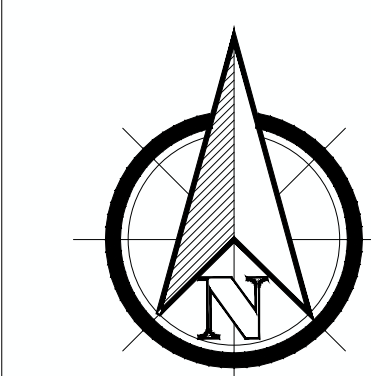




| Revisions | Description                                                                                                                                      | Date     | Initial |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| J         | Affordable plots indicated, accommodation schedule updated.                                                                                      | 24.06.21 | MG      |
| K         | Updated to suit latest planning comments. Nodal point amended.                                                                                   | 08.09.21 | MG      |
| L         | Updated to suit latest S278 drawing.                                                                                                             | 17.09.21 | MG      |
| M         | Fox Clump survey added, footpath amended.                                                                                                        | 08.12.21 | MG      |
| N         | Landscaping added, S278 design amended.                                                                                                          | 13.01.22 | MG      |
| O         | Stone Wall position amended and landscaping updated to suit.                                                                                     | 28.07.22 | BB      |
| P         | Plots with Acoustic Mitigation Measures shown in accordance with report by REC LTD.                                                              | 27.09.22 | BB      |
| Q         | Affordable Plots 26-29 reallocated to Plots 213-216 as agreed with the LPA on 07/11/22                                                           | 08.11.22 | BB      |
| R         | Plots 343-350 revised to Timber Frame Construction, layout adjusted and schedule of accommodation amended to suit.                               | 19.12.22 | BB      |
| S         | Layout amended in line with revised Stone Wall design.                                                                                           | 30.03.23 | BB      |
| T         | Substation dimensions amended to suit X Type required for site supply. Latest TEP drawing incorporated.                                          | 02.05.23 | BB      |
| U         | Updated in line with Hard Surfacing revisions and path connections around Fox Clump.                                                             | 14.08.23 | BB      |
| V         | Footpath to Pond re-aligned to existing on-site co-ordinates. Paths altered to Plots 222 & 343.                                                  | 08.12.23 | BB      |
| W         | Affordable Tenures removed and lighting bollard to Plots 199 and 232 removed. Lighting bollard to Plot 69 shown following comments from the LPA. | 17.04.24 | BB      |

## SITE PLAN

## Legend

- Line to delineate application site boundary.
- Access / Door To dwelling.
- Access / Door To garage.
- Marshalls Traditional tegula paved adoptable roads to 'Lanes' as detailed to engineers specification
- Contrasting Marshalls Silver Grey Conservation Blocks to Traffic Calming Measures on 'Lanes' to engineers specification
- Shared Private Drives in Marshalls Traditional Tegula Paving finish to Engineers Specification
- Raise table to adopted highway in Black tarmac with contrasting stone chipping's to engineers specification
- Ramp & rumble strip after courtesy crossing in contrasting Silver Grey Marshalls Conservation Block. Crossing point is Marshalls regular paving to adopted highway to engineers specification
- Rumble strip to adopted highway in contrasting Silver Grey Marshalls Conservation Block paving to engineers specification
- 1800mm high curved Brick wall
- 1800mm high brick wall
- 1800mm high close boarded fence
- Refer to drawings SW-01
- 1800mm high close boarded fence
- Refer to drawing SF-01
- Timber gates to be erected to rear gardens. (as indicated on site layout).
- Indicative position of proposed structured hedgerow planting to define plot boundary ownership, parking areas and open space (Refer to Landscape Layout for further details).
- Indicative position of new tree planting & soft landscaping to private plot courtyard. (Refer to Landscape Layout for further details).
- Proposed new free planting & soft landscaping to grass verge of 'Residential Avenues', 'Access Street' adopted highway & open space areas (Refer to Landscape Layout & engineers drawings for further details).
- Proposed new landscaping (Refer to Landscape Layout & engineers drawings for further details).
- Existing Stone Wall fronting Fox Bank Lane to be removed to facilitate proposed development highway entrance. Stone Wall reconstructed with feature piers to newly proposed development highway entrance & into development as detailed.
- Proposed Nodal feature areas with seating (Refer to Landscape Layout for further details).
- Proposed footpath links from feature nodal areas running around the periphery of Fox' Clump and wider development. Footpath to be constructed of gravel and timber edgings.
- Proposed informal footpath links from feature nodal areas running through Fox' Clump. Footpath to be constructed of gravel and timber edgings. Actual extent and location dependent on site survey and assessment of ground conditions/tree location. To Fox' Clump.
- Proposed Brick built Sub Station with tied roof (Refer to Materials Layout for further details).
- Proposed Pumping Station location to engineers drawings & specification
- Proposed 10m stand off from Fox' Clump in line with Arboricultural consultant recommendations
- Denotes character areas - refer to materials layout and house type elevations

- Denotes Acoustic Treatment to Plot, refer to Acoustic Report by REC LTD. Ref: AC108594-LR10.
- Denotes EV Charging point. Wall or fence mounted.
- Denotes EV Charging point to remote parking bays - duct and supply from house.
- Denotes ducting for EV charger - supplied from plot.
- Denotes private bollard lighting - supplied from adjacent plot. Bollard to be ASK Pathfinder or similar.
- Denotes ducting for private bollard lighting - supplied from adjacent plot.
- Denotes cycle storage - position may vary on site due to levels.

