

Accomodation Schedule					
House Name	Code	Beds	(NIA) ft²	No of Units	Tota Area
	Open M	arket L	Inits		
House Type F	HT-F	2	817	2	1634
House Type E	HT-E	3	904	6	5424
3 Bed Bungalow	5P3BB	3	932	1	932
Sub Total				9	7990
Aj	ffordable	Units [I	Houses]	\$	
2 Bed WDQR	4P2BH	2	897	9	8073
3 Bed WDQR	5P3BH	3	1064	4	4256
3 Bed CH WDQR	5P3BCH	3	1096	1	1096
4 Bed WDQR	6P4BH	4	1190	2	2380
	Affordable	Units	[Flats]	\$	
Type A 1 Bed WDQR Flat	2P1BF	1	589	1	589
Type B 1 Bed WDQR Flat	2P1BF	1	555	1	555
Type C 1 Bed WDQR Flat	2P1BF	1	588	1	588
Type D 1 Bed WDQR Flat	2P1BF	1	676	1	676
Type E 1 Bed WDQR Flat	2P1BF	1	666	1	666
Type F 1 Bed WDQR Flat	2P1BF	1	698	1	698
Sub Total				22	19577
Total				31	27567

SITE KEY Boundary Treatments
Site Boundary 2.0m High Close Board Fence with Concrete Posts 1.8m High Close Board Fence 1.1m High Post & Rail Fence 0.45m High Timber Knee Rail 1.1m High Ball Top Railing Proposed retaining wall location (refer to Engineering drawing for further details) **Access Points** Primary door to dwelling (Part M) Secondary door(s) to dwelling __x---- 1.8m High close board personnel gate Parking Space **Hard Surfacing** Highway - Tarmacadam Finish Highway Footpath - Tarmacadam Finish Private Driveway - Permeable Tarmac Finish Shared Private Driveway - Permeable Tarmac Finish Shared Private Driveway - Tarmac Finish Bin Collection Point - PCC Slab Finish (For Plots accessed off of a shared private drive) Private Footpath - PCC slabs Hogging Footpath - Dust / Gravel Soft Surfacing Front Garden Rear Garden Amenity Space / Green Infrastructure / POS Bio-retention System Feature / Attenuation System Private Rain Garden Wildlife Corridor Existing Hedge retained Proposed Hedge Proposed Tree Site Features Affordable Unit - Social Rented Shed Storage - 1.35m x 2.1m Bin Store Slab - 1.2x0.9m PCC Slab Finish Rotary Line Communal Bin Storage (Refer to drawing BIN-01 for further details) Communal Bike Storage

> Engineering & Landscaping info added. Plots 13 & 14 swapped with plots 17 & 18. 01 Site layout updated to engineers comments.
> Garages added to plots 5 to 7.
>
> REV. DESCRIPTION

Obsidian Developments

Lleine Farm, Cynwyl Elfed.

Planning Layout

SCALE @ A1 DATE DRAWN BY 1:500 KE JOB NO. REVISION 2445 PL-01 03



Newport NP20 4PH

t. 01633 844970 e. info@hammond-ltd.co.uk

06.05.25

www.hammond-ltd.co.uk