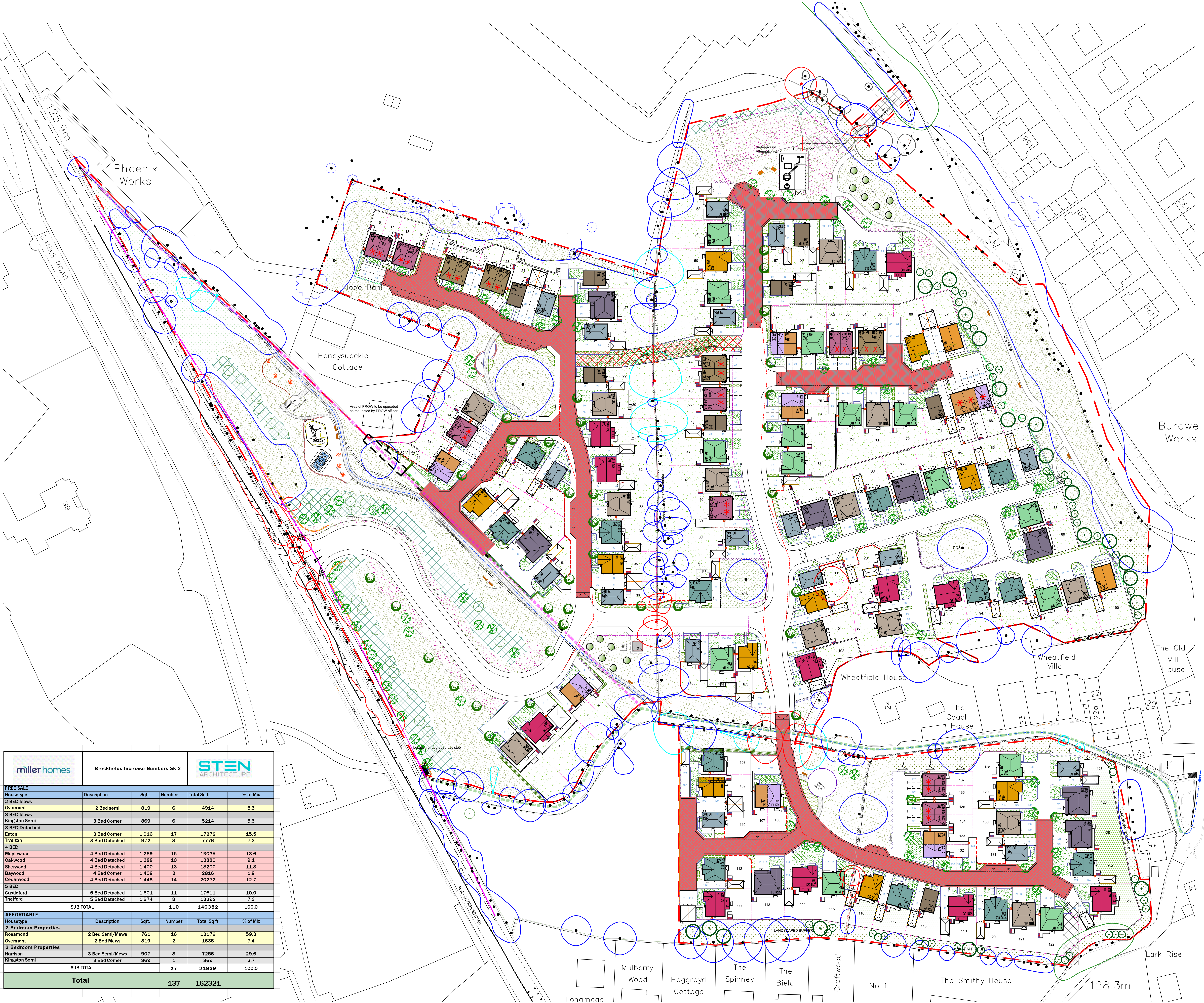




Brookholes Increase Numbers Sk 2					
FREE SALE					
Housetype	Description	Sqft.	Number	Total Sq ft	% of Mix
2 BED Mews					
Overmont	2 Bed semi	819	6	4914	5.5
3 BED Mews					
Kingston Semi	3 Bed Comer	869	6	5214	5.5
3 BED Detached					
Eaton	3 Bed Comer	1,016	17	17272	15.5
Thornton	3 Bed Detached	972	8	7776	7.3
4 BED					
Maplewood	4 Bed Detached	1,269	15	19035	13.6
Oakwood	4 Bed Detached	1,388	10	13880	9.1
Sherwood	4 Bed Detached	1,400	13	18200	11.8
Baywood	4 Bed Comer	1,408	2	2816	1.8
Cedarwood	4 Bed Detached	1,448	14	20272	12.7
5 BED					
Castleford	5 Bed Detached	1,601	11	17611	10.0
Thetford	5 Bed Detached	1,674	8	13392	7.3
SUB TOTAL			110	140382	100.0
AFFORDABLE					
Housetype	Description	Sqft.	Number	Total Sq ft	% of Mix
2 Bedroom Properties					
Rosamond	2 Bed Semi/Mews	761	16	12176	59.3
Overmont	2 Bed Mews	819	2	1638	7.4
3 Bedroom Properties					
Harrison	3 Bed Semi/Mews	907	8	7256	29.6
Kingston Semi	3 Bed Comer	869	1	869	3.7
SUB TOTAL			27	21939	100.0
Total			137	162321	

