

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

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

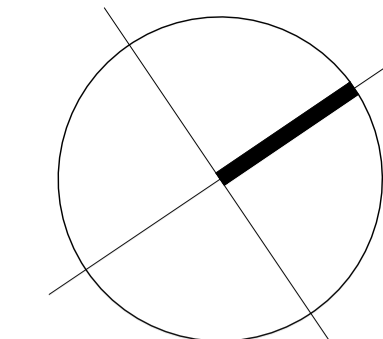
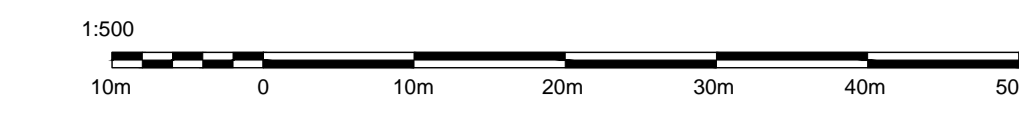
Denotes 5.5m wide strip from the top of the embankment.

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.



Green hatch denotes rear gardens which 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).

Denotes proposed site access arrangement. Refer to drawing JS2-5297-PS-001 for details.

| | | |
|---|---|----------|
| 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 & 38 / 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. | 18.05.22 |
| F | Podestrian link to PROW amended. | 16.03.22 |
| E | Client comments incorporated. | 16.02.22 |
| D | Affordable properties location revised. | 08.02.22 |
| C | Client comments incorporated. | 25.01.22 |
| B | Client comments incorporated. | 19.01.22 |
| A | Rear access paths positions amended along the eastern boundary. New footpath surface continued in a northwest 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. H DRAWING No. R110/1
DATE AUG 2021
DRAWN SLR

mpsl planning&design

| MELLING - ACCOMMODATION SCHEDULE | | | |
|----------------------------------|-----------------|---------------------|-----------|
| CODE | HOUSE TYPE | DESCRIPTION | TOTAL NO. |
| KIN | KINGSWOOD | 5 BED DETACHED | 1 |
| RE G | REGENCY | 5 BED DETACHED | 5 |
| ARL | ARLEY | 4 BED DETACHED | 8 |
| BON | BONHAM (SIDE) | 4 BED DETACHED | 2 |
| TAT | TATTON | 4 BED DETACHED | 4 |
| HAT | HATTON | 4 BED DETACHED | 4 |
| BR I | BRANTWOOD (BAY) | 4 BED DETACHED | 2 |
| BR II | BRANTWOOD | 4 BED DETACHED | 1 |
| BON | BONINGTON (BAY) | 4 BED DETACHED | 1 |
| BON | BONINGTON | 4 BED DETACHED | 1 |
| ARO | ARONCROFT | 4 BED DETACHED | 7 |
| DUX | DUXBURY | 3 BED DETACHED | 3 |
| ASH | ASHBURY | 3 BED DETACHED | 8 |
| CHA I | CHARLESTON | 3 BED DETACHED | 8 |
| BRE | BRE SSINGHAM | 3 BED DETACHED | 2 |
| BRE | BRE SSINGHAM | 3 BED SEMI DETACHED | 4 |
| BRI | BRIDEWELL | 3 BED SEMI DETACHED | 12 |
| GLA | GLADSTONE | 3 BED SEMI / MEWS | 4 |
| RIV | RIVINGTON | 2 BED SEMI DETACHED | 15 |
| ORD | ORDSALL | 2 BED SEMI DETACHED | 10 |
| TOTAL | | | 102 |
| | | | |
| APPROXIMATE RENT | | | |
| CODE | HOUSE TYPE | DESCRIPTION | TOTAL NO. |
| GLA | GLADSTONE | 3 BED SEMI / MEWS | 22 |
| RIV | RIVINGTON | 2 BED SEMI DETACHED | 3 |
| LOW | LOWRY | 2 BED SEMI / MEWS | 4 |
| TOTAL | | | 29 |
| | | | |
| OPEN MARKET RENT | | | |
| CODE | HOUSE TYPE | DESCRIPTION | TOTAL NO. |
| GLA | GLADSTONE | 3 BED SEMI / MEWS | 15 |
| TOTAL | | | 15 |
| TOTAL | | | 146 PLOTS |

- GENERAL**
- 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.