



KEY

Residential frontage indicative graphic (higher density - flats) 3 storey 9 metres high

Residential frontage indicative graphic (higher density - small houses & flats)

Residential frontage indicative graphic (medium density houses)

Residential frontage indicative graphic (lower density - larger houses)

Existing trees & vegetation retained (purple dash line is RPA)

Removed trees

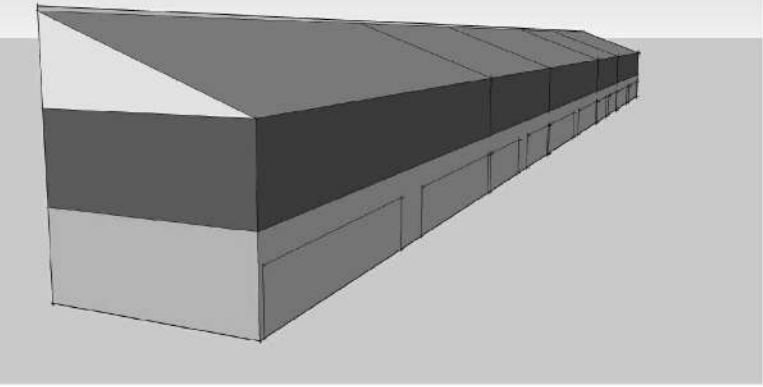
Indication of potential for new tree planting

NOTE:

This development could deliver **68 dwellings** in the following indicative housing mix:

1 bed:	11 units	16%
2 bed:	15 units	22%
3 bed:	25 units	37%
4 bed:	12 units	18%
5 bed:	5 units	7%

CONCEPTUAL ILLUSTRATION OF PROPOSED ACOUSTIC BARRIER SOLUTION



12m high acoustic barrier formed by a line of Commercial, Business and Service (2020 use class E).

This illustration shows the buildings with 2no. 4m high floors and a monopitch roof rising a further 4m to the rear. The two floors and roof cladding have contrasting material/colours forming a graduation of horizontal banding.

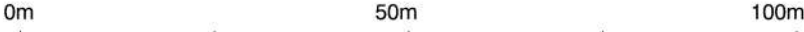
existing school drop off to revert to grass verge accommodating visibility splay

proposed pedestrian crossing enhancements

Open Areas Available	
Number	Area/sq.m
A	2302.24
B	1168.12
C	1170.1
D	493.5
E	420.14
F	557.1
G	581.09
Total	6692.29

	Area on Restocking Notice Plan	Adjusted Area to Agreed Total
Patch Number	Area/sq.m	Area/sq.m
1	675.17	371
2	564.86	310
3	821.53	450
4	941.78	516
Total	3003.34	1647
Reference Committee Agreed Total	1647	1647
Difference	1356.34	0

Note:  
This drawing is provided for planning application purposes only and should not be used or relied upon for Building Regulations applications or in the use of Construction. All dimensions should be checked on site before the commencement of any works or ordering of materials. Any discrepancies should be reported to Smart Planning Ltd.



No.	Date	Amendment	Initials
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