Notes:

DRAWING LEGEND: -

- Denotes Development Boundary

450mm knee rail - please refer to boundary treatment plan for additional details

1200mm railing - please refer to boundary treatment plan for additional details

Boundary fences - please refer to boundary treatment plan for additional details

Boundary wall - please refer to boundary treatment plan for additional details

- Denotes lockable 1.8m Garden Gates

- Denotes Highway Ramp

- Denotes Change of Highway surface material please refer to external materials plan for additional details

- Denotes extent of flagging for bin storage

- Denotes affordable unit

- Denotes PROW as per the definitive right of way map section of Path to be upgraded with timber edging and crushed compacted stone as requested by PROW officer

- Denotes Location of trodden path

- Denotes Location of public open space

- Denotes Proposed tree, refer to FDA Landscape Plan 20-2401-1

Denotes bollards/removable bollards

Tree to be removed on advice from the Tree Constraints Plan and the AIA.

Tree to be removed on the advice of the arboricultural consultant and the AIA.

Tree to be retained.

Root Protection Area (RPA) Not shown for clarity, please refer to 06 tree removal plan for RPA's

Dry Stone wall to be removed

Dry Stone wall to be retained and made good with stone from removed dry stone wall.

Stone walls to be constructed with new and surplus stone from existing removed walls

Drainage Easement

Retaining walls

Bin presentation points located in accordance with Kinkless waste management design guide for new developments October 2020 version 5

REFER TO MILLER HOMES DRAWING 09 POS TYPOLOGICAL PLAN FOR IDENTIFIED AREAS OF PUBLIC OPEN SPACE

Visibility plays

PROPOSED PEDESTRIAN ROUTE THROUGH DEVELOPMENT INTO BROOKHOLES TO LINK INTO EXISTING PROWS

EXISTING PROWS TO BE UPGRADED UNDER S278 WORKS

SAMTHY PLACE LANE TO RECEIVE ROAD SAFETY ENHANCEMENTS AS AGREED WITH HIGHWAYS OFFICER UNDER S278 WORKS TO ENCOURAGE PEDESTRIAN ACCESS INTO BROOKHOLES

ROUTE OF LAND DRAIN

N

W

E

S

Scaled @ 1:500

10m 20m 50m

Site Boundary amended, Plot 125 flipped, Management/habitat corridor added, tree removal updated following meeting with Kinkless tree officer

Layout updated in accordance with comments received from design & conservation and meeting held at Kinkless planning office 13.04.22

1 Tree added to the highway where possible, 2 house type along riverside pos changed to achieve overlooking of river

3 plots 30-36 reconfigured to achieve reduction in garden shading

4 Affordable plots, relocated from plots 64-67 to 13-14 & 39-40, affordable house type changed to 68-70 to achieve overlooking of river side pos

Bin presentation points updated in accordance with waste services SPD and highways s38 comments

Prow note updated

PLOT 9 DRIVE MOVED OUTSIDE OF FORWARD VIS. LANDSCAPE NOTES ADDED

House type change to plots 25/26 garage removed in accordance with LLFA requirements

Footpaths added to highway between plots 54/10

Bollards removed, turning area added, Bin presentation points added, parking numbers increased to plots 65-67

all accordance with Kinkless highways requests

Stone walls added, bus stop indicated

Overton 3 bed removed, 2 bed overmont added

schedule updated, Offsets Trees added to outfall location, landscaping added, bollards added RPA added

Landscaping and engineering information overlaid

Numbers reduced to 137/mo. General update to mitigate levels, LPA comments addressed

Updated in accordance with miller comments and updated by Miller Homes

Proposed site entrance and tree information updated to latest design

Red line removed, tree information updated inline with Miller tree removal plan

Red line updated to millers issue of 17.05.21

Position of plot 105 amended.

REV: DESCRIPTION

BY: DATE:

STEN ARCHITECTURE

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LinkedIn: Sten Architecture

CLIENT:

miller homes

SITE:

Woodhead Road
Honley

TITLE:

Planning LAYOUT

SCALE AT 1:500

DATE: 07.05.21

DRAWN: TS

CHECKED: SH

PROJECT NO: 2108

DRAWING NO: 2108.01

REVISION: N