



for full red line application boundary refer to Site Location Plan drawing no. LOC/001B

for detailed proposals in respect of indicative traffic calming along Dickens Heath Road plus site access, visibility and crossing, refer to Peter Brett Associates drawing no.s 27726/001 & 005

for detailed proposals in respect of site access, visibility and crossing from Rumbush Lane, including access table accommodating David Wilson Homes proposals, refer to Peter Brett Associates drawing no.s 27726/002

PROPOSED RESIDENTIAL DEVELOPMENT AT BRAGGS FARM SHOWN DASHED

HIGHLIGHTS:-

- GROSS SITE AREA = 4.464 hectares
- APPLICATION SITE AREA = 5.15 hectares (INCLUDING HIGHWAYS WORKS)
- NDA = 3.26 hectares
- DPH = 37.11 (15.02DPA) - NET
- DPH = 27.10 (10.96DPA) - GROSS
- AFFORDABLE @ 40% = 49
- MARKET = 72 - MIX: 4/5B = 37 (51%) 2/3B = 35 (49%)

LEGEND:-

- APPLICATION BOUNDARY
- EXISTING BUILDINGS NEAR SITE
- EXISTING BUILDINGS ON SITE TO BE DEMOLISHED
- EXISTING PROTECTED TREES RECORDED ON SITE DEFINED TREE BRANCH SPREAD AND ROOT PROTECTION AREA SHOWN DASHED
- EXISTING TREES TO BE REMOVED DUE TO CONDITION
- EXISTING HEDGEROWS RETAINED CUT BACK FROM FACE WHERE SHOWN DASHED
- EXISTING WATERCOURSE - ATTENUATION MEASURES INCLUDING ON-LINE BASIN AND SOFT BANK FEATURES - WATERCOURSE CULVERTED BENEATH PROPOSED HIGHWAY
- ILLUSTRATIVE HIGHWAY
- KEY JUNCTURE EG: HAVING PRIMARY AND CONTRAST SURFACING, TREE SET WITHIN GRILLE AND BOLLARDS TO DEFINE EXTENT OF CARRIAGEWAY
- ILLUSTRATIVE PEDESTRIAN CONNECTIVITY
- ILLUSTRATIVE DWELLING LOCATION - MAXIMUM 2.5 STOREY 'M' - DENOTES LOCATION OF 2 STOREY FLAT

- FOUL WATER PUMPING STATION POSITIONED AT LOWEST POINT OF SITE
- ILLUSTRATIVE HARD SURFACED AREAS INCLUDING DRIVEWAYS, FOOTWAYS AND COURTS
- PROPOSED GARDENS - FRONT/REAR
- ILLUSTRATIVE TREE PLANTING
- LOCATION OF PROPOSED MULTI-USE GAMES AREA (M.U.G.A.) SHOWN INDICATIVELY. DETAILED LOCATION TO BE DETERMINED AT RESERVED MATTERS STAGE
- PROPOSED OPEN SPACE TO INCLUDE: INDICATIVE M.U.G.A. BUFFER ATTENUATION MEASURES & LAND BENEATH PROTECTED TREE CANOPY

| Revisions: | Suffix: | Date: | Description: | Drawn: | Checked: |
|------------|---------|----------|--|--------|----------|
| G | | 28.11.13 | red line application boundary adjusted to accommodate traffic calming and access table; annotation added in respect of highway works along Rumbush Lane and Dickens Heath Road | APC | - |
| E | | 12.11.13 | reference to Option A removed; maisonettes identified; units north of watercourse adjusted | APC | - |
| F | | 24.10.13 | courtyard introduced into north-eastern corner of development | APC | - |
| D | | 23.10.13 | proposals revised to accommodate SMBC officers comments | APC | - |
| C | | 29.08.13 | proposals revised to accommodate second highway access onto Rumbush Lane application boundary revised to include for bellmouths and potential culvert upgrade | APC | - |
| B | | 19.08.13 | proposals adjusted adjacent on-line basin to incorporate foul water pumping station dwelling footprints revised at corner of Rumbush Lane/Cleobury Lane | APC | - |
| A | | 31.07.13 | proposals redrawn following pre-application process and public consultation. amendments to include: incorporation of multi-purpose games area; indication of actual tree branch spread and RPAs; attenuation principles incorporated; 2.5 storey accommodation introduced; connectivity introduced | APC | APC |

| | | | | |
|--------------|--------------------|--------------|-----------|-----------------|
| Suffix: | Date: | Description: | Drawn: | Checked: |
| Scale: | Media/Orientation: | Drawn: | Checked: | Day/Month/Year: |
| 1/1000 | A2P | APC | MO/FT | 23.07.2013 |
| Project No.: | Drawing No.: | | PLAN/007G | |