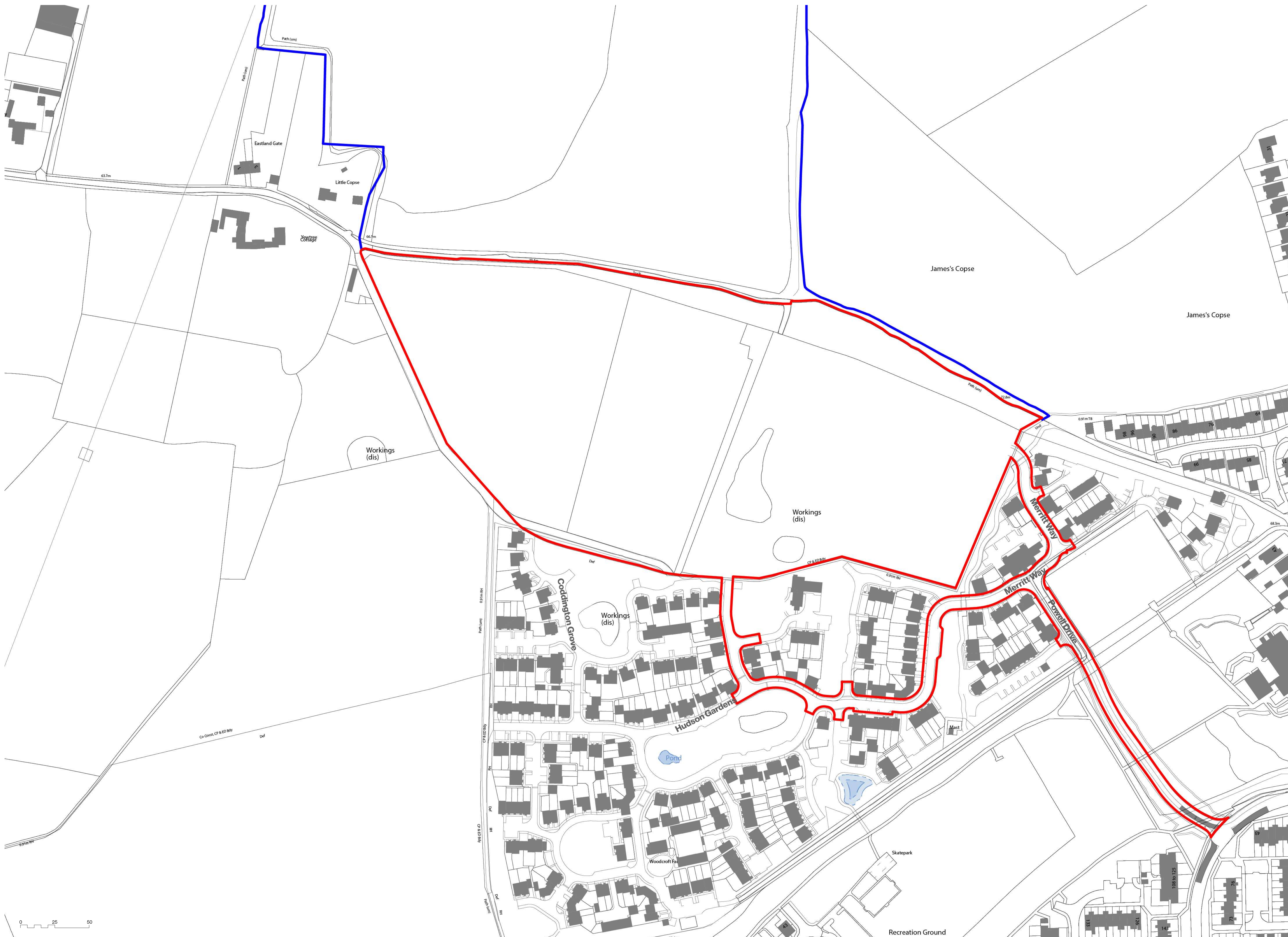
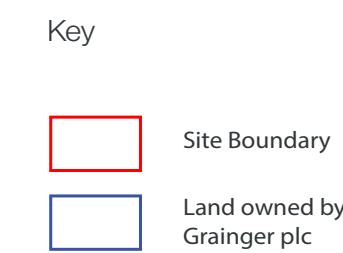




