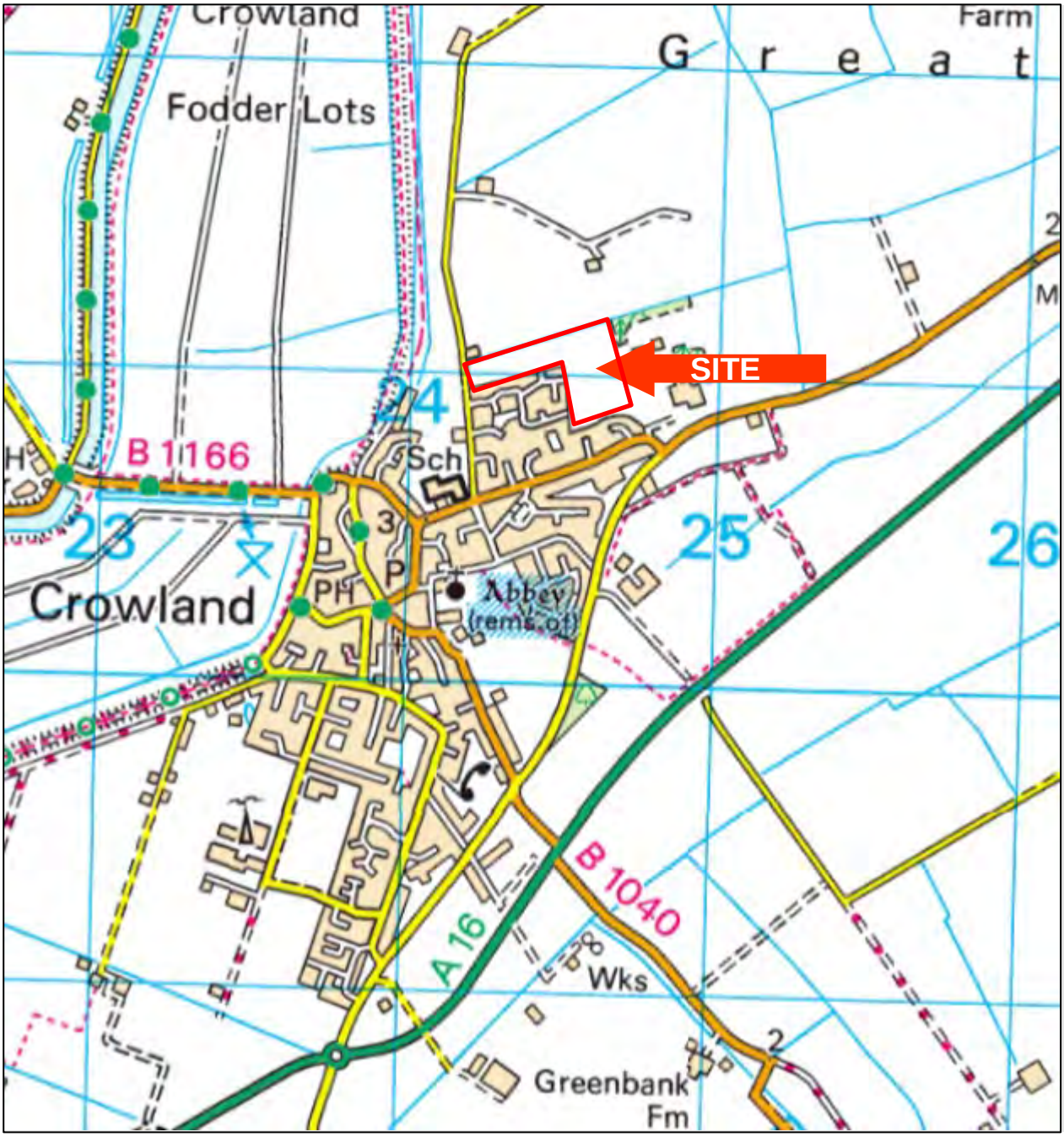
APPENDIX 1

Site Location Plan



Reproduced by permission of Ordnance Survey® on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100040257.

Not to scale.

