Birchwood Equestrian, Somercotes					
Private					
House Type	**Storeys**	**Beds**	**Sqft**	**Number**	**Cover**
A1.1	2	1	707	3	2121
C2	2	2	808	3	2424
P2	2	2	869	19	16511
V3	2	3	1035	6	6210
S3.1	2	3	1087	14	15218
N4	3	4	1257	7	8799
Total				**52**	**51283**
Affordable					
Shared Ownership					
A1.1	2	1	707	2	1414
C2	2	2	808	1	808
P2	2	2	869	2	1738
S3.1	2	3	1087	2	2174
Total				**7**	**6134**
Social Rent					
A1.1	2	1	707	5	3535
C2	2	2	808	3	2424
P2	2	2	869	2	1738
V3	2	3	1035	2	2070
S3.1	2	3	1087	4	4348
Total				**16**	**14115**
Grand Total				**75**	**71532**

N

PLANNING KEY

PLANNING LAYOUT KEY:

- SITE BOUNDARY
- ASSOCIATED LAND
- ROAD
- ROAD MARKINGS
- DRIVES & PATHS
- 1.8m TIMBER SCREEN FENCE
- 1.2m POST & RAIL FENCE
- 1.8m TIMBER GATE
- 1.8m SCREEN WALL
- 0.45m KNEE HIGH RAIL
- 1.8m SCREEN WALL & FENCE PANEL INFILL
- EVCP
- BIN STORAGE
- BCP BIN COLLECTION POINT
- PLOT NUMBERS
- PARKING SPACES
- BLOCK PAVING
- EXISTING TREES AND HEDGING
- TREES AND HEDGING TO BE REMOVED
- SHARED OWNERSHIP
- AFFORDABLE RENT

BIRCHWOOD LANE

ENTRANCE DETAILS IN ACCORDANCE WITH DRAWING ADC3119-DR-001 Rev P3

120.6m

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 6

Trees to be removed

Trees to be removed

Area of hedge to be removed

Sub Station

Garage

LANDSCAPE BUFFER ZONE

LANDSCAPE BUFFER ZONE

FOOTPATH LINK

FOOTPATH LINK

FOOTPATH

FOOTPATH

MOWN FOOTPATH LINK

Shared Private Drive

Shared Private Drive

Shared Private Drive

PUBLIC OPEN SPACE

MARRIOTT CLOSE

WATSON CLOSE

EMERGENCY TURNING FACILITY

PUMPING STATION

BALANCING LAGOON

BALANCING LAGOON

BCP

0 10m 20m 30m 40m 50m

REV	DATE	BY	AMENDMENTS
B	02.10.26	EVG	Updated in accordance with planning comments including indicative trees, visitor parking added, parking bays widened, footpath link to east added and boundary treatment amendments, affordable indicated.
A	25.08.26	EVG	Plot 16 amended to N4. Velux removed from S3.1 Opp.

AVANT homes

COM-PH2-01B - Site Layout

DATE:	SCALE:	DRAWN BY:
May 26	1:500 @ A1	WW/EG

DWG TITLE: Site Layout

PROJECT: BIRCHWOOD EQUESTRIAN CENTRE, SOMERCOTES

DWG No. 3223-100-01 REV. B