



Works to existing adopted highways to be subject to Section 278 Agreement. Works to consist of forming of new site entrance, closing up of access to existing car park and establishment of a min. 2.0m wide footpath to site frontage as shown with dropped kerbs & tactile crossings (shown dotted) across new junction, Wrexham Road and Francis Lane. Exact details to be to WCBC satisfaction.



SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Marlow	3 Bed, 2 Storey	979 SQFT	4	16.67
Osford	3 Bed, 2 Storey	1046 SQFT	1	4.17
Evesham	3 Bed, 2 Storey	1130 SQFT	3	12.50
Heatherington	4 Bed, 2 Storey	1353 SQFT	2	8.33
Wentworth	4 Bed, 2 Storey	1385 SQFT	4	16.67
Crabsworth	4 Bed, 2 Storey	1410 SQFT	1	4.17
Salisbury	4 Bed, 2 Storey	1458 SQFT	2	8.33
Marbury	4 Bed, 2 Storey	1558 SQFT	1	4.17
Wiltshire	4 Bed, 2 Storey	1652 SQFT	3	12.50
Sandringham	4 Bed, 2 Storey	1674 SQFT	3	12.50
TOTAL		32460 SQFT	24	
Gross Site Area		2.97 Acres	1.20 Hectares	
POG (assumed at 20%)		0.83 Acres	0.34 Hectares	
Single Sided Road & Site Access (assumed)		0.05 Acres	0.02 Hectares	
NETT SITE AREA:		2.09 ACRES	0.85 HECTARES	
Gross Density:		8.08 Units/Acre	19.97 Units/Hectare	
NETT DENSITY:		11.48 UNITS/ACRE	28.38 UNITS/HECTARE	
Gross Footage:		10629.29 SQFT/Acre	2509.00 SQM/Hectare	
NETT FOOTAGE:		15531.10 SQFT/ACRE	3565.42 SQM/HECTARE	

- Key:**
- Site Boundary
 - 1.8m high boundary fence
 - 1.8m high screen wall / fence
 - Private Drive
 - Indicative Landscaping
 - Visibility Splays -
 - 2.4x56m from Site Entrance to Southwest,
 - 2.4x33m from Site Entrance to Northeast and
 - 2.4x25m to all internal estate road junctions and private drives, as shown. Private vehicle entrances to have visibility splay of 2.4x2.4m onto footways (not shown) to ensure pedestrian/ cyclist safety.
 - Number of parking spaces proposed to Dwellings noted thus. In accordance with WCBC LPGN 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 width of 3.2m (single drives) and 5.6m (double drives), and a minimum length of 5.5m where in front of a garage, all in accordance with WCBC LPGN 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 LPGN 16.
 - Road carriageway width to be 4.8mm, footpath width to be 2.0m and service verge width to be 1.8m, all as drawn.
 - Denotes potential additional driveway surfacing to widen drive to accommodate 3 vehicles, at occupiers discretion.

REV.	NOTE.	DATE.
Rev A:	Plot substitutes to plots 8, 14 & 15.	17.07.19
Rev B:	New house types added.	19.07.19
Rev C:	New house types added & upped to 24 Plots	07.08.19
Rev D:	Access amended to match Outline Approval	13.08.19
Rev E:	Amendments in line with Planning Officers comments	28.08.19
Rev F:	Amendments to Mix	30.08.19
Rev G:	Amendments in line with Planning Officers comments	12.09.19
Rev H:	Amendments in line with Planning Officers comments	26.11.19
Rev J:	Separation distances to Plots 4 & 7 increased, frontage to Wrexham Road revised to Planning Officer's comments.	02.12.19
Rev K:	Amendments to Highways Dept comments	12.12.19
Rev L:	Further amendments to Highways Dept comments	19.01.20
Rev M:	Further amendments to Highways Dept comments	22.01.20
Rev N:	Revisions to Plots 7-10 and 22.	31.01.20
Rev O:	Plots 22-24 revised.	09.02.20
Rev P:	Salisbury, Alderton & Wiltshire Revised.	27.02.20
Rev Q:	Plot 18 Drive Revised.	27.02.20
Rev R:	Sandringham & Evesham blocks updated	26.03.20
Rev S:	Housetypes updated to 2020 range	06.08.20
Rev T:	Wiltshire Block Updated	24.08.20



Macbryde Homes Limited,
Macbryde House, Unit 28,
St. Asaph Business Park,
Ffordd Richard Davies, St Asaph,
Denbighshire. LL17 0LJ.
Tel. 01745 536677
Fax. 01745 536688

Site:
Wrexham Road, Holt

Title:
Proposed Site Plan

Scale:
1:500@A2

Date:
03.07.19

Ref:
WRHLT-SP01

Rev:
T