Woodcroft Farm Phase 3

Planning Application Drawings
28 October 2024

granger plc



Land at Woodcroft Farm
on behalf of Grainger plc

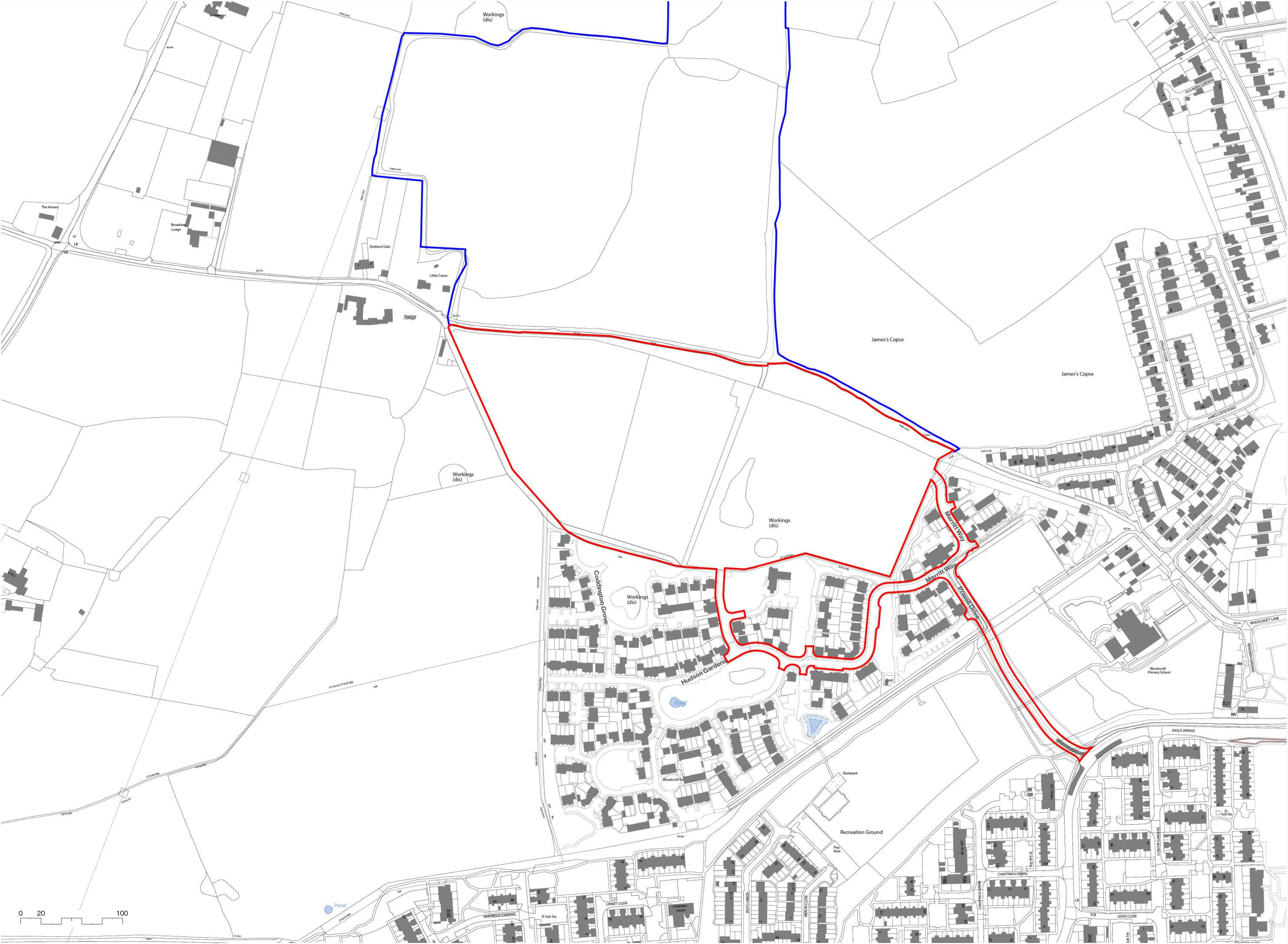
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Number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.
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drawing no.	RL001	drawing	Site Plan
revision	E(13.05.2024)	scale	1:1250@A1
drawn by	AIL	checked by	PF
date	10.11.2023	job no.	445315



