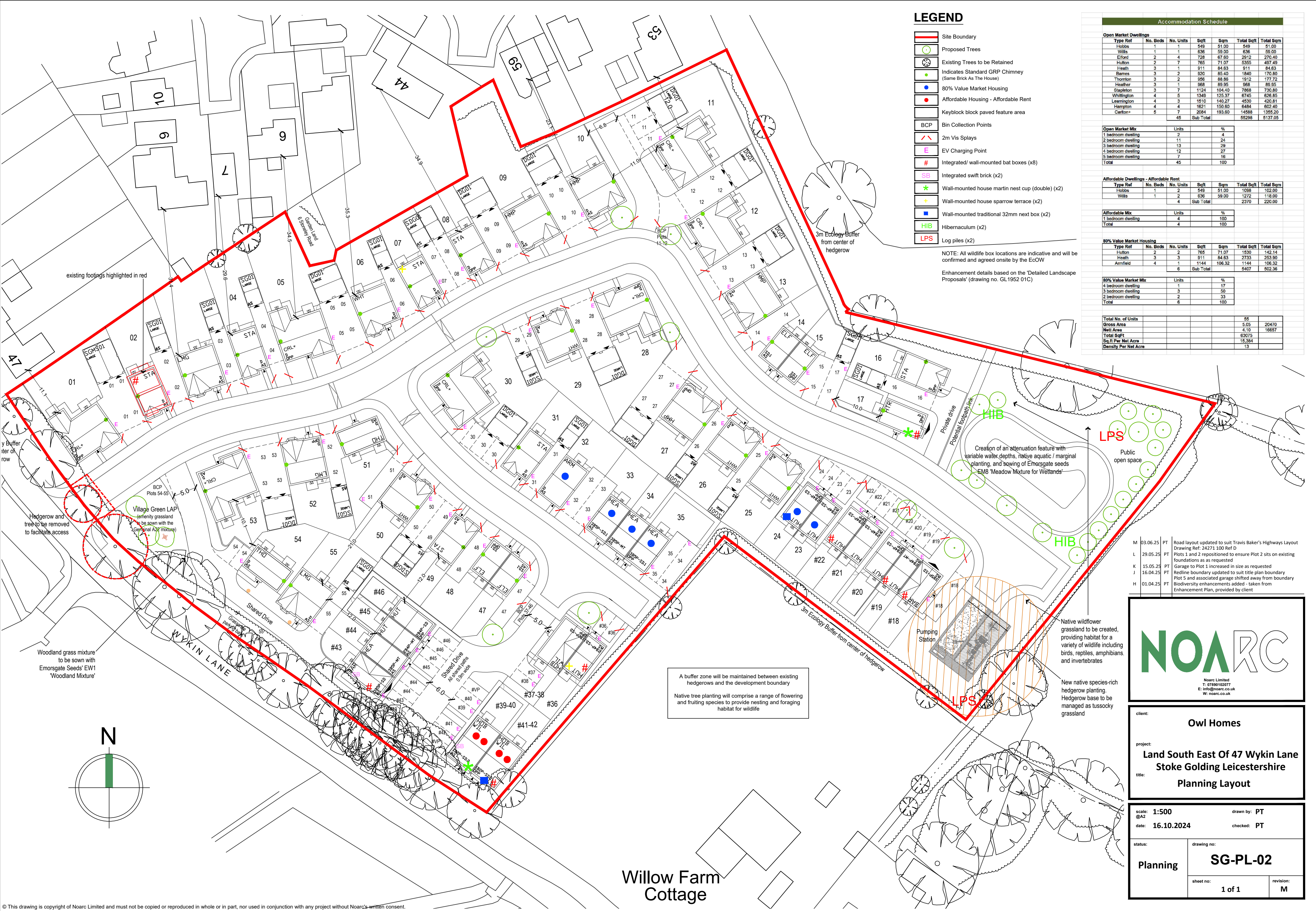




LEGEND

- Site Boundary
- Proposed Trees
- Existing Trees to be Retained
- Indicates Standard GRP Chimney (Same Brick As The House)
- 80% Value Market Housing
- Affordable Housing - Affordable Rent
- Keyblock block paved feature area
- BCP Bin Collection Points
- 2m Vis Splays
- EV Charging Point
- Integrated/ wall-mounted bat boxes (x8)
- Integrated swift brick (x2)
- Wall-mounted house martin nest cup (double) (x2)
- Wall-mounted house sparrow terrace (x2)
- Wall-mounted traditional 32mm next box (x2)
- Hibernaculum (x2)
- Log piles (x2)

NOTE: All wildlife box locations are indicative and will be confirmed and agreed onsite by the EcOW
Enhancement details based on the 'Detailed Landscape Proposals' (drawing no. GL1952 01C)

Accommodation Schedule						
Open Market Dwellings						
Type Ref	No. Beds	No. Units	Sqft	Sqm	Total Sqft	Total Sqm
Hobbs	1	1	549	51.00	549	51.00
Willis	1	1	636	59.00	636	59.00
Elford	2	4	728	67.80	2912	270.40
Hutton	2	7	765	71.07	5355	497.49
Heath	3	1	911	84.83	911	84.83
Barnes	3	2	920	85.40	1840	170.80
Thornhill	3	2	956	88.86	1912	177.72
Heather	3	1	968	89.95	968	89.95
Stapleton	3	7	1124	104.40	7868	730.80
Whittington	4	5	1349	125.37	6745	626.85
Leamington	4	3	1510	140.27	4530	420.81
Harrold	4	4	1621	150.60	6484	602.40
Carlton	5	7	2084	193.60	14588	1355.20
			45	Sub Total	55298	5137.05

Open Market Mix			
Units			%
1 bedroom dwelling	2		4
2 bedroom dwelling	11		24
3 bedroom dwelling	13		29
4 bedroom dwelling	12		27
5 bedroom dwelling	7		16
Total	45		100

