



DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

NOTES:

- SURFACING:**
- Estate Road (Adoptable)**
5.5m wide tarmac surfaced estate road with 2m wide footpaths either side designed and constructed to approval of Highway Authority.
 - Shared Private Drives**
Minimum 4.5m wide shared private drive surfaced with block paving to the approval of Local Authority.
 - Private Drives / Parking Courts**
200x100 permeable block paving laid in herring bone pattern to approval of Local Authority.
 - Private Paths**
Private footpaths to be formed with 450 x 450mm slabs to approval of Local Authority.
 - Existing PROW**
Location of existing public right of way - Footpath No 12 (Hatfield Heath) which is to remain unaffected by the development.

- SOFT LANDSCAPING:**
- Rear Gardens**
 - Front Gardens**
Front gardens to be turfed with shrub borders.
 - Proposed New Large Trees**
Indicative location of tree planting refer to Landscape Architects detailed drawings.
 - Soft Landscaping / Planting**
Indicative location of planting refer to Landscape Architects detailed drawings.
 - Removed Trees**
Existing trees to be removed.

- BOUNDARY TREATMENTS:**
- 1m Vertical Metal Railings**
Black painted vertical metal railings to approval of Local Authority.
 - 1.8m Close Boarded fencing**
1.8m high close boarded fencing.
 - Garden Wall**
1.8m high 215mm thick brick wall.

- OTHER:**
- Cycle Stores**
Timber sheds provided to each dwelling for cycle storage.
 - Refuse Bins**
Location of refuse storage and refuse bin collection points.

Development Summary					
Plot no.	Type	m ²	Parking	Garden m ²	Tenure
1	3 Bed (5 person) house	94.7	2	145	Affordable
2	1 Bed (2 person) house	58.2	2	68	Affordable
3	2 Bed (4 person) house	79.2	2	152	Affordable
4	2 Bed (4 person) house	79.2	2	103	Affordable
5	2 Bed (4 person) house	79.2	2	112	Affordable
6	2 Bed (4 person) house	79.2	2	109	Affordable
7	1 Bed (2 person) house	60.2	2	50	Affordable
8	3 Bed (5 person) house	95.2	2	102	Affordable
9	2 Bed (4 person) house	79.2	2	54	Affordable
10	2 Bed (4 person) house	79.2	2	92	Affordable
11	3 Bed (5 person) house	101	2	105	Private Housing
12	4 Bed (6 person) house	155.3	3	276	Private Housing

Status
PLANNING SUBMISSION

Revisions		
Suffix	Date	Amendments
A	Nov 20	General Planning amendments following consultation with officers
B	Sep 23	Reed bed added to suit Engineers designs

The Design Partnership
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Job Title
Proposed Housing Development
 Land off Cox Ley, Hatfield Heath for
 Hastoe Housing Association Ltd.

Drawing Title
PLANNING SUBMISSION
 Site Plan

Date	Scale	Dwn	Dwg No	Rev
Oct 19	1:250 @ A1	AJW	HA-839-P01	B

Site Plan scale 1:250