



Playing Field

| SCHEDULE OF ACCOMMODATION                                                    |                                    |                           |                            |            |               |
|------------------------------------------------------------------------------|------------------------------------|---------------------------|----------------------------|------------|---------------|
| HOUSETYPE                                                                    | DESCRIPTION                        | SQFT                      | NUMBER                     | PERCENTAGE |               |
| <b>Northfield/Prestal</b>                                                    |                                    |                           |                            |            |               |
| PT18                                                                         | 1 Bed Apartment in 2 Storey Duplex | 581 SQFT                  | 4                          | 6.36       |               |
| Quarry (Affordable)                                                          | 3 Bed 2 Storey End & Mid-Terrace   | 705 SQFT                  | 7                          | 11.48      |               |
| Highfield (Affordable)                                                       | 3 Bed 2 Storey End-Terrace         | 831 SQFT                  | 4                          | 6.56       |               |
| Harley                                                                       | 3 Bed 2 Storey Semi-Detached       | 975 SQFT                  | 4                          | 6.56       |               |
| Lewisham                                                                     | 3 Bed 2 Storey                     | 1130 SQFT                 | 2                          | 3.28       |               |
| Whitby                                                                       | 3 Bed 2 Storey                     | 1245 SQFT                 | 3                          | 4.92       |               |
| Camelbury                                                                    | 4 Bed 2 Storey                     | 1332 SQFT                 | 3                          | 4.92       |               |
| Waverhampton                                                                 | 4 Bed 2 Storey                     | 1354 SQFT                 | 4                          | 6.56       |               |
| Newton                                                                       | 4 Bed 2 Storey                     | 1473 SQFT                 | 6                          | 9.84       |               |
| Salsbury                                                                     | 4 Bed 2 Storey                     | 1570 SQFT                 | 7                          | 11.48      |               |
| Wormwood                                                                     | 4 Bed 2 Storey                     | 1678 SQFT                 | 3                          | 4.92       |               |
| Walsby                                                                       | 4 Bed 2 Storey                     | 1711 SQFT                 | 7                          | 11.48      |               |
| Carbridge                                                                    | 4 Bed 2 Storey                     | 1872 SQFT                 | 2                          | 3.28       |               |
| Walsby                                                                       | 4 Bed 2 Storey                     | 1985 SQFT                 | 5                          | 8.20       |               |
|                                                                              |                                    | <b>Total</b>              | <b>8088</b>                | <b>51</b>  | <b>100.00</b> |
| <b>Southern/Prestal</b>                                                      |                                    |                           |                            |            |               |
| PT18                                                                         | 1 Bed Apartment in 2 Storey Duplex | 581 SQFT                  | 4                          | 5.63       |               |
| Quarry (Affordable)                                                          | 3 Bed 2 Storey End & Mid-Terrace   | 705 SQFT                  | 9                          | 15.68      |               |
| Highfield (Affordable)                                                       | 3 Bed 2 Storey End-Terrace         | 821 SQFT                  | 4                          | 5.63       |               |
| Harley                                                                       | 3 Bed 2 Storey Semi-Detached       | 975 SQFT                  | 1                          | 1.41       |               |
| Walsby                                                                       | 3 Bed 2 Storey                     | 1130 SQFT                 | 10                         | 17.27      |               |
| Walsby                                                                       | 3 Bed 2 Storey                     | 1245 SQFT                 | 3                          | 7.50       |               |
| Camelbury                                                                    | 4 Bed 2 Storey                     | 1332 SQFT                 | 4                          | 5.63       |               |
| Whitby                                                                       | 4 Bed 2 Storey                     | 1345 SQFT                 | 6                          | 8.45       |               |
| Camelbury                                                                    | 4 Bed 2 Storey                     | 1332 SQFT                 | 4                          | 5.63       |               |
| Waverhampton                                                                 | 4 Bed 2 Storey                     | 1471 SQFT                 | 5                          | 7.94       |               |
| Newton                                                                       | 4 Bed 2 Storey                     | 1473 SQFT                 | 7                          | 8.86       |               |
| Salsbury                                                                     | 4 Bed 2 Storey                     | 1570 SQFT                 | 2                          | 2.82       |               |
| Wormwood                                                                     | 4 Bed 2 Storey                     | 1578 SQFT                 | 5                          | 7.94       |               |
| Walsby                                                                       | 4 Bed 2 Storey                     | 1711 SQFT                 | 5                          | 7.94       |               |
| Carbridge                                                                    | 4 Bed 2 Storey                     | 1872 SQFT                 | 4                          | 5.63       |               |
| Walsby                                                                       | 4 Bed 2 Storey                     | 1985 SQFT                 | 4                          | 5.63       |               |
|                                                                              |                                    | <b>Total</b>              | <b>16848</b>               | <b>71</b>  | <b>170.27</b> |
| <b>TOTAL</b>                                                                 |                                    | <b>16888</b>              | <b>SQFT</b>                | <b>123</b> |               |
| <b>NETT SITE AREA</b>                                                        |                                    |                           |                            |            |               |
| <b>Gross Site Area</b>                                                       |                                    | <b>15.43 Acres</b>        | <b>6.34 Hectares</b>       |            |               |
| <b>Highfield</b>                                                             |                                    | <b>2.86 Acres</b>         | <b>1.16 Hectares</b>       |            |               |
| <b>Single Sided Road</b>                                                     |                                    | <b>0.34 Acres</b>         | <b>0.14 Hectares</b>       |            |               |
| <b>On-Transit Stop</b>                                                       |                                    | <b>0.13 Acres</b>         | <b>0.05 Hectares</b>       |            |               |
| <b>Undevelopable: Entrances, Exiting Landscaping, Car Park, Pump Station</b> |                                    | <b>0.77 Acres</b>         | <b>0.31 Hectares</b>       |            |               |
| <b>NETT SITE AREA</b>                                                        |                                    | <b>11.33 ACRES</b>        | <b>4.68 HECTARES</b>       |            |               |
| <b>Gross Density</b>                                                         |                                    | <b>6.55 UNITS/ACRE</b>    | <b>21.14 UNITS/HECTARE</b> |            |               |
| <b>NETT DENSITY</b>                                                          |                                    | <b>11.68 UNITS/ACRE</b>   | <b>38.79 UNITS/HECTARE</b> |            |               |
| <b>Gross Footage</b>                                                         |                                    | <b>10918.25 SQFT/acre</b> | <b>2483.51 SQM/Hectare</b> |            |               |
| <b>NETT FOOTAGE</b>                                                          |                                    | <b>14723.16 SQFT/acre</b> | <b>3382.22 SQM/Hectare</b> |            |               |