Affordable Dwellings - Affordable Rent						
Type Ref	No. Beds	No. Units	Sqft	Sqm	Total Sqft	Total Sqm
Hobbs	1	2	549	51.00	1098	102.00
Willis	1	2	636	59.00	1272	118.00
			4	Sub Total	2370	220.00

Affordable Mix			
Units			%
1 bedroom dwelling	4		100
Total	4		100

80% Value Market Housing						
Type Ref	No. Beds	No. Units	Sqft	Sqm	Total Sqft	Total Sqm
Hutton	2	2	765	71.07	1530	142.14
Heath	3	3	911	84.83	2733	253.90
Armfield	4	1	1144	106.32	1144	106.32
			6	Sub Total	5407	502.36

80% Value Market Mix			
Units			%
4 bedroom dwelling	1		17
3 bedroom dwelling	3		50
2 bedroom dwelling	2		33
Total	6		100

Total No. of Units			
Gross Area			55
Nett Area			5.05
Total Sqft			20470
Sq.ft Per Net Acre			62075
Density Per Net Acre			15.384
			13

M	03.06.25	PT	Road layout updated to suit Travis Baker's Highways Layout Drawing Ref: 24271 100 Ref D
L	29.05.25	PT	Plots 1 and 2 repositioned to ensure Plot 2 sits on existing foundations as requested
K	15.05.25	PT	Garage to Plot 1 increased in size as requested
J	16.04.25	PT	Redline boundary updated to suit title plan boundary
H	01.04.25	PT	Plot 5 and associated garage shifted away from boundary Biodiversity enhancements added - taken from Enhancement Plan, provided by client

NOARC

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client:

Owl Homes

project:

Land South East Of 47 Wykin Lane
Stoke Golding Leicestershire
Planning Layout

scale:

1:500

@A2

date:

16.10.2024

status:

Planning

sheet no:

1 of 1

revision:

M

drawn by:

PT

checked:

PT

drawing no:

SG-PL-02

revision:

M

Willow Farm
Cottage