Meadow Farm
(PH)

Travelodge Hotel

Hotel

Dagnell End Road

Hither Green Lane

Possible emergency link to Dagnell End Road

Possible footpath connection to Dagnell End Road

Proposed Footpath [to be constructed footway/ cycle connection]

Existing Trees [To Be Retained]

Existing Pond [To Be re-shaped]

Existing Tree Belt [To Be Retained]

Existing Tree Belt to be trimmed back to new canopy line

Gap in rail for maintenance access

Proposed cart-path connection for golf course use only

Proposed Footpath Connection

Widened footpath to accommodate vis-splay

Entrance Feature Wall

Existing Tree Belt [To Be Retained]

Existing Trees [To Be Retained]

Proposed SUDs

Potential Future Access

LEAP

POS

BCP

DPC

VP

INSET FOR SOUTHERN PART OF THE SITE TO DEFINE EXTENT OF BOUNDARY

## Legend

- Application boundary
- House type coding
- Plot handing (as or opposite)
- 124 Plot Number
- Affordable Rent Units
- Shared Ownership Units
- Timber Knee Rail
- Existing Trees
- Proposed Trees
- Proposed Hedgerows
- Proposed SUDs Basin
- BCP Bin Collection Point (Private Drives only)
- Highways to be block paved
- VP Visitor Parking
- 1.8m High screen wall
- 1.8m High Fence between plots
- 1.2m High Timber Post and Rail Fence
- 0.9m High Timber Bollard
- 1100mm high entrance feature wall with 1500mm high piers

## Scale Bar

0m 5m 10m 15m 20m 25m 30m 35m 40m 45m 50m 60m 70m 80m 90m 100m

N


Disclaimer

Images, layouts and plans are intended for illustrative purposes only and should be treated as general guidance only.

Plans and layouts including parking arrangements, social / affordable housing, community buildings, play areas and public open spaces may change to reflect changes in market conditions throughout the development. Please speak to your Solicitor for the full details of any planning consents including layouts and plans will be available.

Plans, layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

The name of this development is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.


| Schedule of Accommodation | | ME-24-21T | 13/05/2022 |
|---|---|---|---|
| **Private Houses** | **No. Beds** | **Total No.** | **Sq. Ft** |
| HA21–HT [Milestone] | 4 | 7 | 1765 |
| HA17 –HT [Bradgate] | 4 | 10 | 1434 |
| HA42 – HT [Kirkdale] | 4 | 10 | 1334 |
| HA96—7 [Hollins-wod] | 4 | 8 | 1220 |
| T310–D.7 [Kennett] | 3 | 31 | 1089 |
| T310–7 [Kennett] | 3 | 1 | 1080 |
| P362–EHT [Archford] | 3 | 20 | 832 |
| P362–EGT [Archford] | 3 | 2 | 832 |
| P362–3 T [Archford] | 3 | 4 | 832 |
| P341–G7 [Hadley] | 3 | 9 | 1001 |
| P341–E.7 [Hadley] | 3 | 2 | 1001 |
| HA96–HT [Holden] | 4 | 5 | 1539 |
| HA36–37 [Arnsdale] | 4 | 19 | 1401 |
| Core: 92% | | 128 | |
| HA73—7 [Hertford] | 4 | 7 | 1364 |
| HA70–E.7 [Hereford] | 4 | 3 | 1364 |
| P331–DHT [Farn-ay] | 3 | 4 | 1001 |
| P331–DGT [Farn-ay] | 3 | 5 | 1001 |
| HA46–HT [Abbey-dale] | 3 | 2 | 1026 |
| P341YXDHT [Hadley Wide] | 3 | 2 | 1001 |
| Occasional: 8% | | 23 | |
| Total | | 151 | |
| Affordable 30% | | | |

| **Shared Ownership Types** | **No. Beds** | **Total No.** | **Sq. Ft** | **Total Sq. Ft** |
|---|---|---|---|---|
| PD54-EHT [Milford] | 2 | 3 | 820 | 1860 |
| PD54–3 T [Milford] | 2 | 3 | 820 | 1860 |
| P362–EHT [Archford] | 3 | 8 | 832 | 6656 |
| P362–3 T [Archford] | 3 | 4 | 832 | 3328 |
| P341–E.7 [Hadley] | 3 | 5 | 1001 | 5005 |
| Total | | 23 | | 18709 |

