/m²)	Anticipated Bearing Strata	Other Remarks				
	FLH (m)	RLH (m)	RRH (m)	FRH (m)			FLH (m)	RLH (m)	RRH (m)	FRH (m)	FLH (m)	RLH (m)	RRH (m)	FRH (m)									
Plot 126	161.040	161.090	161.220	161.140	161.650	0.528	160.600	160.600	160.600	160.600	0.440	0.490	0.620	0.540	1.050	1.050	1.050	1.050	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 126 garage	161.290	161.370	161.310	161.240	161.500	0.195	160.600	160.600	160.600	160.600	0.890	0.770	0.720	0.840	0.900	0.900	0.900	0.900	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 127	161.290	161.410	161.320	161.190	161.850	0.350	160.600	160.600	160.600	160.600	0.890	0.810	0.710	0.590	1.050	1.050	1.050	1.050	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 128	161.410	161.530	161.430	161.310	161.850	0.230	160.600	160.600	160.600	160.600	0.810	0.830	0.830	0.710	1.050	1.050	1.050	1.050	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 129	161.640	161.540	161.400	161.500	161.850	0.130	160.600	160.600	160.600	160.600	1.040	0.940	0.800	0.900	1.050	1.050	1.050	1.050	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 129 garage	161.790	161.650	161.590	161.720	162.050	0.363	161.150	161.000	161.000	161.150	0.640	0.650	0.590	0.570	0.900	1.050	1.050	0.900	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 130 & 132	162.090	161.920	161.630	161.810	162.200	0.337	161.150	161.150	161.150	161.150	0.940	0.770	0.480	0.660	1.050	1.050	1.050	1.050	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 133 & 134	162.330	162.150	161.960	162.130	162.500	0.367	161.450	161.450	161.450	161.450	0.880	0.700	0.510	0.680	1.050	1.050	1.050	1.050	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 135	162.570	162.420	162.190	162.380	162.900	0.513	161.850	161.850	161.400	161.400	0.720	0.570	0.780	0.980	1.050	1.050	1.050	1.050	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 136	162.790	162.700	162.530	162.670	163.500	0.828	162.390	162.390	162.120	162.250	0.400	0.400	0.400	0.420	1.110	1.200	1.370	1.250	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 136 & 137 garage	162.540	162.340	162.370	162.570	163.500	1.045	162.140	161.940	161.970	162.170	0.400	0.400	0.400	0.400	1.360	1.560	1.530	1.330	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 137	162.550	162.270	162.320	162.810	163.500	1.063	162.150	161.870	161.920	162.210	0.400	0.400	0.400	0.400	1.300	1.630	1.580	1.290	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 138 & 139	162.200	161.800	162.250	162.530	163.500	1.260	161.750	161.410	161.800	162.080	0.450	0.450	0.450	0.450	1.750	2.090	1.700	1.420	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 140	161.800	161.660	161.740	161.850	162.800	1.012	161.350	161.210	161.290	161.500	0.450	0.450	0.450	0.450	1.450	1.580	1.510	1.300	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 140 garage	161.620	161.680	161.620	161.750	162.650	0.933	161.170	161.230	161.370	161.300	0.450	0.450	0.450	0.450	1.480	1.420	1.280	1.350	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 141	161.360	161.400	161.570	161.530	162.350	0.885	160.910	160.950	161.120	161.080	0.450	0.450	0.450	0.450	1.440	1.400	1.230	1.270	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 141 garage	161.320	161.340	161.410	161.400	162.200	0.833	160.870	160.890	160.960	160.950	0.450	0.450	0.450	0.450	1.330	1.310	1.240	1.250	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 142	161.100	161.180	161.290	161.240	162.200	0.988	160.650	160.730	160.840	160.700	0.450	0.450	0.450	0.450	1.550	1.470	1.360	1.410	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 142 & 143 garage	161.060	161.130	161.230	161.180	162.050	0.960	160.610	160.680	160.760	160.730	0.450	0.450	0.450	0.450	1.440	1.370	1.270	1.320	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 143	160.990	161.090	160.880	160.800	162.200	1.322	160.540	160.610	160.690	160.660	0.450	0.450	0.450	0.450	1.660	1.590	1.790	2.050	Suspended (cast in situ)	Tt	100	Firm to stiff CLAY	
