



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.



Suitability Code: **A3**
For Planning

SCHEDULE		
TYPE A	10X	TYPE A - 2 BED GIA 71.2m²
TYPE B	3X	TYPE B - 3 BED GIA 86.4m²
TYPE C	6X	TYPE C - 4 BED GIA 143.3m²
TYPE D	12X	TYPE D - 4 BED GIA 133.9m²
TYPE H	4X	TYPE H - 4 BED GIA 141.9m²
TYPE K	19X	TYPE E - 3 BED GIA 100m²
TYPE L	2X	TYPE F - 3 BED GIA 120m²
TYPE M	2X	TYPE 2 - 2 BED GIA 75.4m²
TYPE N	3X	TYPE I - 1 BED GIA 58m²
TYPE P	1X	TYPE P - 4 BED GIA 111m²

TOTAL UNITS - 62

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

GIFA
 6581m²

VISITOR PARKING 15 SPACES (11 MARKED 4 UNMARKED)



REV	COMMENT	DATE	DR	CH
P17	2NO. PARKING BAYS REMOVED 11.04.24 AT REQUEST OF LA	28.03.24	TC	MH
P16	MINOR AMENDMENTS	21.03.24	TC	MH
P15	MINOR AMENDMENTS	21.03.24	TC	MH
P14	AMENDMENTS TO VISITOR PARKING FOLLOWING HIGHWAYS COMMENTS	29.02.24	TC	MH
P13	AMENDMENTS TO LAYOUT FOLLOWING CLIENT MEETING	21.02.24	TC	MH
P12	AMENDMENTS TO LAYOUT TO 18.01.24 MEET HIGHWAY CONCERNS	21.02.24	TC	MH
P11	AMENDMENTS TO LAYOUT TO 07.12.23 MEET HIGHWAY CONCERNS	21.02.24	TC	MH
P10	MINOR AMENDMENTS TO INCLUDE CONSULTEE COMMENT PLOT 58 CHANGE	06.10.23	TC	MH
P09	MINE SHAFT LOCATIONS ADDED	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

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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: P17