Project Title:	Cloot Drove, Crowland
Client:	Allispon Homes East
BRD Reference:	BRD4519-OP4-A
Date Issued:	November 2024

BRD
01295 272244
info@brduk.com

Cloot Drove, Crowland | Accommodation Schedule

Open Market Units

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft
Banbury	2	2	8	667	5,336
Type 2.3	2	1	5	699	3,495
Ashford	3	2	10	760	7,600
Cranford	3	2	18	859	15,462
Gosford	3	2	18	956	17,208
Oxford	3	2	15	982	14,730
Type 3.5	3	1	5	882	4,410
Cheltenham	4	2	10	1119	11,190
Eltham	4	2	5	1240	6,200
Northam	4	2	11	1376	15,136
Oakham	4	2	13	1421	18,473
Wickham	4	2	6	1597	9,582
	Total Open Market Dwellings		124		128,822 sqft

Affordable Units

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft
Amberley (GF)	1	1	4	590	2,360
Amberley (FF)	2	1	4	746	2,984
Loxley	2	2	12	855	10,260
Morley	3	2	16	1001	16,016
Oatley	3	2	3	1001	3,003
Totley	4	2	2	1165	2,330
	Total Affordable Dwellings		41		36,953
	Total Dwellings		165		165,775 sqft
	Net Developable Area				4.75 hectares
					11.74 acres
	Coverage				14,124 sqft/acre
	Density				35 dph

LEGEND

- Site Boundary
- Sales Area
- Block Paved Area
- Denotes Indicative Landscaping
- 1.8m high Screen Wall
- 1.8m high Close Boarded Fence
- 1.2m high Metal Railing
- 1.2m high Post & Rail
- 0.45 high Knee Railing
- 1.8m High Timber Gate
- Denotes Affordable Dwelling
- Denotes Sewer Easement
- Trees to be retained (refer to Tree Survey)
- Root Protection Area (refer to Tree Survey)
- Trees to be removed (refer to Tree Survey)
- BCP — Denotes Bin Collection Point
- BS — Denotes Bin Store Area
- V — Denotes Visitor Parking

Drain
ETL
El Sub Sta
PUMPING STATION
ATTENUATION AREA
SHARED SURFACE (7.0m)
SHARED PRIVATE DRIVE
PRIMARY STREET (5.5m)
LEAP
SWALE
PUBLIC OPEN SPACE
SALES AREA
WILDLIFE CORRIDOR
EASEMENT - PROPOSED FILTER DRAIN
NORMANTON ROAD
JUBILEE WAY
GIRDLESTONE WALK
Play Area
Pumping Station
Path
LAP
PRIMARY STREET
Silo
2.2m

