



Playing Field

SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Highfield Parcel				
DT18	1 Bed Apartment in 2 Storey Duplex	551 SQFT	4	6.35
DT19 (Affordable)	2 Bed 2 Storey End & Mid-Terrace	705 SQFT	7	11.48
Highfield (Affordable)	3 Bed 2 Storey End-Terrace	831 SQFT	4	6.56
Harlow	3 Bed 2 Storey Semi-Detached	979 SQFT	4	6.86
Lewisham	3 Bed 2 Storey	1130 SQFT	2	3.28
Waltham	3 Bed 2 Storey	1245 SQFT	3	4.92
Campanary	4 Bed 2 Storey	1333 SQFT	3	4.82
Walthamington	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	11.40
Waltham	4 Bed 2 Storey	1678 SQFT	3	4.82
Waltham	4 Bed 2 Storey	1711 SQFT	7	11.40
Cartridge	4 Bed 2 Storey	1872 SQFT	2	3.28
Waltham	4 Bed 2 Storey	1985 SQFT	5	8.20
Total		8038	51	100.00
Southern Parcel				
DT18	1 Bed Apartment in 2 Storey Duplex	551 SQFT	4	5.63
DT19 (Affordable)	2 Bed 2 Storey End & Mid-Terrace	705 SQFT	9	10.68
Highfield (Affordable)	3 Bed 2 Storey End-Terrace	821 SQFT	4	5.83
Harlow	3 Bed 2 Storey Semi-Detached	979 SQFT	1	1.41
Waltham	3 Bed 2 Storey	1130 SQFT	10	11.27
Waltham	3 Bed 2 Storey	1245 SQFT	3	7.50
Campanary	4 Bed 2 Storey	1333 SQFT	4	5.83
Waltham	4 Bed 2 Storey	1354 SQFT	6	6.45
Newton	4 Bed 2 Storey	1473 SQFT	4	5.83
Salsbury	4 Bed 2 Storey	1570 SQFT	2	2.82
Waltham	4 Bed 2 Storey	1678 SQFT	5	7.94
Waltham	4 Bed 2 Storey	1711 SQFT	1	1.41
Cartridge	4 Bed 2 Storey	1872 SQFT	5	7.94
Waltham	4 Bed 2 Storey	1985 SQFT	4	5.83
Total		8885	71	100.00
TOTAL		16923	122	
NETT SITE AREA				
Gross Site Area		15.43 Acres	6.34 Hectares	
Highfield		2.86 Acres	1.16 Hectares	
Single Sided Road		0.34 Acres	0.14 Hectares	
On-Access Road		0.13 Acres	0.05 Hectares	
Undevelopable: Entrances, Exiting Landscaping, Car Park, Pump Station		0.77 Acres	0.31 Hectares	
NETT SITE AREA		11.53 ACRES	4.68 HECTARES	
Gross Density		6.55 UNITS/ACRE	31.14 UNITS/HECTARE	
NETT DENSITY		11.68 UNITS/ACRE	26.79 UNITS/HECTARE	
Gross Footage		10916.25 SQFT/acre	2483.51 SQM/HECTARE	
NETT FOOTAGE		14733.16 SQFT/acre	3382.22 SQM/HECTARE	

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 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 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 lieu of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC LPGN 16.
- Knee rails to parking bays to Highfield & Oakley House types
- 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



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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:

J