



Site Legend

- Application Site
- Boundary Enclosure
- Rumble Strips / Granite Set
- Black Pavement
- Tarmac / Rolled Chippings
- Existing Easement
- Existing Mine Shaft
- Denotes Parking Space
- External Door
- Garage Door
- Refuse Collection Point
- Affordable Home
- 1.8M High Timber Garden Gate
- Ornamental Tree - Proposed
- Rain Gardens / Shrub Planting - Proposed
- Existing PROW
- Existing Bridleway
- Open Water Course

External Works

- Highway Road
- Highway Footpath
- Highway Shared Surface
- Private Shared Drive
- Private Drive
- Private Footpath
- Existing Track
- Front Garden
- Rear Garden
- Rain Gardens / Shrub Planting

Surface Finishes

Roads and Footpaths to be finished in tarmac to adoptable highway standards.

Shared Surfaces to be finished in stock pavers to adoptable highway standards.

Block Pavers (Herringbone Pattern, Natural Grey).

Shared Private Drives in tarmac with rolled buff chippings.

Private drives to be finished in tarmac.

Private footpaths to be 900mm wide to front entrance doors, 750mm wide to side and rear with 150mm wide gravel strip.

Affordable footpaths to be 900mm wide to front and rear entrance doors.

House Type Schedule

Persimmon Homes (118 units)

Name	Area	Bed	Total
Aldermouth	0643	2	26
Epping	0763	3	14
Darbury	0811	3	09
Sherwood	0868	3	09
Dolmores	0993	3	03
Charmwood	1012	3	04
Charmwood Corner	1012	3	14
Saunton	1035	3	08
Braunton	1043	3	04
Ashdown	1068	3	06
Burnham	1115	4	10
Whiteleaf	1299	4	11
Sub Total			118

Affordable Housing DQR 10% (13 units)

1 Bed Apartment 2.1.1	0593	1	06
2 Bed House 4.2.1	0909	2	05
3 Bed House 5.3.1	1023	3	02
Sub Total			13

Site Total 131

Total sq ft: 118,774
Gross Site Area: 12.3 acres
Net Developable Site Area: 7.42 acres
Coverage: 16,007 sq ft net acre

Rev 06- Updated Housetype schedule -24.02.21

Rev 05- Updated Coverage -11.01.21

Rev 04- Group Layout -05.01.21

Rev 03- PROW path width amended -04.12.20

Rev 02- PROW shown -13.11.20

Rev 01- Amended following engineering and planning comments -11.11.20

Twyniordyn
Merthyr Tydfil

Cwm
Fa

Drawing Title
Site Plan

Drawing No.
SP-01-06

Drawing By.
RJ

Scale
1:500 @ A0

Checked By.
Technical

Date
22.10.20

Issue
Planning

Persimmon Homes
East Wales

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