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 demand, ground conditions and the development. Please speak to your Solicitor for a 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-24-21Y	07/02/2023
Private Houses	**House / Flat**	**No. Beds / People**	**Total No.**	**Sq. Ft**	**Total Sq. Ft**
H421–H7 [Winslow]	H	4B / 8P	7	1765	12355
H417–H7 [Bradgate]	H	4B / 8P	11	1434	15774
H412–H7 [Kirkdale]	H	4B / 8P	8	1354	10832
H486–7 [Hollinwood]	H	4B / 8P	8	1220	9760
T310–E-7 [Kennett]	H	3B / 6P	30	1089	32670
T310-I-7 [Kennett]	H	3B / 6P	1	1089	1089
P382-EH7 [Ancliffe]	H	3B / 5P	20	832	16640
P382-EI7 [Ancliffe]	H	3B / 5P	2	832	1664
P382-I-7 [Ancliffe]	H	3B / 5P	3	832	2496
P341–D7 [Hadley]	H	3B / 5P	6	1001	6006
P341-E-7 [Hadley]	H	3B / 5P	2	1001	2002
H406–H7 [Holden]	H	4B / 8P	5	1539	7695
H406–X7 [Avondale] (inc. 2x custom build units)	H	4B / 8P	18	1491	26838
Core 92%			121		
H475–I7 [Hertford]	H	4B / 7P	9	1364	12276
H475-E-7 [Henford]	H	4B / 7P	2	1364	2728
P331-CH7 [Farne ay]	H	3B / 5P	7	1001	7007
P331-CKI7 [Farne ay]	H	3B / 5P	3	1001	3003
P331-EH7 [Farne ay]	H	3B / 5P	2	1001	2002
H349–H7 [Abbeydale]	H	3B / 6P	2	1026	2052
P347VEH7 [Hadley Vale]	H	3B / 5P	2	1001	2002
Occasional 8%			27		
Total			148		176691
Affordable 30%					
Shared Ownership Types	**House / Flat**	**No. Beds**	**Total No.**	**Sq. Ft**	**Total Sq. Ft**
P204-EH7 [Milford]	H	2B / 4P	3	620	1860
P204-I-7 [Milford]	H	2B / 4P	1	620	620
P382-EH7 [Ancliffe]	H	3B / 5P	9	832	7488
P382-I-7 [Ancliffe]	H	3B / 5P	5	832	4160
P341-E-7 [Hadley]	H	3B / 5P	6	1001	6006
Total			24		20134
Social Rent Types	**House / Flat**	**No. Beds**	**Total No.**	**Sq. Ft.**	**Total Sq. Ft**
SH75-E-7	H	1B / 2P	3	465	1395
SH80-E-7	H	2B / 4P	3	645	1935
SH55-E-7	H	3B / 5P	3	958	2874
SH50-EH7	H	2B/ 4P	6	750	4500
SH50-I-7	H	2B / 4P	12	750	9000
SH54-EH7	H	4B / 6P	4	1103	4412
SH52-EH7	H	3B / 5P	8	900	7440
SH52-I-7	H	3B / 5P	3	930	2790
Total			42		34346
Totals			214		231371
Gross Area (acres)			24.33		
Net site area (acres)			14.44		
Density / Acre			15		
Density / Hectare			37		
SQFT per acre					16023

Notes:

- Additional affordable provided over provision at divisions request.
- Plots 112 & 113 are to be custom build units.
- All frontage parking is 5.5m.
- All tandem parking is 6m (in front of garage).

Rev	Description	Date	Drawn	Chk'd
Z	Bus loop added within the site to accommodate a local bus service. Actioned following comments from the LPA.	12.04.23	BG	
Y	Bend outside of plots 13 - 14 adjusted to sort forward vis requirements. Visitor parking relocated away from junctions, sub station relocated and a few plot sales to suit the above following comments from the LPA and division.	07.02.23	BG	
X	Area containing plots 136-143 reserved following comments from the tree officer. 3x units removed from scheme following discussions with the division. Affordable housing changed to 30% (21) Income SHOG and schedule updated to suit.	25.09.22	BG	
W	Bend outside of plot 105 widened to 5.0m. Length of road from plots 101-104 widened to 5.9m resulting in the removal of the utility door for the P341 (group standard house). These changes were made at the request of the highways consultant.	11.08.22	BG	
V	All block paving removed from highways, all 1m verges replaced with 2m footpaths. Some minor cul-de-sacs removed, all roads now adopted to a minimum of 5.5m carriageway width. A few of plots have been handed to flat design purposes (these include 61, 62 & 187. These changes were made at the request of the highways consultant.	08.08.22	BG / DG	
U	Plot substitutions on some shared ownership and Social Rent housetypes. Additional SUDs Ponds added.	08.07.22	SM	BG
T	Layout adjusted to sort comments from highways following a review of the layout by the highways consultant. Changes to the layout include but are not limited to; all corner line curves changed to 10m minimum, turning heads changed to suit WCC standards, shared surface areas changed to have 2x 2m footpaths + 1x 1m verge and plots adjusted to suit forward vis splays. The division also requested that all frontage parking was increased to 5.5m long, tandem parking increased to 6m long, Large garages changed to small for all 3 beds and any 4 beds where at least 3 parking spaces are be provided. Garages moved into garages where possible at divisions request.	20.05.22	BG	
S	Schedule of accommodation updated to include each housetypes 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 LEAP has been widened so that it is solely used and maintained by the golf course. Path delineated by a 450 high knee rail. Footpaths in and around the LEAP have been revised arrangement at the request of the division.	19.08.21	BG	
P	Layout sense checked on a plot-by-plot basis, boundary treatments reviewed and updated, affordable tenures - specifically shared ownership locations updated to suit following an internal review by the LD team (BG). Red Edge also adjusted following comments from the division which resulted in a re-plan of plots 1-3.	16.08.21	BG	
N	Plot no. 134 swapped to H417	14.07.21	SW	
M	Plot nos. 5,8,22,109,111,114 and 159 changed to H409 House type	13.07.21	SW	
K	Plot nos 88 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	

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
- Social Rent Units
- Shared Ownership Units
- Timber Knee Rail
- Existing Trees
- Proposed Trees
- Proposed Hedgerows
- Proposed SUDs Basin
- BCP Bin Collection Point (Private Drives only)
- RPA
- 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

N

Scale Bar

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

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-24-21Z

DAVID WILSON HOMES
WHERE QUALITY LIVES

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