Disclaimer:
Do not scale from this drawing
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

1:500 0 5 10 15 25m

KIRK LANGLEY - ASHBOURNE ROAD (SOUTH)

PLANNING LAYOUT

NORTH

ACCOMMODATION SCHEDULE SOUTHERN PHASE

Name	Bed	Storey	Unit No's	Unit ft²	ft² Total
Open Market Dwellings @ 70% (25)					
Yeaverley	4 Bed	3	2	1939	3878
Osmaston	3 Bed	2	3	2160	6480
Alkmonton	3 Bed	2	5	1780	8900
Biggin	3 Bed	2	4	1570	6280
Ednaston	3 Bed	2	2	1402	2804
Warslow	3 Bed	2	2	1362	2724
Market Bosworth	3 Bed	2	1	1068	1068
Tissington	3 Bed	2	1	982	982
Hollington	2 Bed	2	3	1070	3210
Tideswell	2 Bed	1	2	1230	2460
Affordable Dwellings @ 30% (11)					
Rosliston	3 Bed	2	3	897	2691
Coton	3 Bed	2	3	897	2691
Milford	2 Bed	2	5	682	3410
Grand Total:	**36 Units**				**47578 ft²**

Layout Key

- Application Boundary
- Existing Building
- Adoptable Street 5.5m wide with turning head. See Jackson Purdue Lever drawings for further details.
- Proposed traffic calming with grass build out. See Jackson Purdue Lever drawings for further details.
- Proposed raised table. See Jackson Purdue Lever drawings for further details.
- Location of dual aspect housetype
- Denotes section of existing hedge to be removed to create vehicular / pedestrian links
- Existing trees and hedges to be retained with Root Protection Zone annotated
- Proposed drainage easement. Refer to Jackson Purdue Lever drawings for further details.
- Proposed location of bin storage within rear gardens
- Denotes 2.0m x 2.0m forward pedestrian splay to be kept clear of obstructions over 600mm high
- Denotes Affordable Rented housing unit.
- Denotes Shared Ownership housing unit.
- 77 — Denotes cycle storage



References.

Highways - Jackson Purdue Lever Phase 5b Preliminary Road General Arrangement drawing No. 001419-JPL-5b-ZZ-D-C-4901-S3-P03 dated 26.09.25

OS Plan - Provided by client

Topographical Survey - Terra Measurement Survey ref no. 1715 - Topographical Extension Rev B dated 28.07.21

Red Edge Boundary - Extracted from Location Plan dwg no. LP01 Rev B dated 30.09.2025

Tree Survey - Golby & Luck Landscape Architects layout dwg no. GL1937-06 dated 14.09.22

Drainage Proposals - Jacksons Purdue Lever drawing no. 001419-JPL-5b-ZZ-D-C-4902-S3-P03 dated 26.09.25

Landscape Design - Golby & Luck Landscape Architects dwg. NO. GLY0215 LP 01 / 02 dated 19.09.25

General Notes

This drawing needs to be read in conjunction with the following plans;

- Hard Surfacing Plan
- Landscaping Layout
- Boundary Treatments Plan
- Materials Layout

D	30.10.2026	Latest landscaping and adoptable highway proposals referenced in layout.	APE
C	12.01.2026	revised highways brought into the layout.	RH / APE
B	20.09.2025	Layout proposals updated to accord with latest highways / drainage details. Red edge boundary updated	APE
A	19.09.2025	1st Issue	APE
Rev.	Date	Description	By / Chd

Client

PEVERIL
HOMES TO BUILD A LIFE IN

Project

KIRK LANGLEY
ASBOURNE ROAD (SOUTH)

Drawing Title

PLANNING LAYOUT

Drawn by	APE	Checked by	-
Date	19.09.2025		
Status	PLANNING	Scale @ A0	1:500
Job no	PH007	Dwg no. PL01	Rev D

Astle Planning & Design Limited
The Steam Mill,
Steam Mill Street,
Chester,
CH3 5AN

01244 886644

info@astlepd.co.uk
www.astlepd.co.uk

This drawing is the copyright © of Astle Planning & Design Ltd and shall not be altered, copied, photographed or reproduced in any way without the written authority of Astle Planning & Design Ltd.