Notes

N

SSSI BUFFER ZONE AND WILDLIFE CORRIDOR (not publicly accessible)

PART OF CRICH CHASE SSSI

BIO DIVERSITY ENHANCEMENT FIELD AND PUBLIC OPEN SPACE, WITH CIRCULAR MOWN RIDE / WALKING ROUTE THROUGH WILD FLOWER MEADOW.

(1693sqm)

PART OF CRICH CHASE SSSI

15m WIDE SSSI BUFFER ZONE AND WILDLIFE CORRIDOR (not publicly accessible)

Former tramway route used as heritage walk with information boards

15m

PADDOCK with stable and tack room

PART OF CRICH CHASE SSSI

15m WIDE SSSI BUFFER ZONE AND WILDLIFE CORRIDOR (not publicly accessible)

heritage information board

existing field access

tarmac apron

stable and tack room

pedestrian access to heritage walk

PART OF CRICH CHASE SSSI

15m WIDE SSSI BUFFER ZONE AND WILDLIFE CORRIDOR (not publicly accessible)

Former tramway route protected trees from development)

BADGER ACCESS TO FORAGING AREA (South of the development)

NEW ROAD

AMBER HILL

TORS SPRING

THE COMMON

WOODSIDE

ROAD 1

ROAD 2

ROAD 3

PRIVATE LANE 1
32 tonne capacity

PRIVATE LANE 2

PRIVATE LANE 3
32 tonne capacity

2.4x43.0m vis splay

extent of S278 works

verge

Road priority changed

STRUCTURAL PLANTING CORRIDOR

29.1m

31.4m

31.7m

31.6m

29.8m

PUBLIC OPEN SPACE (1555sqm)

500sqm LEAP

SUDS feature access for maintenance only

maintenance access gate

Existing field gate access retained

Sustainable Drainage Attenuation Basin.

Ex. combined sewer 225mm diameter

0m 10m 25m 50m 100m

Plot 43 — No.16 — structural planting corridor — 29.8m — 190

Plot 44 — No.15 — structural planting corridor — 31.6m — 190

Plot 45 — No.14 — structural planting corridor — 31.7m — 190

Plot 46 — No.12 — structural planting corridor — 31.4m — 190

Plot 47 — No.11 — structural planting corridor — 29.1m — 190

Plot 49 — No.10 — structural planting corridor — 18.3m — 190

Site Sections

T26 Cat B trees and groups

T25 Cat C trees and groups

\# Additional fenestration to increase natural surveillance (Secure by Design)

✱ BCP Bin Collection Point

PROPOSED HOUSE WITH TYPE REFERENCE

PRIVATE PARKING WITH PLOT NUMBER REFERENCE

PATIO AND PATHS

FRONT GARDEN LANDSCAPING

PRIVATE REAR GARDENS

INDICATIVE TREE PLANTING

LAND NOT PUBLICLY ACCESSIBLE

PUBLIC OPEN SPACE exceeds minimum requirement of 3248sqm

AFFORDABLE HOUSING
Shared Equity plots 21-24 & 40-42
Affordable Rented plots 7-11 & 16-20

Paddock stable and tack room (1-100)

Floor Plan

stable | stable | tack

Side Elevation.

Front Elevation.

Side Elevation.

Rear Elevation.

Rev	Date	Amendments	By
N	01.02.23	Plot 49 amended.	
M	11.07.22	Secondary SUDS amended to original shape and size .	
L	25.04.22	Secondary SUDS feature reinstated.	
K	10.01.22	Plots 17-24 split to semi detached and plots 40-42 garden access amended.	
J	28.11.19	Rumble strips to Lane 3 deleted, tarmac apron to paddock access reduced.	
I	22.11.19	Road 3 turning head further enlarged to accommodate refuse truck turning following tracking check.	
H	20.11.19	General revisions for Highways Officer. Plots 25 & 26 rotated to face south and plot 27 handed. Plot 2 & 39 house type changed. Stable block relocated.	
G	14.10.19	Plots 11 and 16 changed from Rutland Bungalows to Finden (Part M.4[2]) bungalows.	
F	06.09.19	Scheme reduced to 58 plots. Turning head taken out of tramway line, paddock, stable and Heritage Walkway added.	
E	18.09.18	SSSI buffer extended north, and public open space amended.	
D	13.07.18	Layout amended following extensive liason with DCC Archaeology, Derbyshire Wildlife Trust and Amber Valley Planning Dept.	
C	13.02.18	Minor amendments to Planners request.	
B	08.02.18	Plots 50 and 72-75 moved to improve overlooking distances and garden depth.	
A	06.01.18	Site layout amended to Planners comments	

WHEELDON

Wheeldon Brothers Ltd. & Omnivale Ltd.
Wheeldon House, Prime Parkway, Derby DE1 3QB
Tel: (01332) 388 400 Fax: (01332) 388 401

Type

Areas

Site: Land West of The Common, Crich, Derbyshire.

Drawing: Proposed Site Layout and Site Sections

Checked: PS | BS | QS

Date: December 2017

Scale: 1:500@A0

DWG: CR2/PL/03

Rev: N