

Copyright Pegasus Planning Group Ltd. © Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042093. Promap Licence number 100020447. Emapsite Licence number 0100031673. Standard OS licence rights conditions apply. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T 0121 308 9570 www.pegasuspg.co.uk



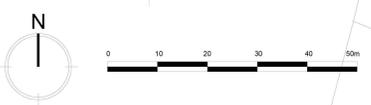
- Proposed Site boundary. —
- Affordable House Types - #
- Proposed Trees - ●
- SW - 1.8m High Screen Wall.
- SF - 1.8m High Close Boarded Fence.
- 1.8m Close Boarded Fence (Rear Gardens)
- BP - Brick pier.
- Parking Bay -
- Herringbone Block Paving
- Drainage Easement
- G Schedule updated. 15.03.16
- F Approved by client. Submission version. 15.03.16
- E Garage to plots 13-15 amended. Additional footpaths added. Further indicative planting shown. 11.03.16
- D Plots 107/108 amended. Indicative planting shown. POS shown. New drainage info shown. 10.03.16
- C Various plot amendments following discussion with RW & IP. Storm Water information added. Additional highway info added. 09.03.16
- B Plots 69 & 70 amended. On plot details amended for Plots 1 - 43. 04.03.16
- A Plots 11, 13-19, 42, 43, 64-67, 69 & 117-130 amended as per comments received. Redline amended. 04.03.16

HOUSE TYPE SCHEDULE			
Open Market Units	No.	Type Floor Area	Total Floor Area
202	2	769	1538
313	10	815	8150
314	2	1025	2050
317	7	953	6671
330	17	995	16915
400	11	1181	12991
403	6	1276	7656
412	10	1376	13760
415	1	1332	1332
418	21	1241	26061
430	6	1449	8694
469	8	1455	11640
Total Number	117		Total Floor Area 131940

Alleviable Units (Rented)	No.	Total Floor Area
SH14	4	2240
SH26	3	2307
SH34	3	2697
Total Number	10	7244

Alleviable Units (Shared Ownership)	No.	Total Floor Area
SH34	899	2077
Total Number	13	6941

Overall Development	Total Number	Total Floor Area
	130	141881
Green Site Area (Ha)		5.50
Nett Site Area (Ha)		3.97
Nett Site Area (Acres)		9.80
Nett Density (Dwellings per Acre)		13.27
Nett Density (Dwellings per Hectare)		32.78
Coverage (SqFt/Acre)		14479



WRAGLEY FIELDS, SINFIN, DERBYSHIRE - PLANNING LAYOUT

