Henthorn Road, Clitheroe

A

B

C

D

E

F

G

Area designated for children's play area

450mm high timber knee rail fencing to run along edge of road to form boundary of Public Open Space

Existing recreational sports pitches

All hedges to be trimmed and reduced in accordance with a managed plan, refer to landscape plan for clarification

New 2 metre footpath to link with existing caravan club track

15 metre build stand off to proposed pumping station

FOUL WATER PUMPING STATION

Existing Residential Development

Area designated for community park

Proposed attenuation basin and pond-refer to engineers layout

Proposed attenuation basin and pond-refer to engineers layout

New footpath to connect with community park

Existing ditch to be culverted under new road-refer to ecological mitigation statement and landscape layout

Proposed sub station with perimeter landscaping

Valley to be regraded. Refer to Engineers drawings for detailed design

Bus stop with raised kerb, Refer to Engineers drawings for detailed design

6 metre wide loop road with a minimum 10 metre inside radius to accommodate bus movement

Area designated for PCT Doctors Surgery and to have a min 0.064 hectares set aside

New road alignment taken from Henthorn Road into the proposed development. New junction to be formed to allow continuation of Henthorn Road, Refer to Engineers detailed design

Ponds

Ponds

Drain

Drain

Peel House

Alder Leigh

Beeches

Henthorn Farm

Henthorn Farm Cottage

The Old Dairy

Rose Cottage

Pumping Station

FAIRFIELD CLOSE

ALDERFORD CLOSE

NEWLANDS

62.5m

TRAFFIC LEGEND

- GEORGE WIMPEY SITE BOUNDARY
- COMPOUND
- SITE CAR PARKING
- MATERIAL STORAGE (GATED ACCESS)
- SHOW HOMES AND SALES AREA
- SALES CAR PARKING
- TEMPORARY ROAD TO ALLOW FOR A ONEWAY SYSTEM
- DESIGNATED CROSSING POINTS
- PEDESTRIAN ROUTE (PROTECTED AT ALL TIMES)
- CHAIN LINK FENCING
- DOUBLE CLIPPED HARASSE FENCING
- BUILD ORDER INCLUDING SWITCHOVER
- SITE TRAFFIC / DELIVERIES DIRECTION.
- LOADING BAYS SHOWN
- LADDER POSITIONS
- SITE SIGNAGE

TURNING AREAS TO BE SIGNED – "NO PARKING ON ESTATE ROADS"

NOTE – TELEHANDLER WILL STAY ON SITE, NOT JUST ONE WAY SYSTEM

Taylor Wimpey Accommodation Schedule

House Type	No.	Affordable Open Sale	Sq ft.	Beds	Parking
A	11	Affordable	602	2	1 car space
B	10	Affordable	753	3	affordable 1 car space open space 2 car space
C	20	Open Sale	866	3	2 car space
D	9	Affordable	1099	4	1 car space
E	15	Open Sale	967	3	integral single garage with 2 car spaces
F	7	Open Sale	1153	4	integral single garage with 2 car spaces
G	6	Open Sale	1244	4	integral single garage with 2 car spaces
H	8	Open Sale	1334	4	integral single garage with 2 car spaces
I	4	Open Sale	1460	4	integral single garage with 2 car spaces
J	13	Open Sale	1222	4	detached single garage with 2 car spaces
K	9	Open Sale	1346	4	detached single garage with 2 car spaces
L	9	Open Sale	1400	4	detached single garage (side-by-side) with 2 car spaces
M	10	Affordable	721	2	1 car space
Total	135				

Barratts Accommodation Schedule

House Type	No.	Affordable Open Sale	Sq ft.	Beds	Parking
N	1	Affordable	626	2	2 car spaces
O	1	Affordable	526	2	2 car spaces
P	8	Affordable	640	2	2 car spaces
Q	11	Affordable	736	3	2 car spaces
R	10	Affordable	630	2	2 car spaces
S	10	Affordable	1086	4	2 car spaces
T	9	Open Sale	936	3	2 car spaces
U	1	Open Sale	957	3	2 car spaces
V	14	Open Sale	1109	3	2 car spaces
W	2	Open Sale	939	3	2 car spaces
X	8	Open Sale	1113	3	attached single garage with 1 car space
Y	5	Open Sale	1137	4	integral single garage with 2 car spaces
Z	6	Open Sale	1207	4	detached single garage with 2 car spaces
AA	14	Open Sale	1215	4	integral single garage with 2 car spaces
BB	15	Open Sale	1249	4	detached single garage with 1 car space
CC	6	Open Sale	1427	4	detached single garage with 1 car space
DD	14	Open Sale	1531	4	integral single garage with 2 car spaces
Total	135				
Site Total	270				

LEGEND

- Line to delineate extent of 1.8 metre high close boarded fencing.
- Line to delineate extent of 1.8 metre high wavey lapped fencing.
- Line to delineate extent of 1800mm high close-boarded/wavey lapp privacy panell and timber knee rail
- Line to delineate extent of 1800mm high brick piers with intermedia screen fence panells to run into 1800mm high brick curved wall wh
- Line to delineate extent of 450mm high knee rail fence.
- Line to delineate application site boundary
- Indicates existing trees to be retained and protected during constr at all times.
- Indicates existing trees to be removed
- Indicative position of new tree planting. Refer to Landscape Layou further details.
- Proposed timber gates to be erected to rear gardens as indicated site layout.
- Proposed blockpaving to Rumblestrip.. Refer to Engineer's Extern Works Plan for further details
- Proposed blockpaving, refer to Engineer's External Works Plan fo further details..
- Proposed tarmac with red chipping finish, r efer to Engineer's Exte Works Plan for further details..
- Dotted line indicates optional conservatory,
- Indicates plot handing

A-B Points A-B indicates 2000mm high acoustic fencing to run inside existing landscaping. Refer to boundary detail no. 6

C-D Points C-D indicates 1350mm high timberpost and rail fencing to inside of existing landscaping. Refer to boundary detail no. 3

E-F Points E-F indicates 1350mm high timberpost and rail fencing to r inside of existing landscaping. Infill gaps between existing hedge 1800mm high close boarded fence. Refer to boundary details

F-G Points F-G indicates 1800mm high close boarded fence to be ere along line of application site boundary. Refer to boundary details

Baldwin Design Consultancy

Revision:

Project Title: Traffic Management Plan

Address: Henthorn Road, Clitheroe

Drawing: Composite Site Layout

Drawing No: TW/TMP/08-01

Drawn: JL

Date: Date: 28/08/1:

Scale: 1:500

Paper Size: A0

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