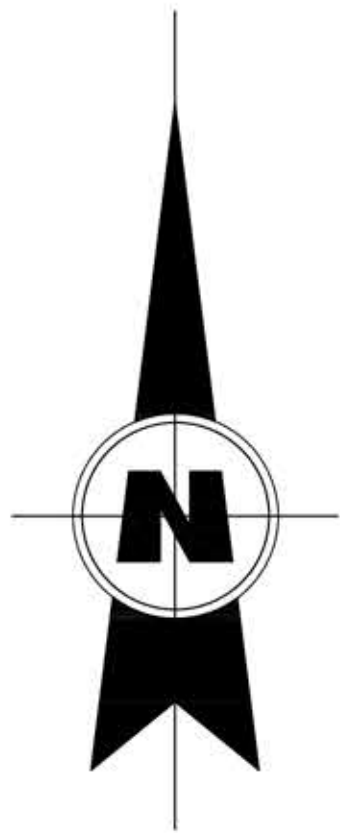




Legend.

- Application Boundary - to be verified by Land Registry / Client
- Ornamental Trees and hedgerow to private areas
- Indicates 1.8m high Close Boarded Fencing
- Indicates 1.8m Brick Screen Wall
- Pedestrian crossing points
Charcoal block pavours
- Autumn Gold block pavours
- Brindle block pavours
- Private drives to adoptable standards - allow for fire attenuation turning
- Affordable dwellings - shared ownership
- Affordable dwellings - Rent
- Public Open Space Areas - 0.31 hectares

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions should indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting. Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Client's use of a Developer or Contractor but not limited thereto) non-compliance with above mentioned provisions. © This drawing is the property of Geoff Perry Associates Limited and may not be copied or used for any purpose other than that for which it is supplied without the express written authority of Geoff Perry Associates Limited.

E	Bin Stores replaced with timber constructed stores.	GVP	10/12/2020
D	Visitor parking bay moved toward rubble slip and path surrounding it increased to 1.5 metres in width.	GVP	20/11/2020
C	Larger Leaden created from Working Drawing of Leaden to match the new planning house types for plots 10, 19 and 25-29.	GVP	11/11/2020
B	Leaden updated with the correct call and sq ft.	GVP	09/10/2020
A	Visitor parking moved in front of plot 1, next to plot 23. Path extended in front of plot 11/12. Plots 13, 14, 15, 16, 23, 24, 25, 26 and 29, amended. Bin Store entrance changed to open on to private drive.	GVP	06/10/2020

Rev: Description: Initials: Date:



Client:
REDROW SOUTHERN COUNTIES

Project:
NORTH END ROAD, YAPTON
(NORTHERN PARCEL)

Title:
PLANNING LAYOUT

Date: 05 / 10 / 2020 Scale: 1:500 @ A1
Drawn by: DJP / GVP Checked by: ~

Job No. Drg No. Rev.
A 856 073 E

