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KEY

- 2000mm Wall
- 1800mm SOLID TIMBER FENCE (PLOT DIVISION)
- 2000mm SOLID TIMBER FENCE (PERIMETER)
- 450mm HIGH TIMBER KNEE RAIL (BIRDMOUTH DESIGN)
- TURF TO FRONT AND REAR GARDENS
- PROPOSED SHRUBS
- PROPOSED TREE
- BIN COLLECTION POINT
- AFFORDABLE TO RENT UNITS PLOTS 1 to 4, 33
- AFFORDABLE INTERMEDIATE UNITS PLOTS 32, 34 to 36

ACCOMMODATION SCHEDULE

OPEN MARKET

Symbol	Beds	Storey Height	Area (SQFT)	Number	Total SQFT	4 Bed %
Linton	4	2	1995	2	3990	5%
Shelley	4	2	1695	3	5085	8%
Sandringham	4	2	1596	3	4788	8%
Nostell	4	2	1502	4	6008	11%
Bretton	4	2	1215	4	4860	11%
				16	**24731**	**43%**
Symbol	**Beds**	**Storey Height**	**Area (SQFT)**	**Number**	**Total SQFT**	**3 Bed %**
Studley	3	2	1280	9	11520	24%
Nunnington	3	2	1221	6	7326	16%
Bedale	3	2	898	**6**	**5388**	**16%**
				21	**24234**	**#DIV 0!**
TOTAL:				**37**	**48965**	**80%**

AFFORDABLE

Symbol	Beds	Storey Height	Area (SQFT)	Number	Total SQFT	4 Bed %
Bedale	3	2	898	4	3592	44%
Malham	2	2	772	5	3860	56%
TOTAL:				**9**	**7452**	**20%**

GRAND TOTAL:	Number	Total SQFT
	46	**56417**

NET DEVELOPMENT AREA:	3.95 **ACRES**	1.6	**HECTARES**
SQ FT / NET DEVELOPMENT ACRE:		14270	**SQ FT**
NET DEVELOPMENT AREA DENSITY:		29	**DPH**

LEGEND

- AREA
- GROUP
- HEDGE
- WOOD
- TRUNK LOCATION
- TREE SHADE (24 hr)

A1	AREA REFERENCE
G1	GROUP REFERENCE
H1	HEDGE REFERENCE
T1	TREE REFERENCE
W1	WOOD REFERENCE
B2	CATEGORY GRADE

TREE CANOPY GRADES

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA

N

0 10 20 30 40 50 m

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

PROPOSED PLANNING LAYOUT
EAST BIERLEY

Pegasus Design

ROUSE Homes

| www.pegasusgroup.co.uk | Drawn By: CH | Checked By: CH | Date: SEPT 2019 | Scale: 1:500 @ A1 | drwg: **P19-2185.001R** | Client: ROUSE HOMES |