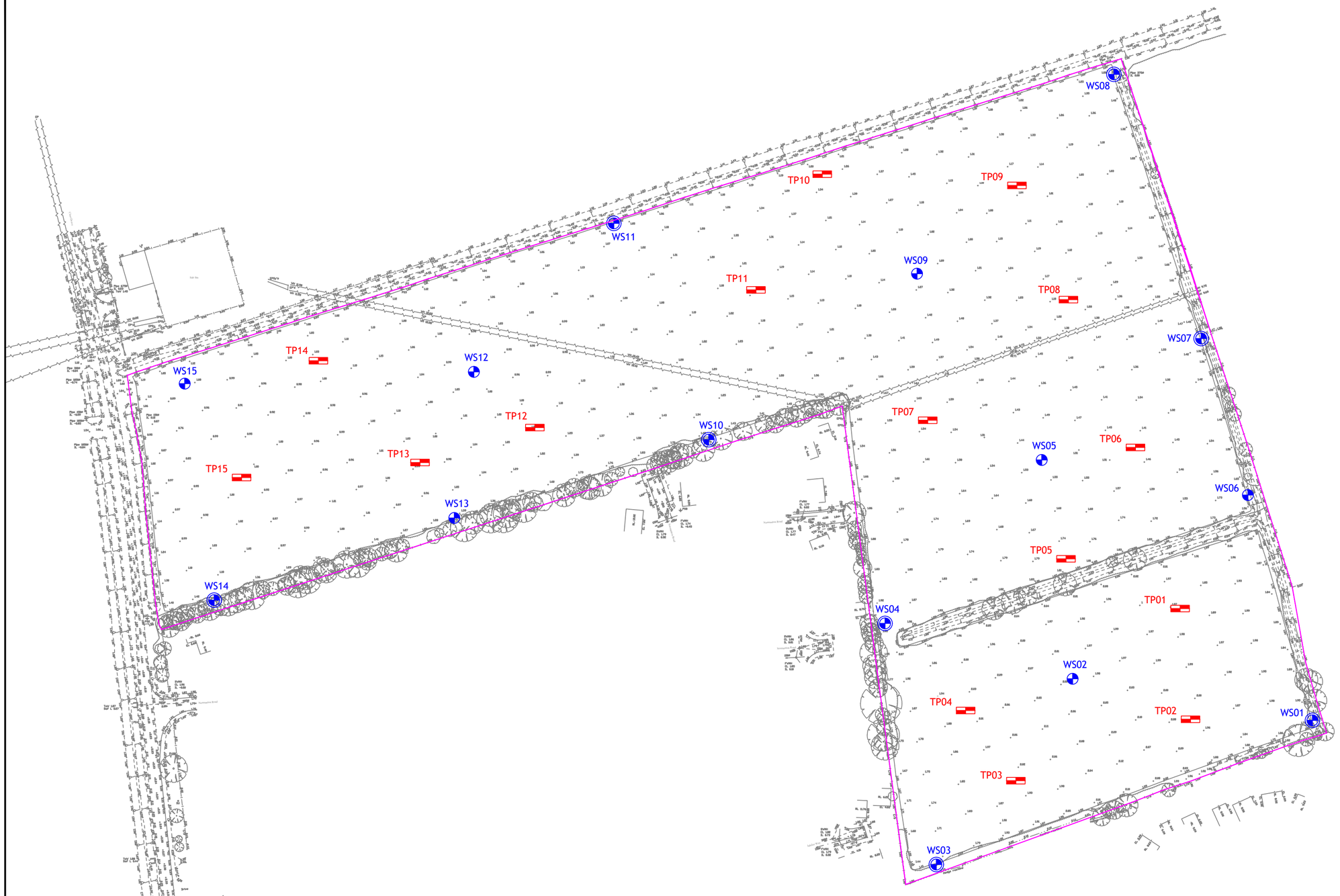
© Pegasus Planning Group Limited. © Crown copyright and database rights OS 100042093. Promap Licence number 100020449; EmpisSite Licence number 0100031673. Terms & Conditions @ pegasusgroup.co.uk

N 0 25 50 m

LAND AT CLOOT DROVE, CROWLAND / *TESTING LAYOUT*

/ PEGASUSGROUP.CO.UK / TEAM/DRAWN BY: RWB / APPROVED BY: RWB / DATE: 18.07.2024 / SCALE: 1:500@A0 / DRWG: P24-1403_DE_001-01 / REV: B / CLIENT: ALLISON HOMES

PEGASUS GROUP



KEY:

- BRD Trial Pit
- BRD Windowless Sampler Borehole
- BRD Windowless Sampler Borehole with Monitoring Well Installation
- Site Boundary

NOTES:

Drawing reproduced from Phoenix Survey Services Ltd "Topographical Survey" Sheets 1 and 2. Drawing refs. S5101-01 and 02. Dated November 2024.

All exploratory point locations are positioned by topographic GPS.

