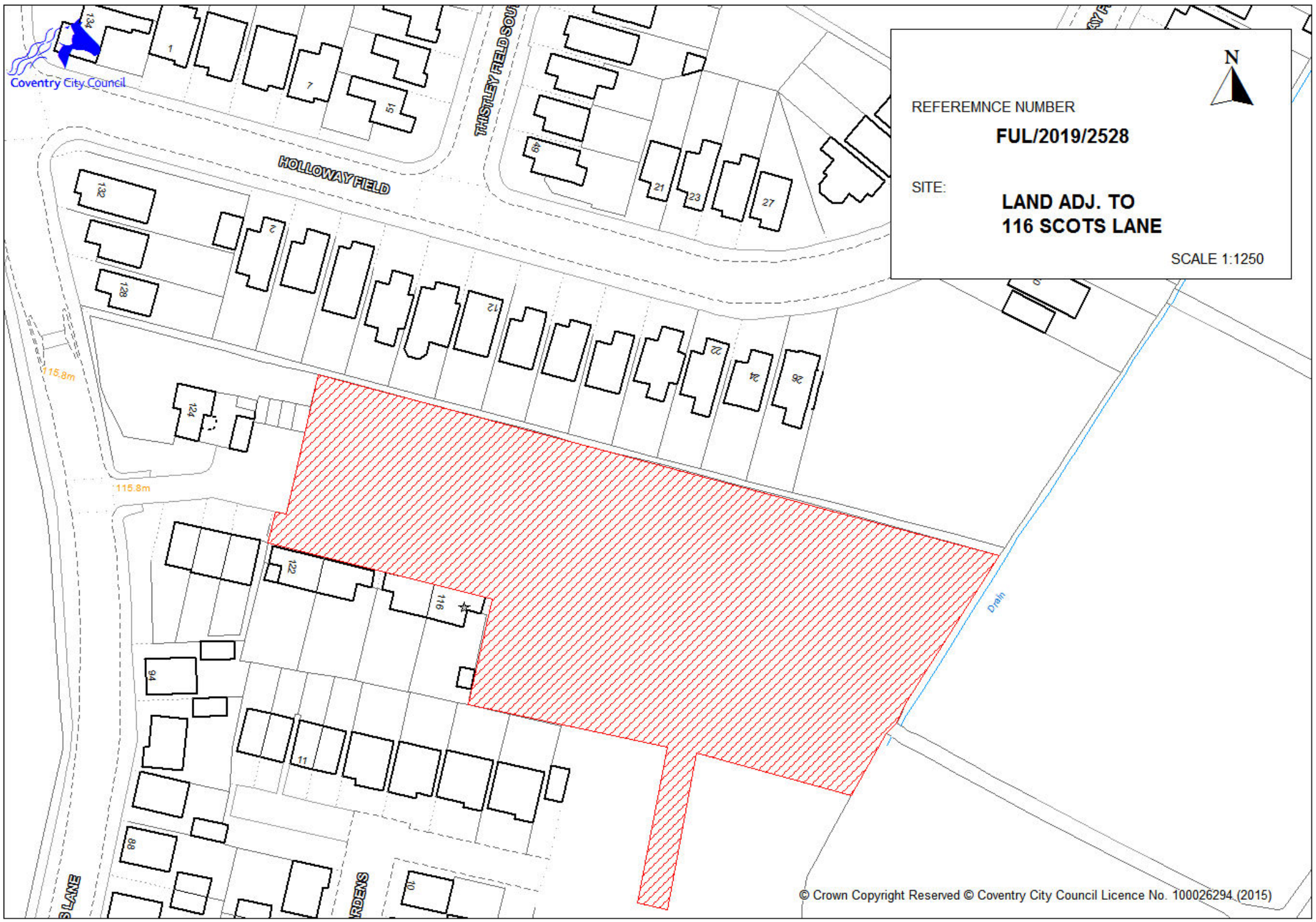


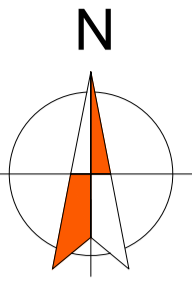


REFEREMNCE NUMBER
FUL/2019/2528

