Figured dimensions only to be taken from this drawing.

REVISIONS

	Date	Description
A	26/01/22	Plot 1 dwelling size amended and Plot 2 layout updated
B	17/05/22	Access junction updated to Highway's requirements and internal private access road widened with shared service strip added. Internal turning head added between plots 1 & 2. Traffic calming measures added on main carriageway, to North. Layouts of Plots 1-3 revised accordingly. Garages removed from Plots 1-3 and replaced with open fronted car-ports to Plots 1 & 3 with open sided car-port to Plot 2 and dimensions updated to suit. Notes removed.
C	29/09/22	Drawing updated to include partial survey information of Main Street and revised junction into site. Traffic calming measures removed.
D	26/10/22	Lining to junction into site realigned.
E	21/06/23	Landscaping proposals amended to reflect detailed proposals by others. Proposals to Northern field amended to retain existing spoil heaps. Boundary lines added.
F	03/08/26	Treatment plant location added as per Waterco recommendations. Proposed ground levels removed. Boundary line annotation added to Key/Notes.

Bridge House
6
Shelter
5
Canal View
3
1
2
1
5
The Conifers
Telephone Exchange
4
Orca House
New Leaf
The Cott
The Old Smithy Cott
Leafwine
Ebdon
The Oaks
Bridge Cottage
Ditch
LLANGOLLEN CANAL
Canalbank House
Little Oak
Westholme
Canal Cottage
The Old Shop
The Gables
CADNEY LANE
The Hawthorns
Arbour Cottage
Rose Cottage
THE OLD STABLE YARD
Chapel
CHAPEL VIEW
Plas Hyfryd
Chapel House
Etonfield Close
Ash Cottage
Cambrain View
KNOWLES LANE
MAIN STREET
existing spoil heaps to remain in-situ
yellow line denotes extent of "concept development layout" as recommended by Waterco.
revised 4.8m wide access road and radius to junction
new 4.8m wide shared private road with 1.2m wide "service strip"
hard-standing for waste and recycling bins/containers
new flood relief culvert (1x0.5m) under road and "pavement"
existing grassed area to remain
new grass planting and pathway to form new POS
indicative location of new treatment plant
new 4.8m wide turning head with grassed verges provides maintenance access to grassed area
new 4.0m wide non-shared private drive
car-port
new 1.5m wide drainage ditch (shown dotted) to connect to existing ditches
new 1.2m high timber post & 4 rail fence to plot front boundary with new hedgerow to side boundary
new 1.2m high timber post & 4 rail fence to South-West boundary
existing hedgerow retained and renewed where required
dashed line denotes approx. area of tree root protection
86.05
86.09
86.36
86.24
86.28
86.18
86.13
86.09
86.42
86.69
86.70
86.32
85.92
86.16
85.96
86.31
85.72
86.82
86.64
86.95
85.25
86.41
85.85
12845
3900
4800
9000
4000
12000
6400
3000
5200
1300
3600
1700
KEY/NOTES:
existing ground levels
proposed ground levels
NOTE: Proposed internal ground floor levels to new dwellings to be provided by Waterco Ltd.
Waterco Ltd Concept Development area
Development site boundary
Adjacent land owned by site owner
N
Scale
0 2 4 6 8 10m

Ordnance Survey (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

Harper Sperring
Chartered Architects
The Old School, St. Johns Road, Dudley, DY2 7JT
Tel. 01384 252622

CLIENT
TAYLOR REED HOMES LTD
OLDBURY
WEST MIDLANDS

JOB
PROPOSED DEVELOPMENT AT LAND OFF MAIN STREET BETTISFIELD

TITLE
DETAILED SITE PLAN - AS PROPOSED

NUMBER 2441/D04	REVISION F
Scale 1:500 @ A1	Date MAR 22
CAD 2441-201 Rev 8	GROUP C