



Application Site

Boundary Enclosure

Rumble Strips / Granite Set

Block Pavement

Tarmac / Rolled Chippings

Existing Gorse

Existing Mine Shaft

Denotes Parking Space

External Door

Garage Door

Refuse Collection Point

Affordable Home

1.8M High Timber Garden Gate

Ornamental Tree - Proposed

Hedgehog - Proposed

Existing Tree to be retained

Rain Gardens / Shrub Planting - Proposed

Existing PROW

Existing Bridleway

External Works

Highway Road

Highway Footpath

Highway Shared Surface

Highway Shared Surface Footpath

Private Drive

Private Footpath

Hoggin Path

Front Garden

Rear Garden

Rain Gardens / Shrub Planting

Grassed Rain Garden

Note: Colors for landscaping purposes only

Surface Finishes

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

Shared Surfaces to be finished in block 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 (109 units)

Name	Area	Beds	Total
Almshouse (A1)	0643	2	23
Almshouse (A2)	0647	1	01
Banbury (B1)	0811	3	12
Deerpark (D1)	0887	3	02
Charnwood (C1)	1012	3	07
Barnwood (B2)	1012	3	01
Sutton (S1)	1035	3	10
Braunton	1043	3	02
Ashdown (A3)	1098	3	15
Gateway DT (G1/DT)	1102	4	07
Barnwood DT (B1/DT)	1204	4	06
Brampton (B3)	1259	4	07
Knebworth DT (K1/DT)	1328	5	10
Kelster (K1)	1415	4	06
Sub Total			109

Affordable Housing DQR 10% (12 units)

1 Bed Apartment 2.1.1	0993	1	06
2 Bed House 4.2.1	0905	2	04
3 Bed House 5.3.1	1023	3	02
Sub Total			12

Site Total

121

Total sq ft: 118,601
Gross Site Area: 12.3 acres
Net Developable Site Area: 7.63 acres
Coverage: 15,576 sq ft net acre

Rev 10 - Sub station location updated

Rev 09 - Pump Station removed; Boundary updated;

Rear gardens increased; Plot 37 and plot 15

housetype change; Plot 107 handing updated to Op; Plots 96-99

moved forward;

Rev 08 - Plot 15, 67 & 119-121 housetype

change, plots 68-70 moved north and pump

station access narrowed. Substation, sprinkler

kiosk and fireproof kiosk moved. Car ports removed.

Boundaries updated to reflect on site survey,

Rev 07 - Plot 79-82 & 83-89 moved following

planning comments

Rev 06 - Plot 102-103, 105-106 & 113-114

housetype change from Ashdowns to Almshouses,

Proposed Trees and hedgerow position shown

as per the Landscaping layout. Active travel route

to the south updated.

Rev 05 - highways amendments by plot 52,

parking amended for plots 60 - 65

Rev 04 - Plot 121 housetype change

& planning comments

Rev 03 - Roads tweaked and plots 87 - 89 moved to

accommodate plot sub of plots 84 & 86 -

Rev 02 - Roads tweaked and rainwater added -

Rev 01 - Revised entrance and housetype mix

Development

Twynyrodyn

Merthyr Tydfil

Persimmon Homes East Wales

Persimmon House, Llantrisant CF72 8YP

Phone: 01443 223 653

Drawing Title

Site Plan as Proposed

Drawing Status

Planning

Date

13.12.2021

Scale

1/500@A0

Drawn / Checked by

RJ/ Technical

Drawing Ref

SP-03

Rev

10

0

10

20

30

40

50 M

Scale