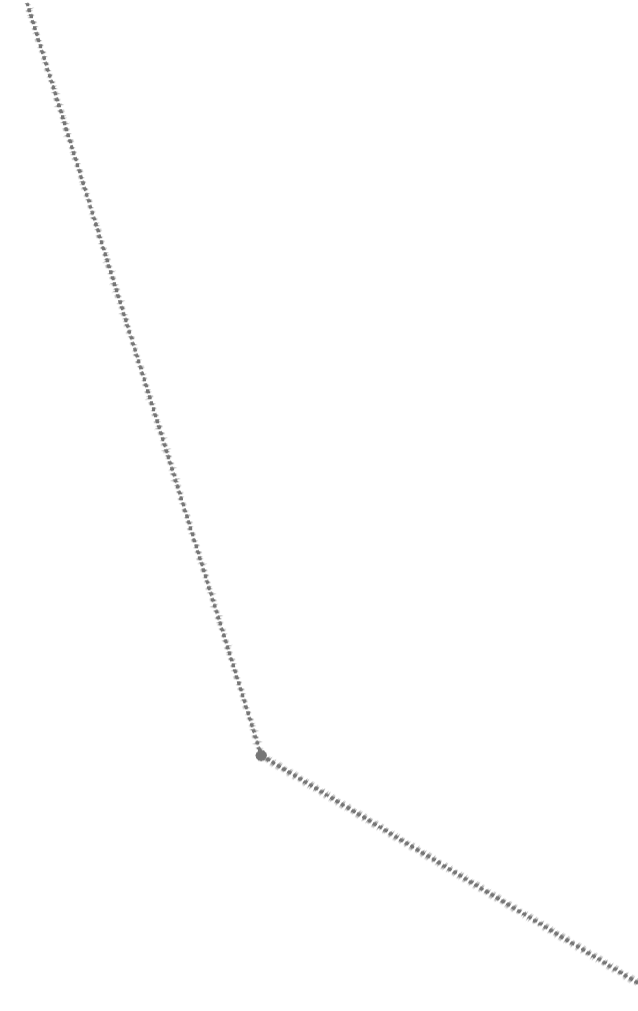
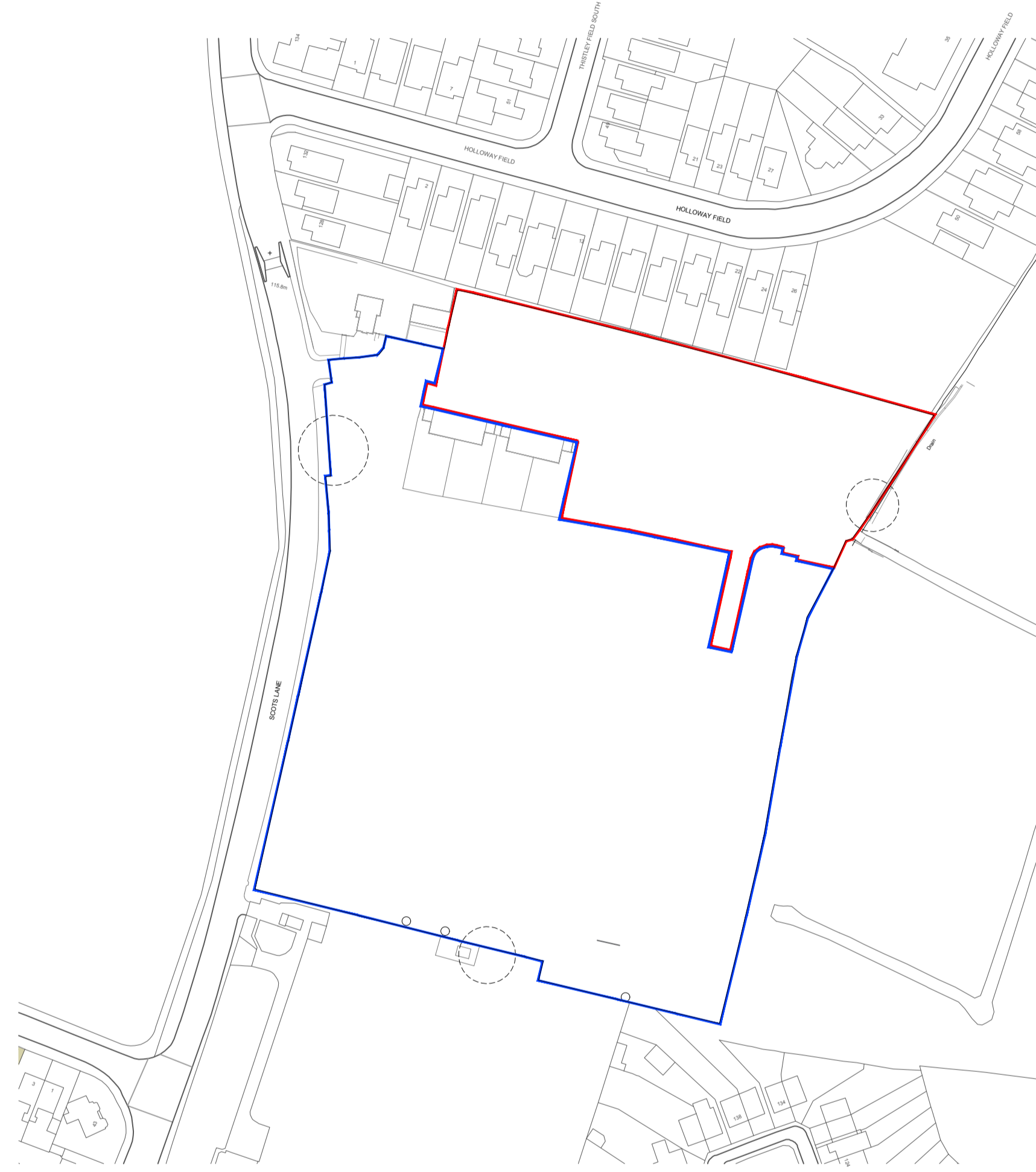
SITE:
**LAND ADJ. TO
116 SCOTS LANE**