| **Affordable Rent Types** | **No. Beds** | **Total No.** | **Sq. Ft** | **Total Sq. Ft** |
|---|---|---|---|---|
| SH75–E.7 | 1 | 1 | 465 | 465 |
| SH80–E.7 | 2 | 1 | 645 | 645 |
| SH90–E.7 (Private Rent) | 2 | 2 | 448 | 896 |
| SF85–EHT (Private Rent) | 2 | 2 | 465 | 930 |
| SH95–E.7 | 3 | 3 | 958 | 4790 |
| SH93–EHT | 2 | 10 | 750 | 7500 |
| SH90–3 T | 2 | 15 | 750 | 11250 |
| SH92–EHT | 3 | 6 | 930 | 5580 |
| Total | | 42 | | 32066 |

| | | |
|---|---|---|
| Totals | 216 | 230078 |
| Gross Area (acres) | 24.33 | |
| Net site area (acres) | 14.58 | |
| Density / Acre | 15 | |
| Density / Hectare | 37 | |
| DQ/T per acre | | 15942 |

| Rev | Description | Date | Drawn | Chk'd |
|---|---|---|---|---|
| T | Layout adjusted to suit comments from highways following a review of the layout by the highways consultant WCDS. These changes included but were not limited to; all corner kite curves changed to 20m minimum, turning heads changed to suit WCC standards, shared surface areas changed to have 2x 2m footpath + 5.5m verge and plots adjusted to suit forward on splays. The square was removed to allow for a turning head and increased to 5.5m long and all tandem spaces increased to 6m long. Large garages changed to small for all 3 beds and above and 1 space per bed for all houses has been provided. Bins also moved into garages where possible at divisions request. | 20.05.22 | BG | |
| S | Schedule of accommodation updated to include each house types individual 8 digit code at the divisions request. | 03.12.21 | BG | |
| R | Screen walls changed to remove timber infill panels. | 25.11.21 | BG | |
| Q | Footpath to the South East of site that runs from Hither Green Lane to The Abbey Golf Course adjusted so that it is solely used and maintained by the golf course. Path widened to 3m with high knee rail. Footpaths in and around adjusted to suit the revised arrangement at the request of the division. | 19.08.21 | BG | |
| P | Layout arrow checked on a plot by plot basis, boundary treatments updated where required. Changes have been highlighted by colour and annotation added to the layout following an internal review by the UD team (BG). Red boundary line added to remove plots from the division which resulted in a re-plan of plots 1-3. | 16.08.21 | BG | |
| N | Plot no. 156 swapped to HA17 | 14.07.21 | SW | |
| M | Plot nos. 5,8,22,109,111,154 and 159 changed to HA89 house type | 13.07.21 | SW | |
| K | Plot nos 86 and 93 amended | 28.06.21 | SW | |
| J | Site boundary amended, entrance gates and notes added | 24.06.21 | SW | |
| I | House types amended and additional hedging retained | 23.06.21 | SW | |
| H | Layout updated to improve BNG | 23.06.21 | SW | |
| G | Layout amended to improve BNG | 15.06.21 | SW | |
| F | Amended to division comments | 27.05.21 | SM | |
| E | Amended to division comments | 26.05.21 | SM | |
| D | Amended to division comments. | 25.05.21 | SM | |
| C | Amended to division comments | 21.05.21 | SM | |
| B | Attenuation basin added to south of site. | 14.05.21 | SM | |
| A | Shared Ownership & Affordable Rent units indicated, paths, paths, drives, gates & boundary walls added. | 11.05.21 | SJN | |


Urban Design
Barratt House
Forest Business Park
Bardon Hill
Leicestershire
LE67 1UB

01530 276276


Project

# Hither Green

Land off Hither Green Lane
Redditch

Drawing Title

## Proposed Site Layout

Scale
1:500 @ A0

Date
20.04.2021

Drawn By
SW

Drawing Ref
ME-24-21T

DAVID WILSON HOMES
WHERE QUALITY LIVES


When printing to scale, please ensure that your printer settings are set to Page Scaling = None. Do not allow any 'fit to page' settings as this will alter the scale of the drawing. You can use the scale bar to get a check the printed drawing.