

The following risks are identified as unusual or unfamiliar to a competent contractor

CONSTRUCTION RISKS
There are no significant or unfamiliar risks

DEMOLITION RISKS (FUTURE)
There are no significant or unfamiliar risks

It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement

Notes:



Public Right of Way providing route to Berkswell railway station and potential new school

Public Right of Way providing route to the centre of Balsall Common Village

Adjacent site sketch proposals included for general information only, allocated land under different ownership

New pedestrian crossing point

Relocation and upgrading of existing bus stops

'Millennium Way' pedestrian route

Incorporation of POS along northern boundary of site, to create a buffer between any development to protect the character of Waste Lane in response to policy BC4

Buffer Planting to Boundary to Protect Amenity of Neighbouring Properties

Buffer Planting to Boundary to Protect Amenity of Neighbouring Properties

Buffer Planting to Boundary to Protect Amenity of Neighbouring Properties

Incorporation of POS along southern boundary of site, to create a buffer between proposed development to protect the character of Hob Lane in response to policy BC4

Potential future opportunity to redirect Millennium Way along new PROW route along eastern edge of development.

GRADE II* LISTED BERKSWELL WINDMILL

'Millennium Way' pedestrian route

Key

	Proposed Site Boundary (total area 12.7ha)		New Area of Play
	Potential Site Access Point (subject to detailed design)		Children's Play Trail
	'Millennium Way' Existing Promoted Pedestrian Route		Proposed Residential Development (circa 6.7ha) for up to 250 homes
	Existing Pedestrian Route		Existing Trees and Hedges Retained
	Pedestrian/Emergency Access Point		New or Enhanced Planting to Supplement Existing Field Boundaries and Protect Amenity of Neighbouring Properties
	Provision for Potential Pedestrian/Cycle Link to Neighbouring Future Development		Possible Location of Community Orchard or Other Similar Use
	Proposed Pedestrian Crossing Point		Potential Landscaping and new tree planting
	Existing Bus Stop		Wild-flower Meadow providing ecological enhancements
	Existing Bus Stop to be Relocated		
	Relocated and Enhanced Bus Stop		

REV DETAILS DATE CHECKED

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Land at Pheasant Oak Farm, Balsall Common
Barwood Land

DRAWING NO. **3444 - 04**
REV P DATE
Aug '22

PLANNING DRAWN CHECKED SCALE
MJM MW 1:1250@ A1

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