



Highway verges were possible have been designed with consideration to enhanced planting and tree planting inline with local highway design guide policy 4.9, 4.10, 4.1.

where possible grassed and planted verges to be a minimum of 1m wide and provide a minimum 200mm hard surface adjacent to vertical structures 4.19, 4.20

All tree planting to be in accordance with local authority approval.

Existing footpath wall requires 3m easement to buildings.

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pedestrian connection to existing footpath
Maximum 1:20 gradient required

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Maintained 2m grass verge within adoptable highway around bend. To be demarcated with wooden marker posts.
P.O.S 563m²
Adoptable highway margin within RPA equivalent of 1% Root barrier system required.

indicative attenuation tank.
P.O.S 1682m²

REV 10/23 specification

Suitability Code: **A3**
For Planning

SCHEDULE		
TYPE A	10X	TYPE A - 2 BED GIA 71.2m ²
TYPE B	3X	TYPE B - 3 BED GIA 86.4m ²
TYPE C	6X	TYPE C - 4 BED GIA 143.3m ²
TYPE D	12X	TYPE D - 4 BED GIA 133.9m ²
TYPE H	4X	TYPE H - 4 BED GIA 141.9m ²
TYPE K	19X	TYPE E - 3 BED GIA 100m ²
TYPE L	2X	TYPE F - 3 BED GIA 120m ²
TYPE M	2X	TYPE 2 - 2 BED GIA 75.4m ²
TYPE N	3X	TYPE I - 1 BED GIA 58m ²
TYPE P	1X	TYPE P - 4 BED GIA 111m ²

TOTAL UNITS - 62

Unit mix
 1 bed = 5%
 2 Bed = 19%
 3 Bed = 39%
 4 Bed = 37%

GIFA
 6621m²

VISITOR PARKING 15 SPACES (11 MARKED 4 UNMARKED)



REV	COMMENT	DATE	DR	CH
P13	AMENDMENTS TO LAYOUT FOLLOWING CLIENT MEETING	21.02.24	TC	MH
P12	AMENDMENTS TO LAYOUT TO MEET HIGHWAY CONCERNS	18.01.24	TC	MH
P11	AMENDMENTS TO LAYOUT TO MEET HIGHWAY CONCERNS	07.12.23	TC	MH
P10	MINOR AMENDMENTS TO INCLUDE CONSULTEE COMMENT PLOT 58 CHANGE	06.10.23	TC	MH
P09	MINOR AMENDMENTS TO ADD MINE SHAFT LOCATIONS	27.09.23	TC	MH
P08	RED LINE AMENDMENT	30.08.23	TC	MH
P07	RED LINE AMENDMENT	14.08.23	TC	MH
P06	AMENDMENT TO HIGHWAY MINOR WIDENING AND TURNING HEAD ADJUSTMENT.	14.07.23	TC	MH
P05	AMENDMENT TO HIGHWAY RAMP LOCATION AN SHARED SURFACE	12.07.23	TC	MH
P04	AMENDMENTS TO LAYOUT PLOTS 26-28 E TYPE CHANGED TO D GARAGE ADDED TO PLOT 49	30.06.23	TC	MH

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JOB TITLE
RESIDENTIAL DEVELOPMENT
 DENBY DALE

PROPOSED
SITE PLAN

Drawn: TC	Scale: 1:500 @ A2
Date: JUN 23	Checked: MH
DWG NO: 57116-BBA-09-Z00-DR-A-0201	REV: P13