All boundaries are approximate

Revision	Date	Description	Drawn	Approved
A	24/12/24	First issue.	LJS	BD

Drawing title: EXPLORATORY HOLE LOCATION PLAN

Project title: CLOOT DROVE, CROWLAND

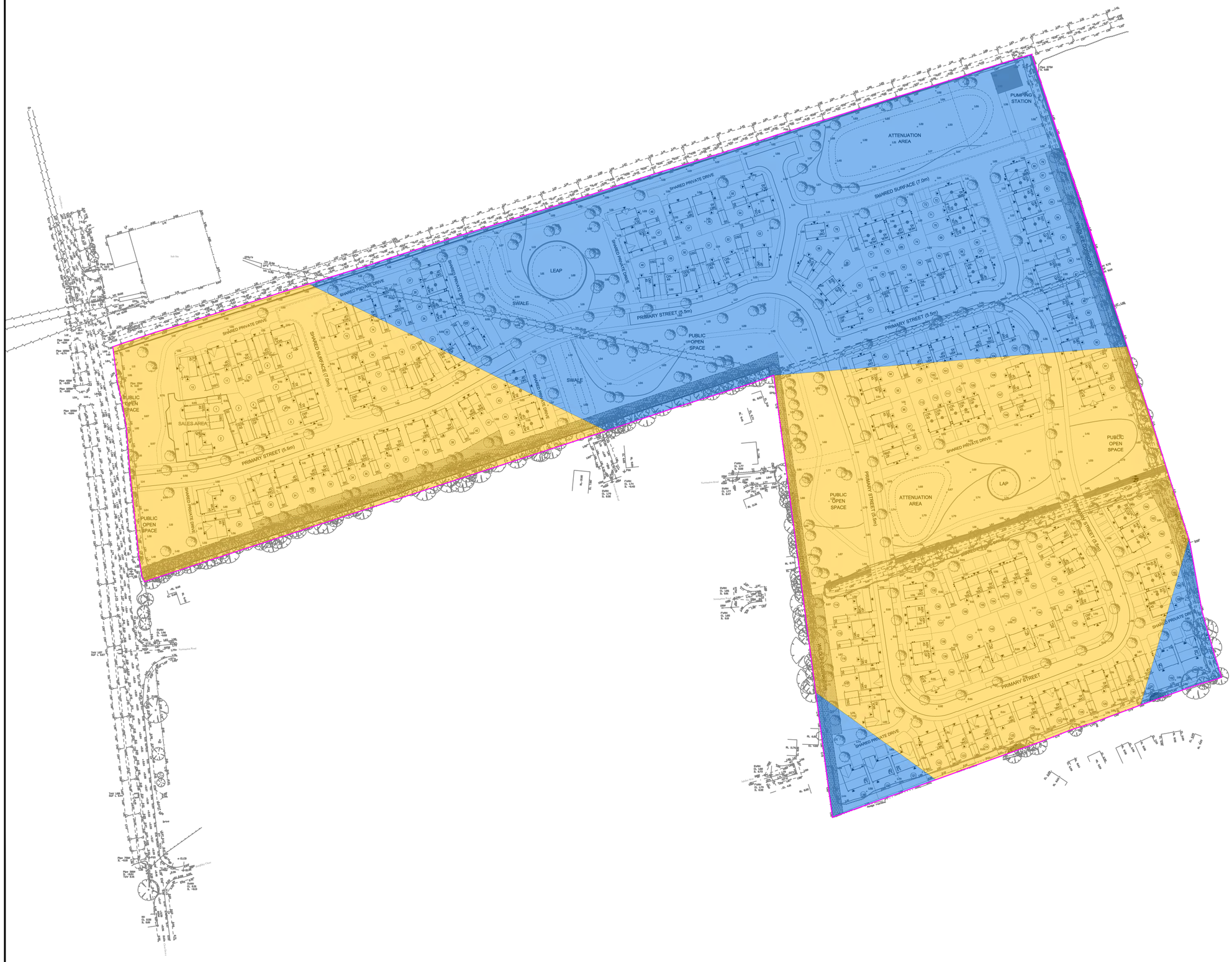
Client: ALLISON HOMES

Scale	Original drg. size/colour	Date
1:1250	A2 / C	24/12/2024
Drawn	**Checked**	**Approved**
LJS	LC	BD

Drawing Number: BRD4519-OD1 Rev: A

BRD Environmental Ltd

Tel: 01295 272244
Fax: 01295 270098
www.brdenvironmental.co.uk



Revision	Date	Description	Drawn	Approved
A	24/12/24	First issue.	LJS	BD

Drawing title
ZONED GROUND CONDITIONS AT 1.0m DEPTH

Project title
CLOOT DROVE, CROWLAND

Client
ALLISON HOMES

Scale	Original drg. size/colour	Date
1:1250	A2 / C	24/12/2024
Drawn: LJS	Checked: LC	Approved: BD

Drawing Number: BRD4519-OD2 | Rev: A

BRD Environmental Ltd
Tel: 01295 272244
Fax: 01295 270098
www.brdenvironmental.co.uk