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Studio

savills



Key

Site Boundary

Land owned by Grainger plc

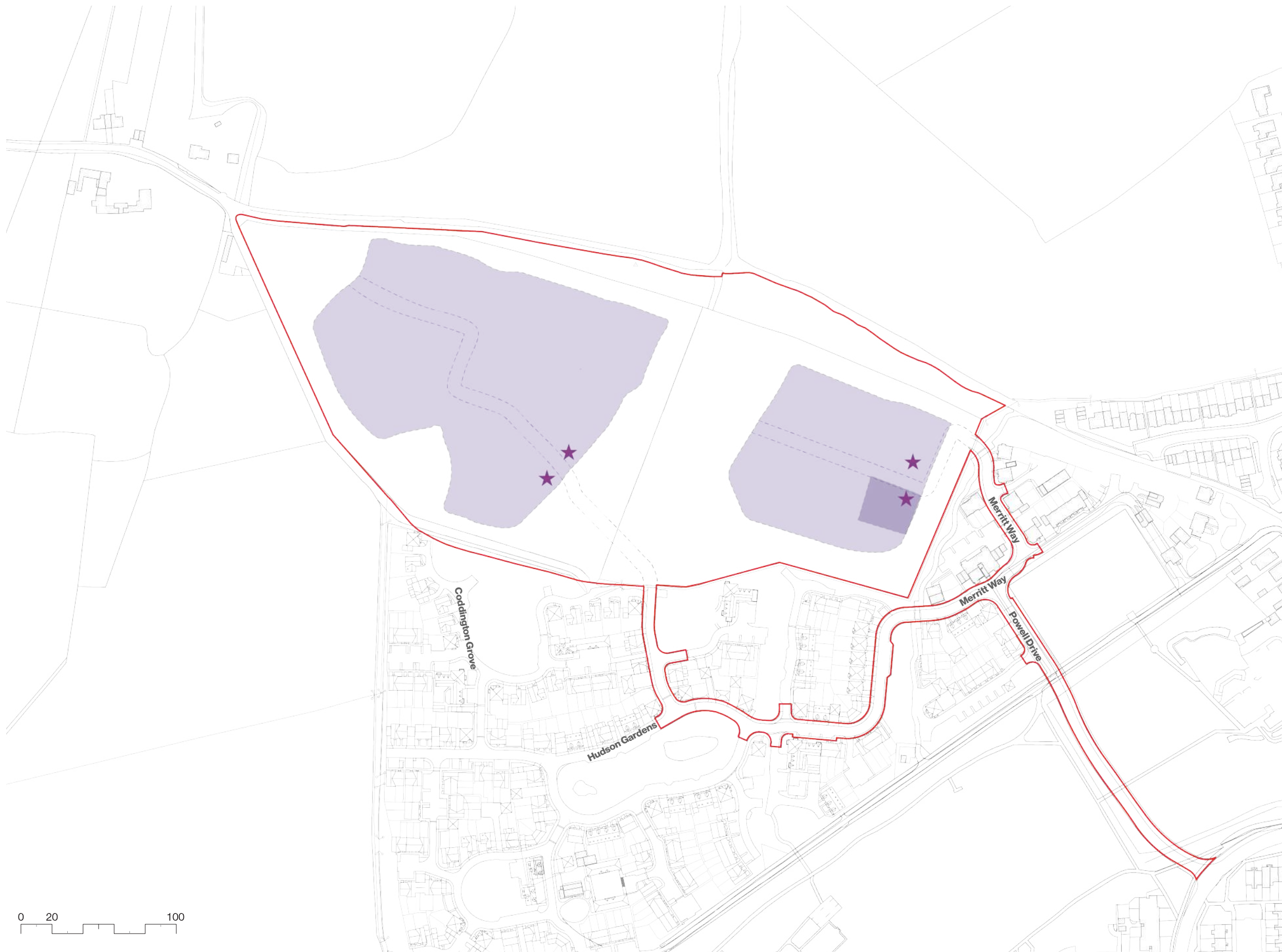
Local Planning District Boundaries

Land at Woodcroft Farm
on behalf of Grainger plc

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drawing no.	RL002	drawing	Location Plan
revision	E(13.05.2024)	scale	1:2,500@A2
drawn by	AIL	checked by	PF
date	10.11.2023	job no.	445315