Plot 144 garage	161.290	161.410	161.320	161.220	161.950	0.640	160.840	160.960	160.870	160.770	0.450	0.450	0.450	0.450	1.110	0.990	1.080	1.180	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 144	161.220	161.430	161.270	161.100	162.100	0.845	160.770	160.880	160.820	160.690	0.450	0.450	0.450	0.450	1.330	1.120	1.280	1.450	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 145 garage	161.560	161.740	161.640	161.480	162.050	0.445	161.110	161.150	161.150	161.000	0.450	0.590	0.490	0.400	0.940	0.900	0.800	1.020	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 145	161.480	161.670	161.530	161.340	162.200	0.695	161.080	161.150	161.130	160.940	0.400	0.520	0.400	0.400	1.120	1.050	1.070	1.260	Suspended (cast in situ)	DTs	100	Firm to stiff CLAY	
Plot 145 garage	161.730	161.880	161.670	161.710	162.050	0.252	161.150	161.150	161.150	161.150	0.580	0.730	0.720	0.560	0.900	0.900	0.900	0.900	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 146	161.550	161.750	161.700	161.510	162.020	0.572	161.150	161.150	161.110	161.100	0.400	0.600	0.550	0.400	1.050	1.050	1.050	1.050	Suspended (cast in situ)	Ts	100	Firm to stiff CLAY	
Plot 147 garage	161.070	160.960	161.130	161.220	162.850	1.755	160.620	160.510	160.680	160.770	0.450	0.450	0.450	0.450	2.230	2.340	2.170	2.080	Suspended (cast in situ)	Tt	100	Firm to stiff CLAY	
Plot 147	160.740	160.970	161.140	161.020	162.800	1.833	160.290	160.520	160.690	160.570	0.450	0.450	0.450	0.450	2.510	2.280	2.110	2.230	Suspended (cast in situ)	Tt	100	Stiff CLAY	
Plot 148	160.900	161.000	160.980	160.770	162.800	1.888	160.450	160.500	160.530	160.320	0.450	0.450	0.450	0.450	2.390	2.250	2.270	2.480	Suspended (cast in situ)	Tt	100	Stiff CLAY	
Plot 148 garage	161.180	161.240	161.040	161.000	162.650	1.535	160.730	160.790	160.590	160.500	0.450	0.450	0.450	0.450	1.920	1.860	2.060	2.100	Suspended (cast in situ)	Tt	100	Stiff CLAY	
Plot 149	161.830	161.750	161.520	161.570	162.850	1.182	161.380	161.300	161.070	161.120	0.450	0.450	0.450	0.450	1.470	1.550	1.780	1.730	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 149 & 150 garage	161.920	161.600	161.570	161.730	162.700	0.995	161.470	161.150	161.120	161.280	0.450	0.450	0.450	0.450	1.230	1.550	1.580	1.420	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 150	162.150	161.900	161.940	162.030	162.850	0.845	161.700	161.450	161.580	161.500	0.450	0.450	0.450	0.450	1.150	1.400	1.360	1.270	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 151	162.350	162.100	161.920	162.180	163.000	0.863	161.900	161.650	161.470	161.730	0.450	0.450	0.450	0.450	1.100	1.350	1.530	1.270	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 152	162.680	162.480	162.160	162.410	163.000	0.573	161.950	161.950	161.710	161.950	0.730	0.510	0.450	0.450	1.050	1.050	1.290	1.050	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 153 - 155	163.170	163.420	163.270	162.810	163.500	0.212	162.450	162.450	162.300	162.160	0.720	0.970	0.450	0.450	1.050	1.050	1.200	1.340	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 156	163.930	163.770	163.520	163.710	164.000	0.067	162.950	162.950	162.950	162.950	0.980	0.820	0.570	0.780	1.050	1.050	1.050	1.050	Suspended (cast in situ)	Ts	100	Stiff CLAY	
Plot 156 garage	163.840	163.650	163.570	163.740	163.850	0.100	162.950	162.950	162.950	162.950	0.890	0.700	0.620	0.790	0.900	0.900	0.900	0.900	Suspended (cast in situ)	Ts	100	Stiff CLAY	
Plot 157	164.180	164.010	163.870	164.040	164.500	0.525	163.510	163.470	163.460	163.125	0.680	0.550	0.970	0.915	1.050	1.050	1.050	1.050	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 158	164.240	164.060	164.010	164.170	164.700	0.580	163.510	163.510	163.460	163.500	0.590	0.550	0.550	0.670	1.050	1.190	1.240	1.200	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 159 garage	164.060	163.870	163.850	164.020	164.000	0.940	163.510	163.320	163.300	163.470	0.550	0.550	0.550	0.550	1.340	1.530	1.560	1.500	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 159	164.460	164.170	164.100	164.290	165.000	0.745	163.910	163.620	163.550	163.740	0.550	0.550	0.550	0.550	1.090	1.380	1.450	1.260	Suspended (cast in situ)	DTs	100	Stiff CLAY	
Plot 160 - 163	163.030	162.870	163.890	163.790	164.300	0.968	162.580	162.420	163.240	163.200</													

