

Proposed Site Layout

Scale: 1:500

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Source File:
 20022 Model.rvt

Rev	Date	Drawn	Note
P02	27/07/2021	JKG	Red line boundary updated.
P03	22/11/2021	JKG	Layout updated in relation to highway design, private drive turning, refuse storage, cycle storage, and roof layouts. Plots 11-12 house type updated. Plots 01-02 turned. SUDs and landscaping / footpath updated.
P04	22/12/2021	JKG	Attenuation Basin updated.
P05	06/01/2022	JKG	Drainage revised and Existing Trees / Planting updated.
P06	18/01/2022	JKG	Landscaping updated.
P07	04/03/2022	JKG	Plots 01-02 and 11-12 moved. Comingsway updated regarding junction radii and service margin. Parking for plots 25 and 33 relocated. Private drive turning amended. Refuse collection points added.
P08	08/04/2022	JKG	Green path created adjacent to Plots 37-40
P09	05/05/2022	JKG	Private drive turning amended and tracking shown.
P10	06/05/2022	JKG	House type code for Plots 21-22 & 31-32 amended.
P11	19/05/2022	JKG	Text / notes amended.

Key

- Application site boundary
- Proposed Housing Affordable Rent
- Existing Surrounding Buildings
- Private Rear Garden Area
- Public Open / Green Space
- Principal Highway / Road
- Private Drive
- Car Parking Spaces
- Pedestrian Footpaths
- Existing Tree Planting (approximate locations)
- Existing Tree Removed
- Proposed Tree Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- Proposed Hedge / Shrub Planting (for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
- ▶ Housetypes - Primary Point of Access
- ▶▶▶ Primary Site Access

Schedule of Accommodation

housetype	code	area	quantity
2B4P House	A	75m ²	16 no. units
3B5P House	C	87m ²	18 no. units
4B6P House	D	106m ²	02 no. units
1B2P Maisonette	E	50m ²	04 no. units

Total Number of Units **40 no. units**

approximate site area : 5.41 Acres / 2.19Ha
density (based on site area) : 18.3 dwellings per hectare
parking provision : 200% / 100%




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Client: Minster Property Group Ltd.
 Project Title: Proposed Residential Development at Land East of Marroway Lane, Witchford

Drawing Title: Proposed Site Layout
 Drawing Status: Planning

Scale: 1:500
 Drawn: JKG
 Project Number: 20022
 Date: 02.07.21
 Drawing Number: 0102
 Revision: P11