-  Planning Red line Boundary
-  Up to 3 storeys
Up to 15m from existing ground levels - plus or minus 2m (to top of ridge line; excluding chimneys and plant shafts etc)
-  Up to 2 Storeys
Up to 10m from existing ground levels - plus or minus 2m (to top of ridge line; excluding chimneys and plant shafts etc)
-  Key corner and feature buildings
-  Major access routes

0 20 100

Land at Woodcroft Farm

on behalf of Grainger plc

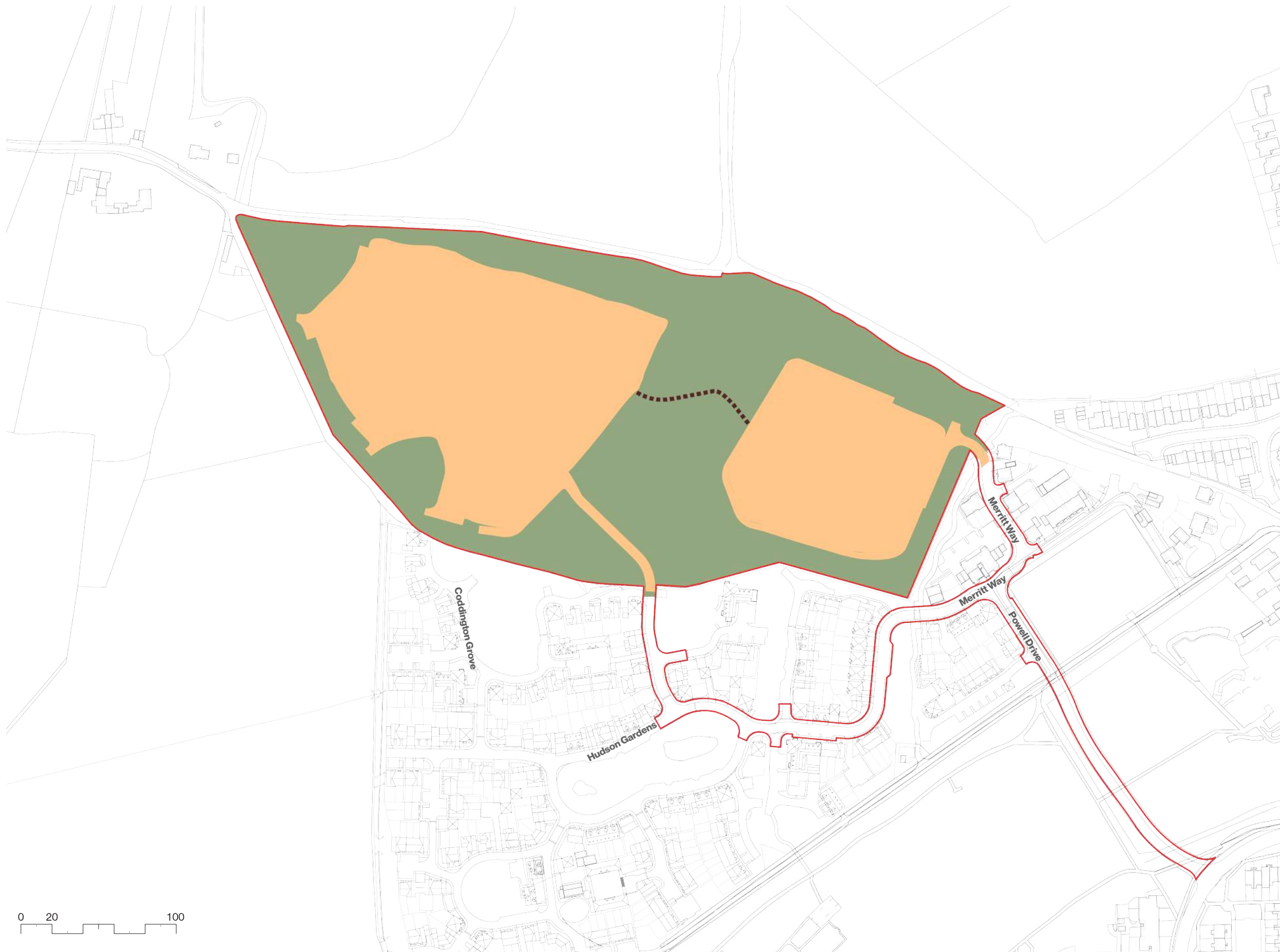
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drawing no.	PP001	drawing	Building Height Parameter Plan DRAFT
revision	E(24.10.24)	scale	1:2,500@A3
drawn by	AIL/JM	checked by	PF/RB
date	22.12.2023	job no.	445315