fer to detail landscaping drawing



SCHEDULE OF ACCOMMODATION: Ayre Road, Cheadle Phase 2

House Type	Type Code	Bedrooms	Person	Storey	Part M	Sq Ft.	No. Units	House % (new)	Total Sq. Ft.
Persimmon Homes									
Wentwood Semi - R21	Wle	2 bed	3 person	1	M42	662	2	1%	1324
Darbury End - R21	Da	2 bed	3 person	2	M42	816	12	6%	9792
Darbury End - R21	Da	2 bed	3 person	2	M42	816	9	7%	7344
Darbury Mid - R21	Da	2 bed	3 person	2	M42	816	4	3%	3264
Kingley Detached - R21	Kg	3 bed	4 person	2	M42	976	2	1%	1952
Sherwood Detached - R21	Sh	3 bed	4 person	2	M42	988	6	4%	5808
Deepdale End - R21	Dp	2 bed	3 person	2	M42	887	3	2%	2661
Barnside Detached - R21	Ba	3 bed	5 person	2	M42	1080	6	4%	6360
Marston Detached - R21	Ma	4 bed	5 person	2	M42	1226	5	4%	6130
Brampton Detached - R21	Br	4 bed	6 person	2	M42	1259	3	2%	3777
Wentwood Semi - R25	Wle	2 bed	3 persons	1	M42	680	4	3%	2720
Barnside Detached - R25	Be	2 bed	5 persons	2	M42	1092	1	1%	1092
Marston Detached - R25	Ma	4 bed	5 persons	2	M42	1230	1	1%	1230
Persimmon Total							58	43%	53454

Charles Church									
Cullen Detached - R21	CuL	4 bed	5 person	2	M42	1340	3	2%	4020
Sandwood Detached - R21	SnW	4 bed	6 person	2	M42	1340	2	1%	2680
Hasting Detached - R21	Has	4 bed	5 person	2	M42	1453	4	3%	5812
Carradale Detached - R21	CaD	4 bed	6 person	2	M42	1349	2	1%	2698
Hendon Detached - R21	HeD	4 bed	7 person	2	M42	1506	2	1%	3012
Cullen Detached - R25	CuL	4 bed	5 person	2	M42	1342	3	2%	4026
Sandwood Detached - R25	SnW	4 bed	6 person	2	M42	1343	6	4%	8058
Hasting Detached - R25	Has	4 bed	5 person	2	M42	1457	7	5%	10199
Carradale Detached - R25	CaD	4 bed	6 person	2	M42	1355	2	1%	2710
Hendon Detached - R25	HeD	4 bed	7 person	2	M42	1511	2	1%	3022
Charles Church Total							33	24%	46237

Total Open Market Housing			91	
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Partnerships									
Intermediate									
Wareham End - R21	Wa	2 bed	4 Person	2	M42	859	4	3%	3436
Wareham Mid - R21	Wa	2 bed	4 Person	2	M42	859	2	1%	1718
Dallington Semi - R21	Dg	3 bed	5 Person	2	M42	1044	2	1%	2088
Dallington End - R21	Dg	3 bed	5 Person	2	M42	1044	2	1%	2088
Dallington Mid - R21	Dg	3 bed	5 Person	2	M42	1044	1	1%	1044
Wareham End - R25	Wa	2 bed	4 Person	2	M42	884	4	3%	3536
Wareham Mid - R25	Wa	2 bed	4 Person	2	M42	884	3	2%	2652

