



Playing Field

| SCHEDULE OF ACCOMMODATION                                        |                                    |                           |                            |               |
|------------------------------------------------------------------|------------------------------------|---------------------------|----------------------------|---------------|
| HOUSETYPE                                                        | DESCRIPTION                        | SOFT                      | MANNER                     | PERCENTAGE    |
| <b>Northfield Parcel</b>                                         |                                    |                           |                            |               |
| Oakley (Affordable)                                              | 2 Bed, 2 Storey End, 6 Met Terrace | 706 SOFT                  | 9                          | 14.75         |
| Highfield (Affordable)                                           | 3 Bed, 2 Storey End Terrace        | 821 SOFT                  | 6                          | 9.84          |
| Melrose                                                          | 3 Bed, 2 Storey Semi Detached      | 979 SOFT                  | 2                          | 3.28          |
| Casham                                                           | 3 Bed, 2 Storey                    | 1130 SOFT                 | 2                          | 3.28          |
| Ashbury                                                          | 3 Bed, 2 Storey                    | 1245 SOFT                 | 3                          | 4.92          |
| Canterbury                                                       | 4 Bed, 2 Storey                    | 1332 SOFT                 | 2                          | 3.28          |
| Weatherington                                                    | 4 Bed, 2 Storey                    | 1502 SOFT                 | 2                          | 3.28          |
| Waverth                                                          | 4 Bed, 2 Storey                    | 1585 SOFT                 | 5                          | 8.20          |
| Walsley                                                          | 4 Bed, 2 Storey                    | 1470 SOFT                 | 5                          | 9.84          |
| Salsbury                                                         | 4 Bed, 2 Storey                    | 1570 SOFT                 | 5                          | 8.20          |
| Walsley                                                          | 4 Bed, 2 Storey                    | 1662 SOFT                 | 6                          | 11.11         |
| Wray                                                             | 4 Bed, 2 Storey                    | 1671 SOFT                 | 6                          | 9.84          |
| Canterbury                                                       | 4 Bed, 2 Storey                    | 1852 SOFT                 | 1                          | 1.84          |
| Walsley                                                          | 4 Bed, 2 Storey                    | 1827 SOFT                 | 1                          | 1.84          |
| Ashbourne                                                        | 4 Bed, 2 Storey                    | 1989 SOFT                 | 3                          | 6.92          |
| <b>Total</b>                                                     |                                    | <b>12448</b>              | <b>61</b>                  | <b>100.00</b> |
| <b>Southfield Parcel</b>                                         |                                    |                           |                            |               |
| Oakley (Affordable)                                              | 2 Bed, 2 Storey End, 6 Met Terrace | 706 SOFT                  | 12                         | 16.90         |
| Highfield (Affordable)                                           | 3 Bed, 2 Storey End Terrace        | 821 SOFT                  | 6                          | 8.45          |
| Melrose                                                          | 3 Bed, 2 Storey Semi Detached      | 979 SOFT                  | 6                          | 8.45          |
| Casham                                                           | 3 Bed, 2 Storey                    | 1130 SOFT                 | 9                          | 12.68         |
| Ashbury                                                          | 3 Bed, 2 Storey                    | 1245 SOFT                 | 3                          | 4.23          |
| Canterbury                                                       | 4 Bed, 2 Storey                    | 1332 SOFT                 | 7                          | 9.86          |
| Weatherington                                                    | 4 Bed, 2 Storey                    | 1502 SOFT                 | 3                          | 4.23          |
| Waverth                                                          | 4 Bed, 2 Storey                    | 1585 SOFT                 | 3                          | 4.23          |
| Walsley                                                          | 4 Bed, 2 Storey                    | 1470 SOFT                 | 3                          | 4.23          |
| Walsley                                                          | 4 Bed, 2 Storey                    | 1662 SOFT                 | 2                          | 2.82          |
| Wray                                                             | 4 Bed, 2 Storey                    | 1671 SOFT                 | 2                          | 2.82          |
| Canterbury                                                       | 4 Bed, 2 Storey                    | 1852 SOFT                 | 7                          | 9.88          |
| Walsley                                                          | 4 Bed, 2 Storey                    | 1827 SOFT                 | 2                          | 2.82          |
| Ashbourne                                                        | 4 Bed, 2 Storey                    | 1989 SOFT                 | 3                          | 4.23          |
| <b>Total</b>                                                     |                                    | <b>13671</b>              | <b>71</b>                  | <b>100.00</b> |
| <b>TOTAL</b>                                                     |                                    | <b>26119</b>              | <b>132</b>                 |               |
| Green Site Area                                                  | 12.45 Acres                        | 5.24 Hectares             |                            |               |
| P.O.S.                                                           | 2.86 Acres                         | 1.16 Hectares             |                            |               |
| Single Street Road                                               | 0.54 Acres                         | 0.14 Hectares             |                            |               |
| On-Street Parking                                                | 0.13 Acres                         | 0.05 Hectares             |                            |               |
| Undevelopable: Entrance, Entry Licensing, Car Park, Pump Station | 0.77 Acres                         | 0.31 Hectares             |                            |               |
| <b>NETT SITE AREA:</b>                                           |                                    | <b>11.33 ACRES</b>        | <b>4.59 HECTARES</b>       |               |
| Gross Density                                                    | 8.55 Units/Acre                    | 21.14 Units/Hectare       |                            |               |
| <b>NETT DENSITY:</b>                                             |                                    | <b>11.68 UNITS/ACRE</b>   | <b>28.79 UNITS/HECTARE</b> |               |
| Gross Footage                                                    | 10089.70 SQFT/Acre                 | 2522.86 SQM/Hectare       |                            |               |
| <b>NETT FOOTAGE:</b>                                             |                                    | <b>14995.55 SQFT/ACRE</b> | <b>3433.81 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 Housestyles

Affordable Housing

Existing retained hedges/landscaping



Rev: Description: Date:  
A Amended in line with Planning Officers comments 11/12/20  
B Sub station added 18/01/21

Castle Green

Castle Green,  
Unit 20,  
St. Asaph Business Park,  
Ffordd 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: B