

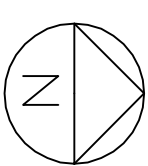
All site dimensions shall be verified by the contractor on site prior to work commencing.

Do not scale from this drawing.

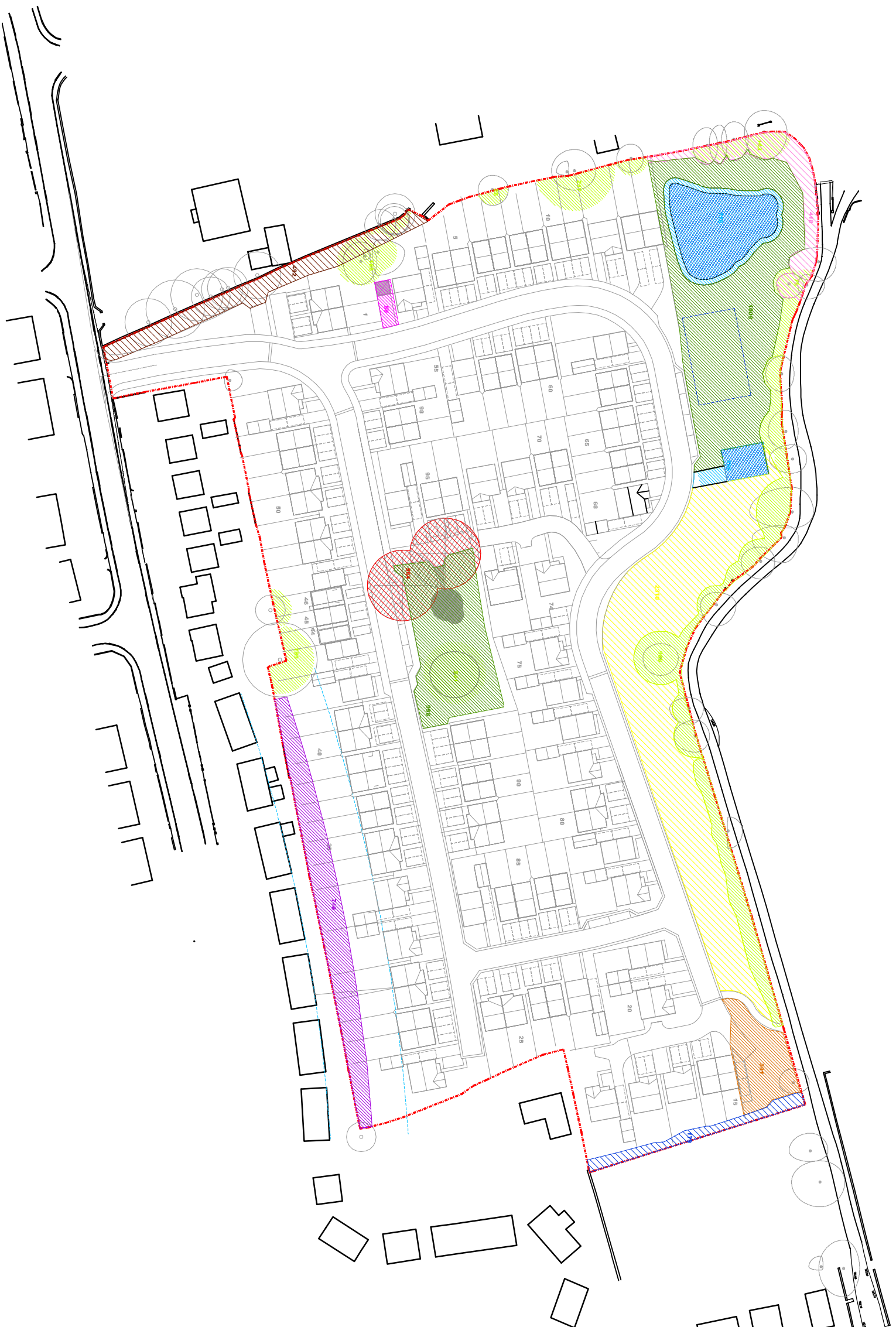
Only work to written dimensions.

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NOTES



Site layout subject to detailed level and topographical review. Refer to engineers drawings for levels and details. For landscaping details refer to landscape architects drawings and details.



SITE AREAS

— SITE AREA 3,6019 HA

POLICY CONSTRAINTS:

Dwelling separation distances additional to that required by national policy 0.07748 ha

Retention of potential access route to adjoining land 0.0391 ha

PHYSICAL CONSTRAINTS:

Topographical levels and gradient 0.2310 ha

Tree protection areas 0.2065 ha

Mike exclusion zones 0.0564 ha

SUDS & Drainage Infrastructure 0.0892 ha

PROW 0.2492 ha

Hedgerow with high ecological importance 0.0779 ha

Enhancement to Spent Valley Trail and PROW for ecological improvement 0.0418 ha

SCHEME CONSTRAINTS:

Substation 0.0059 ha

Total Constraints 0.8118 HA

NETT DEVELOPMENT AREA (site area - constraints) 2.7882 HA

DEVELOPMENT DENSITY (based on nett developable area) 35.14 dwelling per hectare

On-site POS provision 0.2767 ha

Rev. C	Issued to client/plan	23.11.19	GP/BJ
Rev. B	Issued to contractor	14.07.19	GP/BJ
Rev. A	Issued to contractor	03.04.19	GP/BJ
Rev. 001	Scale of Rev. 001	1:500	GP/BJ

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SKETCH

PROJECT: PROPOSED DEVELOPMENT
GOMERSHALL FERRAND LANE

TITLE: PROPOSED SITE PLAN
SITE DENSITY

DRAWINGS: 1332 SK 20C

BLOCKS: DPE DATE: MAY 2019

SCALE: 1:250

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