



DO NOT SCALE FROM THIS DRAWING
 All dimensions to be checked on site prior to manufacture of prefabricated items. Any discrepancy or query to be reported and clarified before associated work proceeds. All construction to be in accordance with relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturers' specifications. Read in conjunction with finalising specification, Workmanship specification, all other associated drawings issued and details which may be issued from time to time.
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SOFT LANDSCAPING AND PUBLIC OPEN SPACE OPPORTUNITIES HAVE BEEN INCREASED BY RESHAPING AND RELOCATING THE SUDS BASIN WEST INTO A PARCEL OF LAND PREVIOUSLY IDENTIFIED TO HOUSE THE SUDS BASIN, OPENING UP THE REMAINING PARCEL OF LAND PREVIOUSLY UTILISED.

CONTINUATION OF HEDGE TO PROVIDE GREATER CONNECTIVITY

SUDS BASIN ACCESS FOR FUTURE MAINTENANCE

BROAD LEAVED WOODLAND AREA TO FURTHER ENHANCE WILDLIFE HABITAT

WESTERN FIELD ACCESS FOR FUTURE MAINTENANCE

ADD ADDITIONAL PLANTING IN ORDER TO FURTHER ENHANCE SITE ECOLOGICAL OPPORTUNITIES

PRIVATE GARDENS HAVE BEEN INCREASED WHERE POSSIBLE, BY RATIONALISING REAR GARDEN BOUNDARIES AND REPOSITIONING GARAGES.

HEDGE ENHANCED AND MANAGED IN ACCORDANCE WITH LANDSCAPE AND ECOLOGICAL RECOMMENDATIONS

PROPOSALS INCLUDE SINGLE STOREY (BUNGALOW) 1.5 STOREY (CHALET BUNGALOWS) AND TWO STOREY HOMES, TOGETHER WITH SINGLE STOREY GARAGES TO PROVIDE VARIETY AND INTEREST THROUGHOUT THE DEVELOPMENT AND REFLECT THE CHARACTER FOUND COMMONLY THROUGHOUT BANWELL AND SURROUNDINGS

PROPOSALS INCLUDE A BALANCED MIX OF 1, 2, 3 AND 4 BED PROPERTIES WHICH HAVE BEEN DERIVED FROM MARKET RESEARCH AND DEMAND. THESE ARE PROVIDED IN A VARIETY OF FORMS AND RANGE BETWEEN DETACHED AND SEMI-DETACHED DWELLINGS WHICH CREATE A SENSE OF HIERARCHY AMONGST BUILDINGS, REFLECTING THE LOCAL CONTEXT

FOCAL BUILDINGS ARE POSITIONED UPON ENTRY TO THE DEVELOPMENT IN ORDER TO CREATE A SENSE OF ARRIVAL. PROPOSALS HAVE BEEN DESIGNED WITH A CLEARLY DEFINED ROUTE THROUGH THE SITE, HOUSES ARE ARRANGED TO A PROVIDE FRONTAGE TO ROADS AND GREEN OPEN SPACE.

6M GREEN BUFFER/ BAT CORRIDOR TO THE NORTH OF PLOTS 24, 25 AND 26

INCREASED SEPARATION BETWEEN PROPOSED DWELLING AND ADJACENT EXISTING RESIDENTS

2M GREEN BUFFER/ MAINTENANCE CORRIDOR TO EASTERN BOUNDARY HEDGE

DUAL ASPECT UNIT. ALL DWELLINGS ARE POSITIONED TO ENSURE HOUSE FRONTAGES ADDRESS AND ACTIVATE THE PRIMARY ACCESS ROUTE INTO SITE, INCREASING SURVEILLANCE AND SECURITY.

THE ACCESS ROAD NOW INCORPORATES A 2M WIDE FOOTPATH THROUGH THE SITE FOR IMPROVED HIGHWAY SAFETY.

POOR QUALITY, EXISTING PLANTING HAS BEEN REPLACED WITH NEW CONSIDERED AND APPROPRIATE PLANTING AT KEY LOCATIONS TO INCREASE PRIVACY AND ENHANCE BIODIVERSITY AND ECOLOGICAL GAINS.

DWELLINGS ORIENTATED AWAY FROM FACING CENTRAL HEDGE TO REDUCE LIGHT SPILL INTO HEDGE AND SURROUNDING GREEN BUFFER

6M GREEN BUFFER PROVIDED ALONG WESTERN/ CENTRAL HEDGE

6M GREEN CORRIDOR TO REAR OF PROPERTIES 10-12A IN ORDER TO REDUCE LIGHT SPILL, ENHANCE HABITAT AND IMPROVE CONNECTIVITY FOR LOCAL WILDLIFE

OMITTED PUBLIC FOOTPATH IN ORDER TO INCREASE CENTRAL BUFFER AND REDUCE POTENTIAL FOR LITTER/ DEBRIS ALONG HEDGE LINE



Schedule of Accommodation		
Open Market Housing		
Ref	Type	No.
ST	2 Bed/ 4 Person	3
AG	3 Bed/ 5 Person	2
AG v2	3 Bed/ 5 Person	1
SC	3 Bed/ 6 Person	5
PBDA	4 Bed/ 7 Person	1
PB	4 Bed/ 7 Person	6
	Sub-Total	18
Affordable Housing (31%)		
Ref	Type	No.
1B2P	1 Bed/ 2 Person	1
1B2P M4(2)	1 Bed/ 2 Person	1
2B4P 70 M4(2)	2 Bed/ 4 Person	1
2B4P M4(3)	2 Bed/ 4 Person	1
2B4P 79	2 Bed/ 4 Person	2
3B5P 93 M4(2)	3 Bed/ 5 Person	2
	Sub-Total	8
Grand Total		26



Rev	Description	Date	Initial	Checked



William Daw Close,
 Banwell
 Planning Layout

1:500@A1
 Scale
 756-06
 Drawing No.

CC
 Drawn
 March 2020
 First Issue
 -
 Revision