SCALE 1:1250



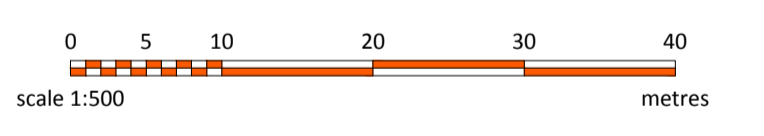


4 DWELLINGS - SCOTS LANE, COUNDON



- KEY**
- SITE BOUNDARY
 - ADOPTABLE SURFACE WATER SEWER
 - ADOPTABLE STORM WATER SEWER
 - EXISTING STORM WATER SEWER
 - EXISTING FLOOD WATER SEWER
 - EXISTING COMBINED WATER SEWER
 - SURFACE WATER HEADWALL
 - GULLY AND CONNECTION
 - DRAINAGE EASEMENT
 - PROPOSED FLOOR LEVEL
 - BANKING
 - SURFACE WATER FLOODING GENERATED DURING THE 10 YEAR RETURN PERIOD FLOOD CLIMATE CHANGE. FLOOD WATERS TO BE CONTAINED WITHIN THE CARRIAGEWAY AND THE ENTRY GULLIES ARE INDICATED WITH ARROW
 - SURFACE WATER FLOODING GENERATED DURING THE 10 YEAR RETURN PERIOD FLOOD CLIMATE CHANGE. FLOOD WATERS TO BE CONTAINED WITHIN THE CARRIAGEWAY AND THE ENTRY GULLIES ARE INDICATED WITH ARROW
 - SURFACE WATER FLOODING GENERATED DURING THE 10 YEAR RETURN PERIOD FLOOD CLIMATE CHANGE. FLOOD WATERS TO BE CONTAINED WITHIN THE CARRIAGEWAY AND THE ENTRY GULLIES ARE INDICATED WITH ARROW

notes:



status: **PLANNING**

client: **Bellway**

job: **Scots Lane, Coundon**

title: **Location Plan**

drawn: **RGE** date: **29.10.18**

checked: **RGE** scale @ a1: **1:1250**

job no: **C3403** drg no: **P1001 - Rev A**

21% POS PROVIDED

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 all dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement. do not scale.



- Site Boundary
- Street trees
- Specimen feature trees
- Native planting
- Wildflower meadow
- Pond Basin
- Retained Trees
- Hibernacula
- Log Piles
- 1- Path to edge of POS
- 2- Community orchard
- 3- Retained existing trees
- 4- Architectural trees define residential edge
- 5- Existing pond with ecological enhancements
- 6- Proposed basin with willow scrub planting
- 7- Retained mature focal tree

Layout in compliance with Policy H9 of the Coventry Local Plan 2016, more than 20% of the gross site area remains POS and undeveloped.

(see main planning layout for breakdown of area sizes)

21% POS PROVIDED

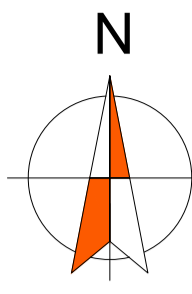
A Sept. 2019 Revised to latest layout. FL KC
 Rev: date: comment(s) name: check:

IDP ARCHITECTS.
 URBAN DESIGNERS.
 PROJECT MANAGERS.
 LANDSCAPE ARCHITECTS.
 WE ARE IDP.

