



Denotes 3.0m wide strip from the top of the embankment.

Denotes 5.5m wide strip from the top of the embankment.

Green hatch denotes 3.0m and 5.5m wide strips from the top of the embankment.

Existing access to adjacent field to be removed and relocated further north.

Denotes new ditch crossing to adjacent field, providing access.

Denotes new ditch crossing to adjacent field, providing access.

Existing access to adjacent field to be removed and relocated further south.

Plots 127 - 138 rear gardens will feature de-mountable fences to allow maintenance access to the 5.5m wide strip.

Denotes new ditch crossing to adjacent field, and access.

Footpath link to existing PRoW in tarmac.

Denotes existing PRoW to be retained in its current alignment.

Denotes indicative location of changes in level. Refer to engineer's drawing along with the Flood Risk Assessment for further details.

Hatton house type - Double garage to facilitate sales area.

Denotes 3.5m access to adjacent field.

Denotes proposed dropped kerb tactile crossing point across Chapel Lane.

Denotes 2.4m x 43m visibility splay (MIS 30mph).

M	Belgrave (B) house type re-named the Arley (B). Layout and schedule amended to remove Bowes (B) house type and replace with the Ashbury (B).	14.11.23
L	Layout updated in line with the new Rowland Homes house type footprints to comply with latest building regulations.	25.09.23
K	Layout updated in line with the new Rowland Homes house type footprints to comply with latest building regulations.	18.08.23
J	Layout updated in line with the new Rowland Homes house type footprints to comply with latest building regulations.	14.11.22
H	Plots 29 - 37 moved west to increase rear interface distance. 1no. unit lost. Rear garden fences increased to 1.8m high. Plots 27 / 28 & 35 / 39 changed to Gladstone. Plot 136 changed to open market unit. Position of plots 145 & 146 amended to increase separation distance to plot 01.	05.10.22
G	One unit lost and 5.5m easement indicated to existing water course. Pedestrian link to PRoW amended.	18.05.22
F	Client comments incorporated.	16.02.22
E	Affordable properties location revised.	08.02.22
D	Client comments incorporated.	25.01.22
C	Client comments incorporated.	19.01.22
B	Rear access paths positions amended along the eastern boundary. New footpath surface continued in a north west direction to connect with the existing PRoW to the west.	16.12.21

REV	DESCRIPTION	DATE
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DRAWING: **PLANNING LAYOUT**

PROJECT: **WADACRE FARM, MELLING**

SCALE: 1:500 @ A1 REV: M DRAWING No. R110/1
 DATE: AUG 2021
 DRAWN: SLR

MELLING - ACCOMMODATION SCHEDULE				
CODE	HOUSE TYPE	DESCRIPTION	TOTAL NO.	
K (B)	KINGSWOOD (B)	5 BED DETACHED	1	
REG (B)	REGENCY (B)	5 BED DETACHED	5	
ARL (B)	ARLEY (B)	4 BED DETACHED	8	
BON (B)	BONHAM (SIDE) (B)	4 BED DETACHED	2	
TAT (B)	TATTON (B)	4 BED DETACHED	4	
HA (B)	HATTON (B)	4 BED DETACHED	4	
BRA (B)	BRANTWOOD (BAY) (B)	4 BED DETACHED	2	
BRA (B)	BRANTWOOD (B)	4 BED DETACHED	1	
B (B)	BONINGTON (BAY) (B)	4 BED DETACHED	1	
B (B)	BONINGTON (B)	4 BED DETACHED	1	
AR (B)	ARONCROFT (B)	4 BED DETACHED	7	
DU (B)	DUXBURY (B)	3 BED DETACHED	3	
ASB (B)	ASHBURY (B)	3 BED DETACHED	8	
CHA (B)	CHARLESTON (B)	3 BED DETACHED	8	
BRE (B)	BRESSINGHAM (B)	3 BED DETACHED	2	
BRE (B)	BRESSINGHAM (B)	3 BED SEMI DETACHED	4	
BRI (B)	BRIDEWELL (B)	3 BED SEMI DETACHED	12	
GL (B)	GLADSTONE (B)	3 BED SEMI / MEWS	4	
RIV (B)	RIVINGTON (B)	2 BED SEMI DETACHED	15	
OR (B)	ORDSALL (B)	2 BED SEMI DETACHED	10	
TOTAL			102	
OPEN SALE				
GL (B)	GLADSTONE (B)	3 BED SEMI / MEWS	22	
RIV (B)	RIVINGTON (B)	2 BED SEMI DETACHED	3	
LOW (B)	LOWRY (B)	2 BED SEMI / MEWS	4	
TOTAL			29	
AFFORDABLE RENT				
GL (B)	GLADSTONE (B)	3 BED SEMI / MEWS	15	
TOTAL			15	
TOTAL				146 PLOTS

GENERAL

- Denotes plots subject to M4(2) requirements.
- Denotes affordable rent housing location.
- Denotes Open Market Discount Scheme housing location.
- Denotes 'opposite' house type handing.
- Denotes principle entrance - Front.
- Denotes secondary entrance - Rear / side.
- Denotes single garage.

SURFACE TREATMENTS

- Denotes 5.5m wide spine street with 2.0m wide footways in black tarmac.
- Denotes focal nodal junction in contrasting surface finish.
- Denotes private shared access ways constructed in tarmac.
- Denotes parking bays and driveways - Black tarmac.

BOUNDARY TREATMENTS

- Denotes 1.8m high brick screen wall & piers.
- Denotes 1.8m high close-boarded timber screen fence.
- Denotes 1.8m high plot-divisional fence.
- Denotes 0.45m high knee rail timber fence.
- Denotes lockable gate.

Refer to drawing R110/2/A for further details.

HARD & SOFT LANDSCAPING

- Denotes existing trees to be retained - Root protection area indicated by dotted line.
- Denotes existing trees to be removed.
- Denotes illustrative tree planting - Refer to the landscape layout for further details.

PARKING:

2 / 3 bedroom properties are provided with a min of 2no. parking spaces
 4 / 5 bedroom properties are provided with a min of 3no. parking spaces.

Note:

Layout should be read in conjunction with the landscape layout, engineers drawings and boundary treatment details
 Integral and detached garages to facilitate cycle storage - Cycle stores to be provided to all other plots. Refer to external works drawings for Part M compliance details.