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- Planning Red line Boundary
- Residential development area (including streets and driveways)
- Green Infrastructure
- Proposed emergency access with pedestrian/cyclepath

Note - All features and areas shown to a tolerance of 5m

Land at Woodcroft Farm

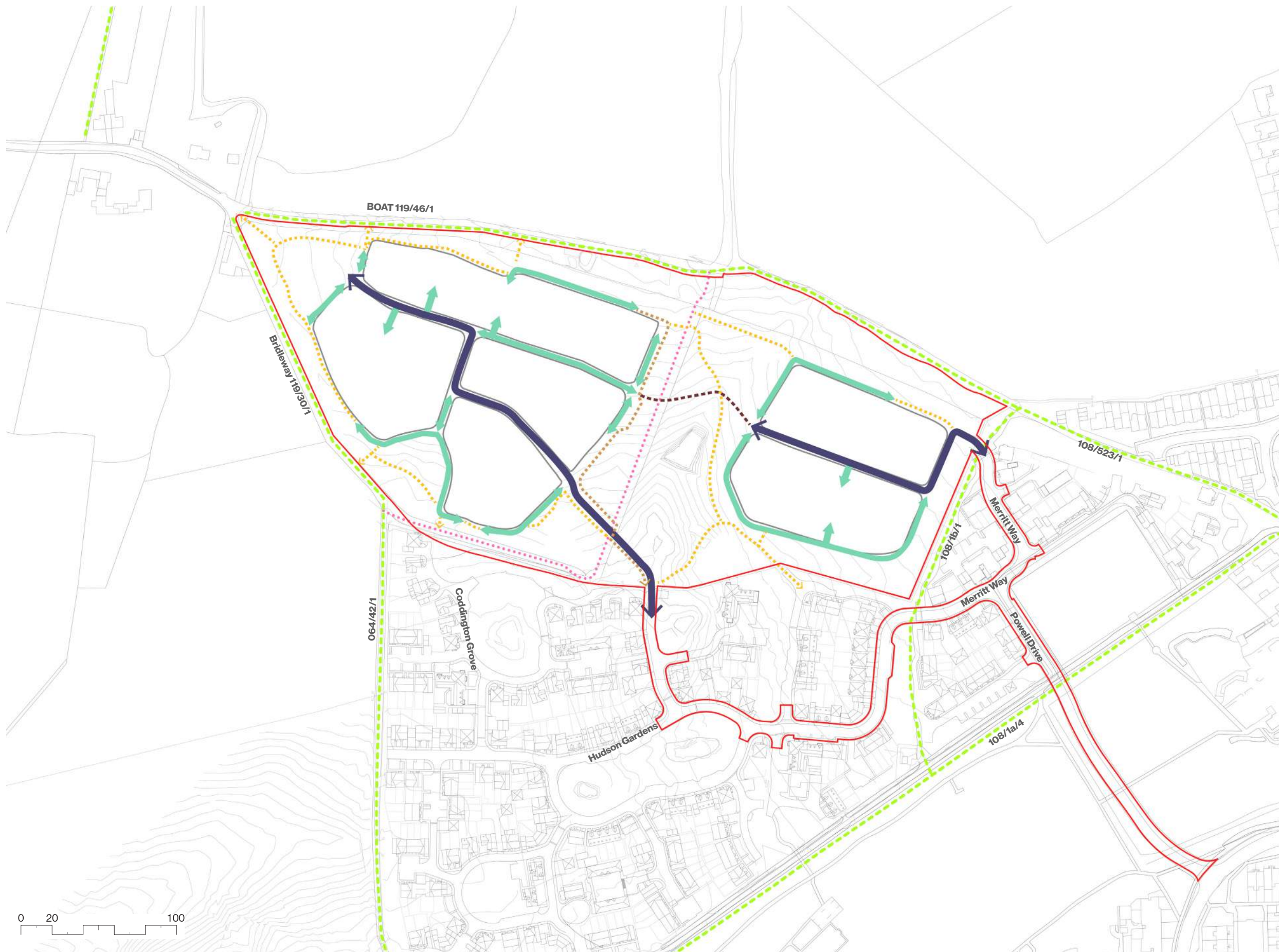
on behalf of Grainger plc

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drawing no.	PP002	drawing	Land Use Parameter Plan DRAFT
revision	E(11.09.24)	scale	1:2,500@A3
drawn by	AIL/JM	checked by	PF/RB
date	22.12.2023	job no.	445315

