

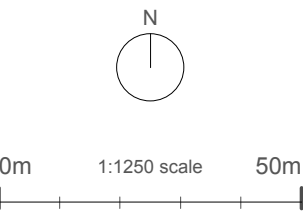


Dimensions are not to be scaled from this drawing			
Rev	Date	Description	Author
B	2022.04.05	Revised to accommodate client comments received 31.03.2022. Schedule updated. Additional proposed tree planting to F3.	bb
C	2022.04.21	Amended to accommodate client comments received 14.04.2022. Schedule updated.	bb
D	2022.08.02	Updated attenuation to surface water drainage plan.	lg
E	2023.01.03	Additional tree planting proposed to south of parcel F2.	bb

Legend	
	Site Boundary : 8.61Ha
	Overall NDA : 3.98Ha
	POS : 1.34Ha
	Ecology/Maintenance Buffer
	Retained Hedgerows
	Proposed Hedgerows
	Existing Trees to be Retained
	Proposed Trees

Accommodation			
Open Market (70%)			
Housetype	Beds	Storey	No.
C	3	2	4
D	3	2	8
E	3	2	4
F	4	2	11
G	4	2	6
H	4	2	4
I	4	2	13
J	4	2	2
K	5	2	7
L	2	1	5
M	2	1	2
Total Open Market			66
Affordable Homes (30%)			
Housetype	Beds	Storey	No.
Social Rent			
A	1	1	4
B	2	2	2
C	3	2	2
Total Social Rent			8
Affordable Rent			
B	2	2	3
C	3	2	5
Total Affordable Rent			8
Shared Ownership			
B	2	2	4
C	3	2	4
Total Shared Ownership			8
Self-Build			
C	3	2	2
F	4	2	2
Total Self-Build			4
Total Affordable			28
Overall Total			94

Coverage	
Field 1	
NDA	: 0.97Ha
Units	: 17
Density	: 17.5 dw/Ha
Field 2	
NDA	: 1.69Ha
Units	: 42
Density	: 25 dw/Ha
Field 3	
NDA	: 1.32Ha
Units	: 35
Density	: 26.5 dw/Ha
Overall	
NDA	: 3.98Ha
Units	: 94
Density	: 23.5 dw/Ha



PLANNING

Land at Copythorne Road
Strategic Appraisal
for
Peleton Land

Proposed Masterplan

Scale: 1:1250 @ A3
Drawing No: 1653 / SK104 Rev E
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