Shared Ownership Total			18	
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Affordable Rent									
Audley Semi GF - R21	Au	1 bed	2 person	2	M42	588	4	3%	2354
Audley Semi FF - R21	Au	1 bed	2 person	2	M42	642	4	3%	2568
Wareham End - R21	Wa	2 bed	4 person	2	M42	859	4	3%	3436
Wareham Mid - R21	Wa	2 bed	4 person	2	M42	859	4	3%	3436
Wareham Semi - R21	Wa	2 bed	4 person	2	M42	859	2	1%	1718
Dallington Semi - R21	Dg	3 bed	5 Person	2	M42	1044	2	1%	2088
Dallington End - R21	Dg	3 bed	5 Person	2	M42	1044	4	3%	4176
Dallington Mid - R21	Dg	3 bed	5 Person	2	M42	1044	2	1%	2088
Affordable Rent Total							26	19%	21774

Total Partnership Housing			44	
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Development Total			135	
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Area		Units		%	sq.ft
Gross Site Area	16.70	Acre	6.76	Hectares	
Undevelopable	1.29	Acre	0.52	Hectares	
Public Open Space	5.80	Acre	2.27	Hectares	
Net Site Area	9.81	Acre	3.97	Hectares	

Gross Density		Units/Hectare		19.98	Units/Hectare
Net Density		Units/Hectare		34.02	Units/Hectare
Gross Footage		SQFT/Acre		1897.38	SQM/Hectare
Net Footage		SQFT/Acre		3230.99	SQM/Hectare

OVERALL PERSIMMON OPEN MARKET MIX			OVERALL PARTNERSHIP MIX		
(1/2 bed)	38%	(1/2 bed)	70%		
(3 bed)	15%	(3 bed)	30%		
(4+ bed)	46%	(4+ bed)	0%		

A	MIX REVISED	SDA	29.09.20
B	MIX/END/SEMI ADDED TO SCHEDULE	SDA	30.09.20
C	CHARLES CHURCH ADDED	SDA	16.08.21
D	Affordable house type revision	SDA	11.10.21
E	4 Darbury rent (plots 71,72,73, 120) made intermediate	SDA	19.10.21
F	Acoustic Fence Added	CF	28.10.21
G	Phase 2 Pond added	RH	03.11.21
H	R21 Reach CC and PH Plots	CF	29.06.22
I	Amendments to boundary treatments following planning comments	CF	12.07.22
J	Amendments to Charles Church area following planning comments	CF	13.07.22
K	Amended to landscape comments	SDA	17.08.22
L	Amended to landscape comments	SDA	26.08.22
M	Darbury - shown on accommodation schedule	RH	07.10.22
N	R25 House types added	SDA	14.02.24
O	Charles Church Affordable Units Added	RH	12.03.24
P	Schedule updated, Dan & Ann R25 noted	SDA	27.03.24
Q	Plots 237-245 amended to suit layout review comments, Footpath to the south amended in line with level requirements	CF	31.07.24
R	Footpaths shown to plots, parking updated to reflect local authority requirements, Affordable plots and mix updated in line with requirements	CF	05.08.24
S	Affordable Mix amended in line with Policy Requirements, Plot numbering corrected, Accommodation Schedule updated	CF	12.08.24
T	POS Footpath removed from 15m ecology buffer	RH	26.09.24
U	POS Footpath removed amended following engineering comments regarding levels on SUDS pond	RH	02.10.24
V	Existing properties updated around Silver Street	RH	08.11.24
W	Plots 156-159, 169-172, 188-229 changed to R21, Barnwood's also changed to Barnside	RH	24.02.25

FOR TREE & HEDGE PLANTING
REFER TO LANDSCAPING DETAIL
PLANS

Phase 2 application boundary

Phase 1 approved site (Under construction)

8m Buffer to Cecily Brook

15m Landscape Buffer North-East

15m Landscape Buffer South-East

30m Buffer to dwellings

Affordable rent affordable

Intermediate affordable