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- Planning Red line Boundary
- ➔ Proposed primary street
- ➔ Proposed residential street/private drive
- Proposed emergency access with pedestrian/cyclepath
- Existing Public Right of Way (PRoW)
- Existing footpath
- Proposed cyclepath and pedestrian links
- Proposed footpath connections

Note - All features and areas shown to a tolerance of 5m

Land at Woodcroft Farm

on behalf of Grainger plc

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drawing no.	PP003	drawing	Movement Parameter Plan DRAFT
revision	D(03.09.24)	scale	1:2,500@A3
drawn by	AIL/JM	checked by	PF
date	22.12.2023	job no.	445315

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- Planning Red line Boundary
- Existing vegetation within the site - to be retained (subject to further surveys)
- Proposed open space
- Proposed detention basin
- Potential area for local orchard
- Existing Public Right of Way (PRoW)
- Existing footpath
- Cycle/Pedestrian link (includes emergency access)
- Proposed footpath
- Proposed cyclepath and pedestrian links
- ⚽ Proposed LEAP (Locally Equipped Area for Play)
- 👤 Proposed LAP (Local Area for Play)

Note - All features and areas shown to a tolerance of 5m

Land at Woodcroft Farm

on behalf of Grainger plc

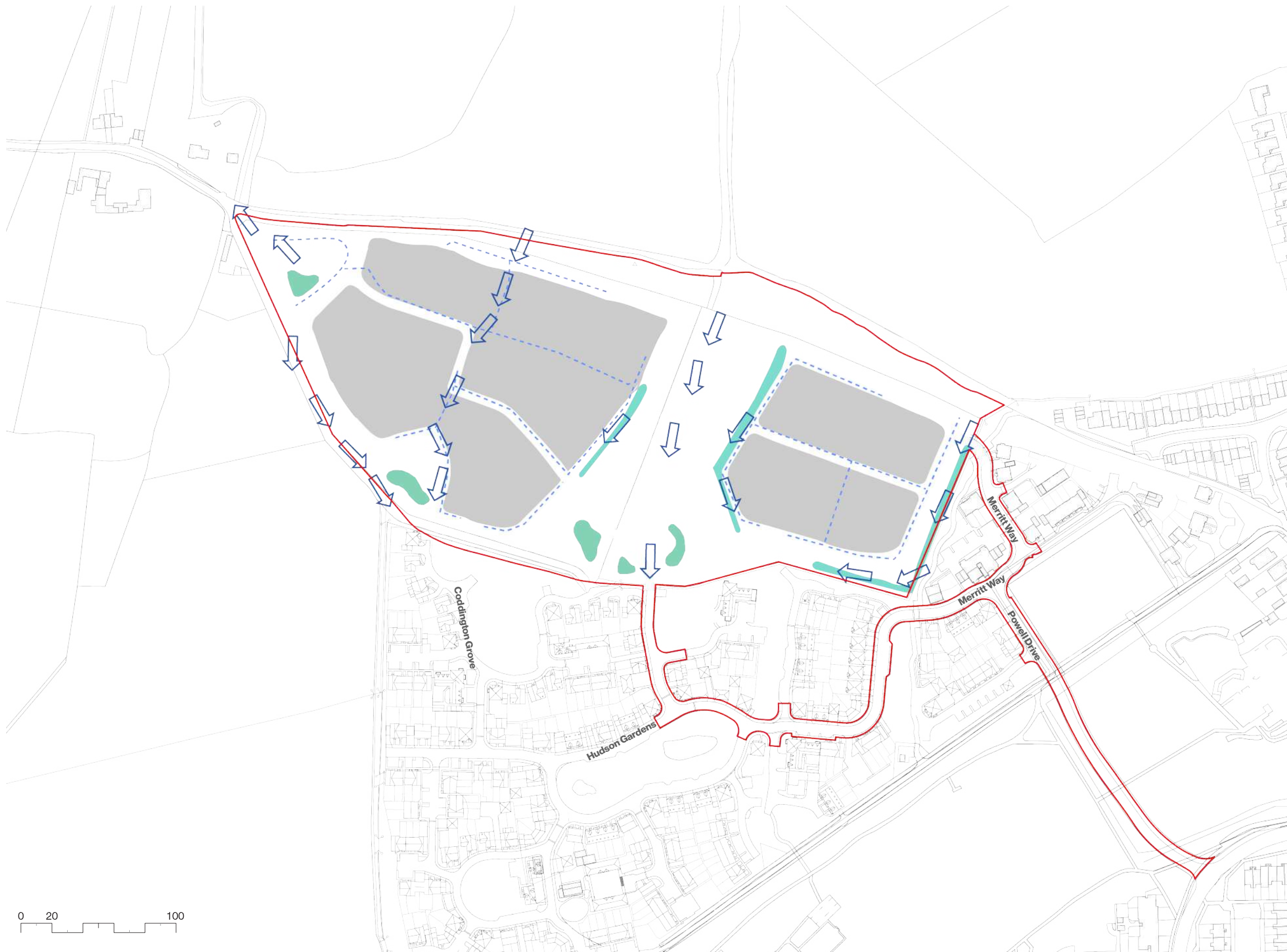
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drawing no.	PP004	drawing	Green Infrastructure Parameter Plan DRAFT
revision	F(28.10.24)	scale	1:2,500@A3
drawn by	AIL/JM	checked by	PF/RB
date	22.12.2023	job no.	445315