## Schedule of Accommodation

| PD Units |                 |         |        |     |                       |                      |           |                             |                            |  |
|----------|-----------------|---------|--------|-----|-----------------------|----------------------|-----------|-----------------------------|----------------------------|--|
| Code     | House Type      | Parking | Storey | Bed | Gross ft <sup>2</sup> | Nett ft <sup>2</sup> | Total No. | Total Gross ft <sup>2</sup> | Total Nett ft <sup>2</sup> |  |
| PA34     | Gosford         | Space   | 2      | 3   | 866                   | 852                  | 46        | 39836                       | 39192                      |  |
| PT36     | Easedale Semi   | Space   | 2      | 3   | 931                   | 917                  | 11        | 10241                       | 10087                      |  |
| PD30     | Amersham        | Int G   | 2      | 3   | 990                   | 975                  | 18        | 17820                       | 17550                      |  |
| NB31     | Braxton         | Space   | 2.5    | 3   | 1092                  | 1070                 | 54        | 58968                       | 57780                      |  |
| PA42     | Lydford D.      | Det SG  | 2      | 4   | 1099                  | 1083                 | 54        | 59346                       | 58482                      |  |
| NT41     | Trusdale        | Det SG  | 2      | 4   | 1243                  | 1226                 | 19        | 23617                       | 23294                      |  |
| NB41     | Elliston        | Space   | 2.5    | 4   | 1249                  | 1227                 | 22        | 27473                       | 26994                      |  |
| ND40     | Coltham         | Int G   | 2      | 4   | 1259                  | 1241                 | 48        | 60432                       | 59568                      |  |
| NA44     | Manford         | Det SG  | 2      | 3   | 1385                  | 1368                 | 22        | 30470                       | 30096                      |  |
| NT42     | Waysdale        | Det SG  | 2      | 4   | 1549                  | 1525                 | 4         | 6196                        | 6100                       |  |
| TN331    | Braxton (TF)    | Space   | 2.5    | 3   | 1092                  | 1070                 | 4         | 4368                        | 4280                       |  |
| TA42     | Lydford D. (TF) | Det SG  | 2      | 4   | 1099                  | 1083                 | 1         | 1099                        | 1083                       |  |
| TN40     | Coltham (TF)    | Int G   | 2      | 4   | 1259                  | 1241                 | 1         | 1259                        | 1241                       |  |
| TN444    | Manford (TF)    | Det SG  | 2      | 4   | 1385                  | 1368                 | 1         | 1385                        | 1368                       |  |
| TN42     | Waysdale (TF)   | Det SG  | 2      | 4   | 1549                  | 1525                 | 1         | 1549                        | 1525                       |  |
|          |                 |         |        |     |                       |                      | 306       | 340064                      | 338640                     |  |

## PH Units

| Code | House Type    | Parking | Storey | Bed | Gross ft <sup>2</sup> | Nett ft <sup>2</sup> | Total No. | Total Gross ft <sup>2</sup> | Total Nett ft <sup>2</sup> |
|------|---------------|---------|--------|-----|-----------------------|----------------------|-----------|-----------------------------|----------------------------|
| PA34 | Gosford       | Space   | 2      | 3   | 866                   | 852                  | 27        | 23382                       | 23004                      |
| PT36 | Easedale Semi | Space   | 2      | 3   | 931                   | 917                  | 3         | 2793                        | 2751                       |
| NB31 | Braxton       | Space   | 2.5    | 3   | 1092                  | 1070                 | 14        | 15288                       | 14980                      |
|      |               |         |        |     |                       |                      | 44        | 41463                       | 40735                      |

## Site Total

|                  |       |             |  |  |  |  |         |                |        |
|------------------|-------|-------------|--|--|--|--|---------|----------------|--------|
|                  |       |             |  |  |  |  | 350     | 385527         | 379375 |
| Gross Site Area: | 40.04 | Acres       |  |  |  |  | 16.20   | Hectares       |        |
| Nett Site Area:  | 24.55 | Acres       |  |  |  |  | 9.94    | Hectares       |        |
| Density          | 14.26 | Units/Acres |  |  |  |  | 35.23   | Units/Hectares |        |
| Coverage         | 15704 | sqft/Acres  |  |  |  |  | 3605.05 | sqm/Hectares   |        |

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**FOX WOOD  
GARDEN VILLAGE**

**PLANNING LAYOUT**

**CONSTRUCTION**

| DATE           | SCALE       | DATE     | SCALE | DATE  | SCALE |
|----------------|-------------|----------|-------|-------|-------|
| 1:500 @ A0     |             | 15/02/19 |       | AD/MG |       |
| DRAWING NUMBER | DRAWING NO. | REVISION |       |       |       |
| 20285          | PLA         | 01       | W     |       |       |