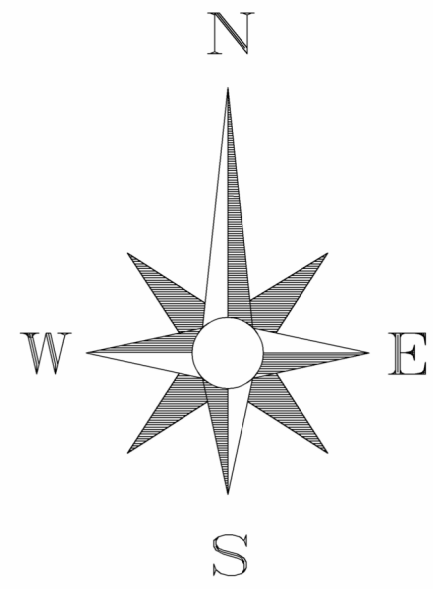


NORTH MANCHESTER GOLF CLUB, MIDDLETON



NOTES:

KEY:

- 1.8m concrete post & close boarded panel fence (GP Units) / 1.8m close boarded panel (OM Units)
- 2.1m high timber close boarded fence
- 1.8m high timber close boarded gate
- 0.6m high wall / 1.2m high close boarded fence (feature wall detail)
- Refuse store
- Shared surface
- Estate Railing
- Affordable Unit / M4(2) / NDS

|     |          |                                                                                                                                                                                                           |    |
|-----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| P47 | 06.11.24 | Layout amended following LPA comments.                                                                                                                                                                    | SJ |
| P48 | 05.11.24 | Layout amended following LPA comments.                                                                                                                                                                    | SJ |
| P49 | 01.11.24 | Layout amended following internal comments.                                                                                                                                                               | SJ |
| P44 | 01.11.24 | Layout amended following comments from the LPA.                                                                                                                                                           | SJ |
| P43 | 21.10.24 | Road extended past Plot 35 to Plot 33.                                                                                                                                                                    | SJ |
| P42 | 18.10.24 | Layout redesigned following comments from the LPA.                                                                                                                                                        | SJ |
| P41 | 01.10.24 | Layout redesigned following comments from the LPA.                                                                                                                                                        | SJ |
| P40 | 08.06.24 | Layout amended following internal comments.                                                                                                                                                               | SJ |
| P39 | 29.05.24 | Timeless 2.1 House Type Range Added.                                                                                                                                                                      | SJ |
| P38 | 22.02.24 | Plots 1 and 2 positions moved eastwards, so that Plot 3 sales garage can be separated. Parking of plot 56 revised. Shared driveway for plots 14 & 17/20 updated & Plots 36 & 46 garage positions updated. | AC |
| P37 | 16.02.24 | Golf club access reverted back to existing access.                                                                                                                                                        | AC |
| P36 | 09.02.24 | Plots 6 - 9 & 21 - 24 units swapped with plots 30 - 36 & 3No. Linnet House types omitted and replaced with 3No. Fieldfare house types.                                                                    | AC |
| P35 | 26.01.24 | Plots 1 - 11, 20 - 28 & 48 - 51 names clarified. Plot 6 updated to a Starling. Plot 7 & 48 updated to Brambling's and Plot 50 updated to a Fieldfare and Plot 15 parking arrangement updated.             | AC |
| P34 | 24.01.24 | Plots 4, 6 - 30, 46 - 52 & 56 updated as per layout meeting 29.01.24 and Sales Garage added to plot 22.                                                                                                   | AC |
| P33 | 22.01.24 | Plots 6, 8, 12 & 20 changed to Brambling; Plots 42 - 45 changed to the P3.3 1 & Plots 46 - 50 positions updated to suit.                                                                                  | AC |
| P32 | 30.11.23 | Gas and Sludge main easements shown.                                                                                                                                                                      | AC |
| P31 | 24.11.23 | 1 - 26 Plots replanned.                                                                                                                                                                                   | AC |
| P30 | 27.09.23 | 27-56 Plots replanned.                                                                                                                                                                                    | AC |
| P29 | 09.03.23 | Plots 46-48 replanned.                                                                                                                                                                                    | AC |
| P28 | 06.02.23 | Plots 38-45 replanned.                                                                                                                                                                                    | AC |
| P27 | 27.01.23 | Latest Golf Club Car Parking layout added.                                                                                                                                                                | SJ |
| P26 | 26.01.23 | Amended following comments from the LPA & Golf Club.                                                                                                                                                      | SJ |
| P25 | 18.01.23 | A pair of Botchards replaced 1 No. Chaffinch on Plot 39.                                                                                                                                                  | SJ |
| P24 | 25.11.22 | Plots 38-48 adjusted. Units reduced to 53.                                                                                                                                                                | SJ |
| P23 | 18.11.22 | Single sided road effort of plots 20-24 changed to shared drive.                                                                                                                                          | SJ |
| P22 | 18.11.22 | HA removed and house type mix amended.                                                                                                                                                                    | SJ |
| P21 | 14.11.22 | Amended following layout review comments.                                                                                                                                                                 | SJ |
| P20 | 14.11.22 | Layout redrawn.                                                                                                                                                                                           | SJ |
| P19 | 22.09.22 | Plots 12-16 replaced with two. Wrenthorn and 8 Affordable Units.                                                                                                                                          | SJ |
| P18 | 13.05.22 | Plot 50 added to 27, 46 & 47. Adoptable road reduced in front of Plot 46.                                                                                                                                 | SJ |
| P17 | 10.05.22 | Site re-planned following comments from LPA and UU.                                                                                                                                                       | SJ |
| P16 | 04.01.22 | Updated to include latest house type footprints.                                                                                                                                                          | SJ |
| P15 | 24.11.21 | Turning Head sizes increased following comments back from Transport consultant.                                                                                                                           | SJ |
| P14 | 08.08.21 | Minor amendments following comments Group Design.                                                                                                                                                         | SJ |
| P13 | 27.07.21 | 3No. Harwood replaced with Buckingham's, 2No. Ripley's replaced with Cranberrys. Two Callowies replaced with a Wrenwick.                                                                                  | SJ |
| P12 | 29.06.21 | Flagging indicated, handings corrected and Plot 14 changed to a Wrenwick.                                                                                                                                 | SJ |
| P11 | 14.04.21 | Layout amended following design team discussion.                                                                                                                                                          | SJ |
| P10 | 28.01.21 | Plot 56 changed to a Callowley & Plot 17 garage removed.                                                                                                                                                  | SJ |
| P9  | 22.01.21 | Plots 2, 4, 10, 22, 24, 26, 27, 31 changed to Ripley's.                                                                                                                                                   | SJ |
| P8  | 17.12.20 | Layout re-planned following comment from the LPA.                                                                                                                                                         | SJ |
| P7  | 06.11.20 | Layout re-planned.                                                                                                                                                                                        | SJ |
| P6  | 10.08.20 | House type mix amended following comments.                                                                                                                                                                | SJ |
| P5  | 05.06.20 | Plot 50 changed from an Alderley to a Cranbury.                                                                                                                                                           | SJ |
| P4  | 05.06.20 | Plot 50 added.                                                                                                                                                                                            | SJ |
| P3  | 10.05.20 | Plot 1 & 2 adjusted following comments and red edge amended adjacent to Plot 6.                                                                                                                           | SJ |
| P2  | 11.05.20 | Amended to accommodate the HP gas main constraints.                                                                                                                                                       | SJ |
| P1  | 21.04.20 | Amended following internal comments.                                                                                                                                                                      | SJ |

