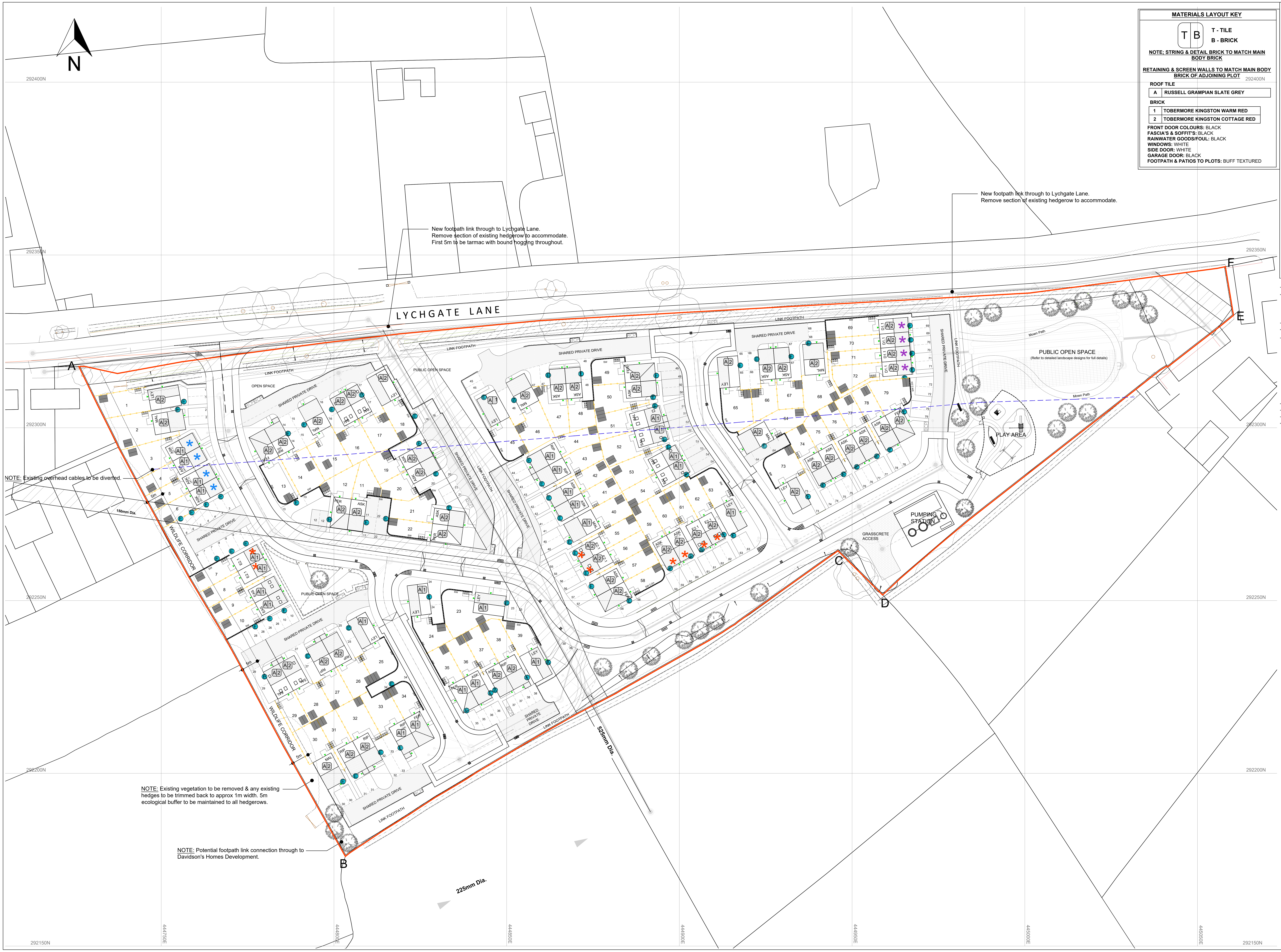

New footpath link through to Lychgate Lane.
Remove section of existing hedgerow to accommodate.
First 5m to be tarmac with bound hogging throughout.

