33.1m STOPPING SIGHT DISTANCE TO RIGHT TURNING VEHICLE

1.0m x 33.1m PEDESTRIAN VISIBILITY SPLAY

2.4m x TANGENTIAL VISIBILITY SPLAY

1.0m x 11.8m ACHIEVABLE PEDESTRIAN VISIBILITY SPLAY

0.5m MARGIN

2.4m x TANGENTIAL VISIBILITY SPLAY

1.0m x TANGENTIAL PEDESTRIAN VISIBILITY SPLAY

PROVISION OF DROPPED KERB CROSSING AND TACTILE PAVING

1.0m x TANGENTIAL PEDESTRIAN VISIBILITY SPLAY

22.4m STOPPING SIGHT DISTANCE TO RIGHT TURNING VEHICLE

1.0m x 22.4m PEDESTRIAN VISIBILITY SPLAY

2.4m x 22.4m VISIBILITY SPLAY

1.0m x 22.4m PEDESTRIAN VISIBILITY SPLAY (TO 2.0m OFFSET)

ACCESS TO EXISTING BOAT TO BE RETAINED

2.0m WIDE FOOTWAY

KINGFISHER GROVE

Play Area

Access to BOAT

Woodcock Lane

Seating

No public access

No public access

mown grass footpath route

mown grass footpath route

to south

turning / access

existing overhead power lines to be set underground and routed through proposed development

existing overhead power lines to be set underground and routed through proposed development

mown grass footpath route

mown grass footpath route

Drain

LAP

Seating

KEY:

- Existing tree positions
- Indicative new landscaping and tree planting
- 6 — Parking space & allocation (Bay at 2.5m x 5.0m)
- VP — Visitor parking space
- Householder Refuse Storage
- Garden Shed / Cycle Storage

- 1.8m High Brick Garden Wall
- 0.9m High Brick Garden Wall with 0.9m High Fence Panel top
- boundary CB timber fencing
- boundary post & rail timber fencing
- development boundary line set on 54.25m contour line

DETAIL KEY

Air Source HP Location (Indicative tbc)

Street Scene / Site Section Location

Tree Protection Detail Key

Root Protection Zone (Veteran Trees)

site boundary

Full site area = 5.827 hectares (approx) as shown within red boundary line

Final boundary positions to be agreed / confirmed.
All subject to a detailed site, boundary & tree surveys.

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REV.	DESCRIPTION	DRAWN	CHKD.	DATE
Q	Base layout detail information revised.	ML		20\|02\|25
P	VP parking bay adjacent to Plot 49 revised.	ML		18\|02\|25
N	Parking details revised plots 10, 11 & 37, Southern development road design and parking revised.	ML		14\|02\|25
M	Tree details revised.	ML		30\|10\|25
L	Tree Protection details added.	ML		30\|10\|25
K	Base layout details revised to Planning Comments.	ML		26\|10\|24
J	Base layout level details revised.	ML		16\|10\|24
H	Base layout landscaping details revised.	ML		09\|10\|24
G	Base layout and landscaping details revised.	ML		03\|10\|24
F	Base layout and landscaping details revised.	ML		12\|07\|24
E	Base layout and landscaping details revised.	ML		05\|07\|24
D	Layout of parking revised to plots 32-35 & landscaping revised. Plots 26 & 27 layout revised. Additional section line information added.	ML		18\|06\|24
C	Layout visitor parking location revised. Plots 42-45 house types revised. Landscaping, drainage pond details and footpath routes revised.	ML		11\|06\|24
B	Layout visitor parking location revised. Plots 26-29 positions revised. Landscaping, drainage pond details and footpath routes revised.	ML		24\|05\|24
A	Layout visitor parking location revised. Plots 9 & 10 position revised.	ML		21\|05\|24

Residential Development
Land West Of Kingfisher Grove
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DRAWING TITLE
Development Site
Plan Sheet 1 of 2

SCALE	SHEET SIZE	DRAWN	CHKD	DATE
1:500	A1	ML		21/02/2025

RM PLANNING

0 5 10 15 20 25 30 35 40 45
1:500 Scale

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