

Proposed landscape buffer to be reduced to boundary of new phase of development, to Landscape specialist specification - all to approval.

Minimum 20m back to back distances provided to adjacent housing.

Reduced density, Detached, max 2 storey, housing to Northern and North Eastern boundaries against Local Wildlife Site.

New Eastern Boundary to Wildlife Site, to be a 1.8m high close boarded timber fence. All to approval.

LOCAL WILDLIFE SITE

Proposed Adopted Public Open Space 1800m² - all to approval.

Minimum 6m wide easement for Electric cable diversion - placed under link through to Wildlife Site (for maintenance purposes).

Existing overhead power lines to be diverted underground within adopted highway footpaths, exit through easement area, and to rise to overhead within Open space.



Barratt Housing Mix-12_02_2015

Type A - 2B3P / Affordable 'Bungalow'	2B4P house	- 2no
Type B - 291SOFIT	2B4P house	- 4no
Type C - 946SOFIT	3B5P house	- 4no
Affordable Total	3B5P / Affordable home	- 8no
		- 6no
		- 22no(40%)

Type D - KENDAL	2B4P house	- 2no
Type E - NEWTON	2B4P house	- 4no
Type F - DEWESBURY	3B5P house	- 4no
Type G - BARWICK	3B5P house	- 8no
Type H - MIREPETH	3B5P house	- 3no
Type I - CHEADLE	3B5P house	- 3no
Type J - CHEESHAM	4B6P house	- 4no
Type K - GUTSBRUGH	4B8P house	- 5no
Market Total		- 33no(60%)
Grand Total		- 55no(100%)

Approx Site Area - 1.54Ha [3.8 Acres]
 BGS Area within Development approx 0.18Ha (0.45Acres)
 Approximate Density figures:
 Gross - 35.5 units/Ha [14.5 units/Acre]
 Net - 40 units/Ha [16.4 units/Acre]

New Southern Boundary to be a mix of 1.8m high close boarded timber fence and 1.8m high brickwork screen walling with piers, set at back of existing footpath/cycleway. All to approval.

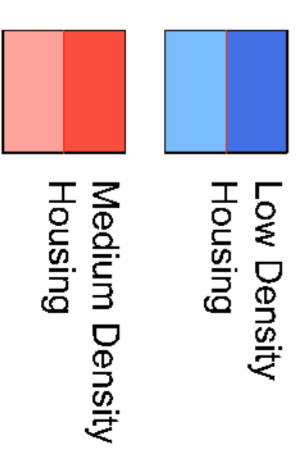
Existing concrete road retained.

Existing footpath/cycleway retained.

Proposed adoptable highway comprising 4.8m wide carriageway with 2m wide footpaths each side - all to approval.

New Site entrance formed at point of existing field entrance and all to Highways approval.

Site Layout - 1-500 scale



MWE MIDDLETON WESTERN ENGINEERING LTD
 77, BRAYNE, 015 1260286
 1, NEWCASTLE VILLA, TYPE
 20, 1000
 1000
 1000

Hellens Developments
 LAND AT COXHOE INDUSTRIAL ESTATE
 COXHOE, CO DURHAM

SITE PLAN AS PROPOSED PLANNING LAYOUT

Ref: **13054** No: **(P)01**

Date: Nov 2013
 Drawn: TSP
 Checked: L