| Version: P16<br>Date: 05.11.24 |               |                      |                 |                  |                 |                  |
|--------------------------------|---------------|----------------------|-----------------|------------------|-----------------|------------------|
| ACCOMMODATION SCHEDULE         |               |                      |                 |                  |                 |                  |
| HOUSE TYPE                     | LANDSCAPE REF | HOUSE TYPE REFERENCE | NUMBER OF UNITS | FLOOR AREA SQ.FT | NUMBER OF UNITS | TOTAL FLOOR AREA |
| OPEN MARKET UNITS              |               |                      |                 |                  |                 |                  |
| Wentworth                      | WEN           | T3H9929              | 3               | 929              | 3               | 2787             |
| Thornbury                      | THO           | T3H9982              | 3               | 982              | 10              | 9820             |
| Alderley                       | ALD           | T3H1062              | 3               | 1062             | 4               | 4248             |
| Willington                     | WIL           | T3H1265              | 3               | 1265             | 7               | 8855             |
| Harwood                        | HAR           | T4H1266              | 4               | 1266             | 5               | 6330             |
| Dunsmore                       | DUN           | T4H1325              | 4               | 1325             | 3               | 3975             |
| Hartthorpe                     | HAF           | T4H1525              | 4               | 1525             | 2               | 3050             |
| Buckingham                     | BUK           | T4H1648              | 4               | 1648             | 5               | 8240             |
| Oakmere                        | OAM           | T5H1850              | 5               | 1850             | 2               | 3700             |
| Wavendon                       | WAV           | T5H1977              | 5               | 1977             | 7               | 13839            |
| TOTALS                         |               |                      |                 |                  | 48              | 64844            |
| AFFORDABLE UNITS UNITS         |               |                      |                 |                  |                 |                  |
| Thornbury                      | THO           | T3H9982              | 3               | 982              | 8               | 7856             |
| TOTALS                         |               |                      |                 |                  | 8               | 7856             |
| TOTALS                         |               |                      |                 |                  | 56              | 72700            |
| GROSS SITE AREA                |               |                      |                 | 9.178            |                 |                  |
| NET DEVELOPABLE SITE AREA      |               |                      |                 | 4.56             |                 |                  |
| GROSS SQ FT/ACRE               |               |                      |                 | 7921             |                 |                  |
| NET SQ FT/ACRE                 |               |                      |                 | 15943            |                 |                  |

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DEVELOPMENT:  
**NORTH MANCHESTER GOLF CLUB, MIDDLETON**

TITLE:  
**PLANNING LAYOUT**

DATE:  
20.04.20

SCALE:  
1:500 @ A1

DRAWN:  
SJ

DRAWING NO:  
NMGCMPL/001

REV:  
P47