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- Planning Red line Boundary
- Indicative detention basin
- Indicative swale
- Indicative surface water sewer
- Indicative surface water runoff

Note - All features and areas shown to a tolerance of 5m

Land at Woodcroft Farm

on behalf of Grainger plc

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drawing no.	PP005	drawing	Drainage Strategy DRAFT
revision	D(28.10.24)	scale	1:2,500@A3
drawn by	AIL/JM	checked by	PF
date	22.12.2023	job no.	445315

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Woodcroft Farm Phase 3

Illustrative Drawing Pack
28 October 2024

granger plc



- Planning Red line Boundary
- Proposed main vehicular street
- Proposed secondary residential street/lane
- Private drive
- Proposed footpath/cyclepath (with potential use as emergency access)
- Existing Public Right of Way (PRoW)
- Existing footpath
- Proposed footpath connection

Land at Woodcroft Farm
on behalf of Grainger plc

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drawing no.	PP006	drawing	Illustrative Movement Strategy DRAFT
revision	C(28.10.24)	scale	1:2,500@A3
drawn by	AIL/JM	checked by	PF
date	23.01.2024	job no.	445315



- Planning Red line Boundary
- Existing vegetation within the site - to be retained
- Existing Public Right of Way (PRoW)
- Existing footpath
- Proposed shared cycle/footpath route
- Proposed shared street route
- Proposed footpath
- Proposed pedestrian / cyclepath link
- Existing LEAP (Locally Equipped Area for Play)
- Proposed LAP (Local Area for Play)
- Existing recreational area
- Existing school and sport field on school grounds
- Proposed LEAP (Locally Equipped Area for Play)
- Proposed LAP (Local Area for Play)
- Suggested trim trail station
- Proposed open space
- Proposed private garden
- Suggested orchard
- Indicative new trees
- Proposed attenuation basin locations (SuDS)

Land at Woodcroft Farm

on behalf of Grainger plc

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drawing no.	LA012	drawing	Illustrative Landscape Strategy DRAFT
revision	F(28.10.24)	scale	1:2,500@A3
drawn by	AIL/JM	checked by	PF/RB
date	11.01.2024	job no.	445315



- Planning Red line boundary
- Land owned by Grainger plc
- Key building frontages
- Indicative Private Garden
- Indicative Main Access Road
- Indicative Secondary Street
- Indicative Shared Street/Lane
- Indicative Private Drives
- Indicative Courtyard/private drive
- Indicative pedestrian streets
- Indicative Cycling Route
- Public Right of Way (PRoW)
- Existing Footpath
- Indicative Footpath
- Indicative SuDS
- Existing Vegetation
- Indicative New Trees
- Indicative Orchard
- LEAP (Locally Equipped Area for Play)
- Ecological Enhancement
- LAP (Local Area for Play)

Land at Woodcroft Farm

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drawing no.	IM001	drawing	Illustrative Masterplan
revision	I(28.10.24)	scale	1:2,500@A3
drawn by	AIL/JM	checked by	PF
date	08.11.2023	job no.	445315