- Key:**
- Site Boundary
  - 1.8m high boundary fence
  - 1.8m high screen wall / fence
  - Private Drive
  - Visibility Splays - 2.4x70m to Site Entrances
  - Indicative Landscaping
  - Number of parking spaces proposed to Dwellings noted thus. In accordance with WCBC LPGA 16 this does not include parking within a garage. All garage internal dimensions, both detached and integral, to be in excess of 2.7x5.5m. All driveways to be minimum length of 5.5m where in front of a garage, all in accordance with WCBC LPGA 16 minimum standards.
  - Parking space allocation to Dwellings in leu of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC LPGA 16.
  - Knee rails to parking bays to Highfield & Oakley Housestypes
  - Affordable Housing
  - Existing retained hedges/landscaping
  - Refer to Croft designs for Pathway links



| Rev: | Description:                                             | Date:    |
|------|----------------------------------------------------------|----------|
| A    | Amended in line with Planning Officers comments          | 11/12/20 |
| B    | Sub station added                                        | 18/01/21 |
| C    | Amends following meeting with Planning Officer           | 22/03/21 |
| D    | Further amends                                           | 13/04/21 |
| E    | Amends following meeting with Planning Officer           | 23/04/21 |
| F    | Turning heads shown by plots 76 and 96                   | 05/05/21 |
| G    | Further amends                                           | 12/05/21 |
| H    | Pump Station Position amended to accommodate 14m drive.  | 16/08/21 |
| I    | -----                                                    | -----    |
| J    | Pump Station and basins indicated on the Southern Parcel | 01/12/23 |
| K    | Suds basin near pumping station no longer required       | 03/01/24 |



Castle Green,  
Unit 20,  
St. Asaph Business Park,  
Fford Richard Davies, St Asaph,  
Denbighshire, LL17 0LJ.  
Tel. 01745 536677

Site:

Rossett Road, Rossett

Title:

Site Layout

Scale:

1:500@A0

Date:

21/07/2020

Ref:

ROSSRD-SL.01

Rev:

K