



LEGEND

- Proposed dwelling
- Proposed dwelling to be built opposite hand
- Proposed brick built garage
- Proposed parking space
- Common areas of shared drives in contrasting material or kerb edgings to delineate shared drive area
- Proposed 1.8m high feather edge boarded timber screen fence
- Proposed 1.8m high feather edge boarded timber screen fence with P.C.C. posts & gravel boards
- Proposed 1.8m high brick wall
- Proposed 0.45m high timber post & rail divisional fence
- Proposed 1.8m high close boarded timber privacy panel with 1.2m high panel divisional fencing, to HA Plots only
- Proposed 0.9m high dwarf wall with 1.2m high piers
- Proposed 1.2m high vertical ball top railings
- Proposed 0.45m high timber knee rail fence
- Existing hedge to be retained & protection root zone
- Existing tree to be removed
- Existing tree to be retained & root protection zone
- Existing tree to be removed
- 2 x 2m pedestrian visibility splay lines. No structure or planting over 600mm in height with the exception of estate railings
- Landmark Buildings
- Affordable Housing - Rent
- Affordable Housing - Shared Ownership
- Personnel gates with self closing device
- Cycle rack provided in garages. 1 in single garage 2 in double garage.
- Where cycle storage cannot be located within garage space, cycle sheds to be provided.

SCHEDULE OF ACCOMMODATION

PRIVATE	Storerooms	Sq. Ft.	No.
2 bed house	2	87	2
2 bed house	2	97	2
2 bed house	2	94	2
3 bed house	2	94	4
3 bed house	2	95	2
3 bed house	2	114	2
3 bed house	2	117	5
4 bed house	2	135	1
4 bed house	2	136	1
4 bed house	2	144	5
4 bed house	2	179	2
4 bed house	2	178	6
Total			36
AFFORDABLE			
1 bed maisonette	2	50	2
1 bed maisonette	2	85	6
2 bed house	2	93	6
3 bed house	2	96	3
3 bed house	2	97	2
4 bed house	2	106	1
Total			24
Overall Total			60

DEVELOPMENT DATA

acres	ha
Site Area (gross)	1.58
Public Open Space	0.17
Landscaped Buffer	0.00
Other developable Areas	0.00
Site Area (net)	1.41
Total Sq. Ft.	65,605
Total Sq. Ft. per Net Acre	46,527.01
Density	13.30
	13.37



2.4 X 4.9M VISIBILITY
SPRAY TO SITE
ENTRANCE IN BOTH
DIRECTIONS.

EXISTING HEDGE
TRAINED BACK AND NEW
HEDGE PLANTING WHERE
REQUIRED SO AS TO
PROVIDE A 4M GAP FOR
THE NEW FOOT PATH
LINKS.

EXISTING HEDGE TO
BE RETAINED

EXISTING
ATTENUATION
FEATURE

**EXISTING MORRIS
HOMES
DEVELOPMENT**

MORRIS
Morris Homes (Midlands) Limited
Morland House
15 Davy Court
Castle Mound Way
Rugby
CV23 0UZ
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Cody Road, Waterbeach

Site Layout
29-04-14

REV	DESCRIPTION	DATE	BY	CHECKED	SCALE	DRAWN	DWG
1	EXISTING HEDGE TO WESTERN BOUNDARY UPDATED TO REFLECT CURRENT SITE CONDITIONS WITH PROPOSED 4M GAP FOR FOOTPATH LINKS.	11/08/15	PT				
2	DRIVWAYS TO GARAGES SET BACK 1M FROM DRIVE TO INDICATE NUMBER OF SPACES.	20/04/15	PT				
3	REVISIONS TO GARAGES TO REFLECT CURRENT SITE CONDITIONS.	08/03/15	PT				
4	REVISIONS TO GARAGES TO REFLECT CURRENT SITE CONDITIONS.	30/01/15	PT				
5	REVISIONS TO GARAGES TO REFLECT CURRENT SITE CONDITIONS.	28/01/15	PT				
6	REVISIONS TO GARAGES TO REFLECT CURRENT SITE CONDITIONS.	23/01/15	PT				
7	REVISIONS TO GARAGES TO REFLECT CURRENT SITE CONDITIONS.	23/01/15	PT				
8	REVISIONS TO GARAGES TO REFLECT CURRENT SITE CONDITIONS.	16/01/15	PT				
9	REVISIONS TO GARAGES TO REFLECT CURRENT SITE CONDITIONS.	16/01/15	PT				
10	REVISIONS TO GARAGES TO REFLECT CURRENT SITE CONDITIONS.	16/01/15	PT				