IDP LANDSCAPE

Client: Bellway
 Job: Scots Lane, Coundon Plots 70-73
 Title: Landscape Strategy
 Drawn: GC Date: November 2018
 Checked: KC Scale @ A2: 1:500
 Job no: LA3658 Drg no: 001 Rev A

IDP GROUP 27 SPON STREET COVENTRY CV1 3BA
 T: +44 (0)24 7652 7600 E: info@idpgroup.com
www.weareidp.com



4 DWELLINGS - SCOTS LANE, COUNDON

21% POS PROVIDED

OVERALL SITE AREA IS = 23703 M2

Layout is in compliance with Policy H9 of the Coventry Local Plan 2016, more than 20% of the gross site area remains POS and undeveloped.

As shown by the total grass hatched areas equalling 4984 m2 provided this provides 21% of POS and undeveloped area. (other areas are available but not currently included)

OVERALL SITE AREA IS = 23703 M2

T2 (9.6m RPA) from 10454_P02

Two variable message warning signs to be added to Scots Lane

T1 (7.8m RPA) from 10454_P02

LAYOUT PLAN

notes:
HOUSE TYPE MIX:

2 x Tanner 3 bed house 1019 sqft



Front Elevation

1 x Quilter 3 bed house 954 sqft




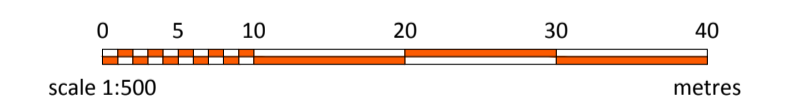
Front Elevation

1 x Mason 3 bed house 1059 sqft



Front Elevation

 = Extent of adopted highway



status: PLANNING

client: Bellway

job: Scots Lane, Coundon

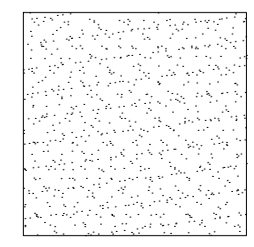
title: Boundary and Layout Plan

drawn: RGE date: 29.10.18

checked: RGE scale @ a1: 1:500/1:100

job no: C3403 drg no: P1001 - Rev D

- 4 plots are applied for however previously 70 units were granted and only 69 are being built, therefore technically only three extra units are seeking planning permission to complete the layout in full. No further plots will be applied for in the future.

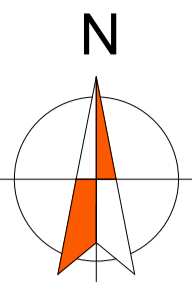


Layout is in compliance with Policy H9 of the Coventry Local Plan 2016, more than 20% of the gross site area remains POS and undeveloped.

As shown by the total grass hatched areas equalling 4984 m2 provided this provides 21% of POS and undeveloped area. (other areas are available but not currently included)



PROPOSED LANDSCAPE PLAN



4 DWELLINGS - SCOTS LANE, COUNDON

21% POS PROVIDED

These two areas provide 20.2 % of POS

POS area = 106.34 sqm

POS area = 52.49 sqm

OVERALL SITE AREA IS = 23703 M2

Two variable message warning signs to be added to Scots Lane

T1 (7.8m RPA) from 10454_P02

LAYOUT PLAN

POS area = 144.57 sqm

POS area = 4683.49 sqm

POS area = 29.44 sqm

Layout is in compliance with Policy H9 of the Coventry Local Plan 2016, more than 20% of the gross site area remains POS and undeveloped.

As shown by the total grass hatched areas equalling 4984 m2 provided this provides 21% of POS and undeveloped area.(other areas are available but not currently included)

POS area = 21.46 sqm

OVERALL SITE AREA IS = 23703 M2

POS area = 31.29 sqm



PROPOSED LANDSCAPE PLAN

notes:

HOUSE TYPE MIX:

2 x Tanner 3 bed house 1019 sqft



Front Elevation

1 x Quilter 3 bed house 954 sqft




Front Elevation

1 x Mason 3 bed house 1059 sqft



Front Elevation

 = Extent of adopted highway

0 5 10 20 30 40
scale 1:500 metres

status: PLANNING

client: Bellway

job: Scots Lane, Coundon

title: Boundary and Layout Plan

drawn: RGE date: 29.10.18

checked: RGE scale @ a1: 1:500/1:100

job no: C3403 drg no: P1001 - Rev D

- 4 plots are applied for however previously 70 units were granted and only 69 are being built, therefore technically only three extra units are seeking planning permission to complete the layout in full. No further plots will be applied for in the future.

Layout is in compliance with Policy H9 of the Coventry Local Plan 2016, more than 20% of the gross site area remains POS and undeveloped.

As shown by the total grass hatched areas provided this shows in excess of 21% of POS and undeveloped area. (other areas are available but not currently included)