New footpath link through to Lychgate Lane.
Remove section of existing hedgerow to accommodate.

NOTE: Existing overhead cables to be diverted.

NOTE: Existing vegetation to be removed & any existing hedges to be trimmed back to approx 1m width. 5m ecological buffer to be maintained to all hedgerows.

NOTE: Potential footpath link connection through to Davidson's Homes Development.

MATERIALS LAYOUT KEY

T | B

T - TILE
B - BRICK

NOTE; STRING & DETAIL BRICK TO MATCH MAIN BODY BRICK

RETAINING & SCREEN WALLS TO MATCH MAIN BODY BRICK OF ADJOINING PLOT

ROOF TILE

A	RUSSELL GRAMPIAN SLATE GREY

BRICK

1	TOBERMORE KINGSTON WARM RED
2	TOBERMORE KINGSTON COTTAGE RED

FRONT DOOR COLOURS: BLACK
FASCIA'S & SOFFIT'S: BLACK
RAINWATER GOODS/FOUL: BLACK
WINDOWS: WHITE
SIDE DOOR: WHITE
GARAGE DOOR: BLACK
FOOTPATH & PATIOS TO PLOTS: BUFF TEXTURED

PLANNING LAYOUT KEY:

▬	SITE BOUNDARY
-□-□-□-	1.8m TIMBER SCREEN FENCE
~~	450mm TIMBER KNEE RAIL
SW	1.8m SCREEN WALL
SW 2.2m	2.2m SCREEN WALL (plots 58 & 79 only in accordance with M-EC Noise Report)
∩	1.8m TIMBER GATE
▨	EXISTING EASEMENTS
▒	PERMEABLE BLOCK PAVING
⊠⊠⊠	BIN STORAGE
BCP	BIN COLLECTION POINT
1	PLOT NUMBERS
Ⓔ	ELECTRIC VEHICLE CHARGING POINT
*	S106 AFFORDABLE RENTED HOMES
*	S106 SHARED OWNERSHIP HOMES
*	S106 FIRST HOMES
○	EXISTING TREES AND HEDGING
■	6 x 4 Shed with Sheffield Hoop Stand Fixed to Concrete Base.

Schedule of Accommodation

S106 Affordable Housing

Name	NDSS Bed Size	Storey	Number
D1.1	1	2	4
Askham A1.1	1	2	6
E2.1	2	2.5	6
Total			**16**

Open Market Housing

	NDSS Bed Size	Storey	Number
Askham	1	2	19
Ferndale	2	2	8
Ripley	2	2	9
Eastbeck	2	2.5	2
Maltby	3	2	7
Leyburn	3	2	10
Baildon	3	2.5	4
Salbury	3	2.5	4
Total			**63**
Overall Total			**79**

REV	DATE	BY	AMENDMENTS
D	14.02.2025	EVG	Adoptable turning heads adjusted in line with S38 comments. Plot 45 moved to allow fire tender turning.
C	04.02.2025	EVG	BCP points adjacent roadway added. BCP opposite plot 79 moved as per planner comments. Permeable paving indicated.
B	13.12.2024	EVG	Boundary walls amended to ensure 0.5m clearance from highway boundary. Plot 65 moved 0.5m from highway boundary.
A	11.11.2024	EVG	Roof tiles amended to Russel Grampian Slate Grey due to discontinuation of previous tile. Turning head extended for fire access to plots 45-48. Plot 1 moved 200mm to allow for scaffolding. Plots 14-15 garage removed. Plots 61-62 moved for boiler flue and fire protection.

AVANT homes

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DATE: 21.08.24
SCALE: 1:500 @ A1
DRAWN BY: EVG
DWG TITLE: Site Layout
PROJECT: Chestnut Acres, Burbage
DWG No. 3204-100-01
REV D