PLANNING LAYOUT LAYERS KEY:

- 1800mm BRICK WALL
- 1800mm TIMBER FENCE
- 450mm KNEE HIGH RAIL
- PHASE 1 APPLICATION BOUNDARY
- PHASE 2 APPLICATION BOUNDARY
- LOCKABLE GATE
- TREES
- CARS (VISITOR PARKING)
- BLOCK PAVING (SHARED SURFACES)
- BLOCK PAVING (BRINDLE)
- CYCLE STORE / BIN STORAGE
- EV CHARGING POINT
- BIN COLLECTION POINT
- M4(2) COMPLIANT PLOT
- M4(3)(B) COMPLIANT PLOT
- FLOOD ZONE 2
- FLOOD ZONE 3
- FLOOD ZONE CLIMATE CHANGE ALLOWANCE

SCHEDULE OF ACCOMMODATION:

KEEPMOAT HOMES

HOUSETYPE REPRESENTATION	HOUSETYPE INFO	AMOUNT
WAT	WATERGROVE M4(3)(B) 1 STOREY 2 BED SEMI	6 No.
RUT	RUTLAND M4(3)(B) 2 STOREY 2 BED SEMI	8 No.
PAD	PADBURY M4(2) 2 STOREY 2 BED SEMI / TERRACE	26 No.
WAL	WALKHAM M4(2) 2 STOREY 2 BED SEMI	14 No.
SEA	SEACOURT M4(2) 2 STOREY 3 BED SEMI	10 No.
FEW	FEWSTON 2 STOREY 3 BED SEMI	6 No.
HOL	HOLGATE M4(2) 2 STOREY 3 BED SEMI	10 No.
WES	WESTBOURNE 2 STOREY 3 BED SEMI	17 No.
PEP	PEPPER 2 STOREY 3 BED DETACHED	13 No.
SEL	SELSET M4(2) 2.5 STOREY 3 BED SEMI / TERRACE	10 No.
DEN	DENTON 2.5 STOREY 3 BED SEMI	15 No.
SWA	SWARBOURNE 2.5 STOREY 3 BED SEMI	14 No.
PRE PRE	PRENTON 2 STOREY 4 BED DET / SEMI	6 No.
OLD	OLDBURY M4(2) 2.5 STOREY 4 BED SEMI	9 No.
THI	THIRLMERE 2 STOREY 4 BED DETACHED	12 No.
CLA	CLAYTON 2 STOREY 4 BED DETACHED	9 No.
	TOTAL No.	185 No.

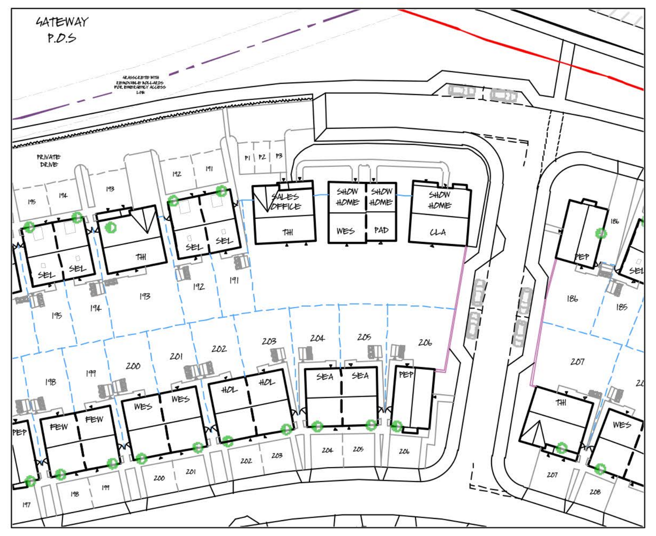
SAUL HOMES

HOUSETYPE REPRESENTATION	HOUSETYPE INFO	AMOUNT
LA	LAUREL 2 STOREY 2 BED SEMI / TERRACE / DETACHED	2 No.
CO	COLLINGWOOD 2 STOREY 2 BED SEMI	11 No.
HM	HEMLOCK 2 STOREY 3 BED SEMI / TERRACE	2 No.
HO	HOLLY 2 STOREY 3 BED DETACHED / TERRACE	8 No.
S	SPRUCE 2 STOREY 3 BED DETACHED	3 No.
AS	ASPEN 2 STOREY 3 BED SEMI	2 No.
BR	BROOKE 2 STOREY 3 BED SEMI / DETACHED	6 No.
WI	WILLOWS 2 STOREY 3 BED DETACHED	5 No.
LI	LIME M4(3)(B) 2 STOREY 3 BED SEMI / DETACHED	3 No.
SW	SWAINE 2 STOREY 3 BED DETACHED	2 No.
CH	CHESTNUT 2 STOREY 4 BED DETACHED	7 No.
MP	MAPLE 2 STOREY 4 BED DETACHED	10 No.
MU	MULBERRY 2 STOREY 4 BED DETACHED	4 No.
	TOTAL No.	65 No.
	COMBINED TOTAL No.	250 No.

Designer Risk Assessment

Criteria	Location	Who's At Risk	Consequence	Mitigation
Trenches and excavation	Whole Site	Construction Staff	1. Risk of collapsing excavation 2. Falling debris into excavation 3. Risk associated with working in confined spaces	Contractor to determine safe methods of working in confined spaces, where necessary.
Working Adjacent to Live Traffic	Site boundaries adjacent to Doncaster Rd & Barnsley Rd	1. General Public 2. Construction Staff	1. Risk of Obstruction/Striking Passing vehicles 2. Risk of being struck by Plant machinery	Contractors safe method of working. Implementation of signing and traffic control measures. Contractor to provide appropriate protection barriers. Workers to wear high visibility clothing.
General Public / Children trespassing on site	Whole Site	1. General Public	Risk of public injury on site from trips, falls, falling from height, uncovered manholes / trenches	Ensure the site is properly secure and inform the surrounding public of site location and boundaries Give advance warning of the start of construction.
Effects of noise, dust or vibration of construction works.	Whole Site	1. General Public 2. Adjacent Properties 3. Construction Staff	1. Annoyance to General Public 2. Risk of health problems to General Public 3. Risk of health problems to Construction Staff	Contractor to determine safe methods of working through construction methods/sequences. Site staff to be provided with appropriate PPE relative to their nature of work. Work may also be undertaken at specific times, in sensitive areas to minimise disruption to adjacent properties.
Contaminated Ground	Whole Site	Construction Staff	Health risks to Construction Staff	It is always possible that contaminated land may be uncovered during the construction phase. The contractor should determine safe methods of working if contaminated land is encountered.
Existing Hedgerows	Whole Site	Construction Staff	Risk of puncture wounds, scratching from Hawthorn / Blackthorn hedging	Construction staff to be provided with appropriate Personal Protective Equipment (PPE) relative to their nature of work.
Retained Trees	Whole Site	1. General Public 2. Construction Staff	Risk of serious injury from falling branches.	Tree survey required to establish condition of trees and recommended works. All recommended works to be carried out with high priority works on unsafe trees carried out as soon as is reasonably practicable.
Farm Machinery	Farm and farm land adjacent to Whole Site boundaries	1. General Public 2. Construction Staff	Risk of serious injury from blades, flails, attachments and flying debris.	Contractor to produce a plan of work that eliminates the danger by avoidance of work at or near the area of danger.
Low-level Electric Overhead Power Lines	Running North to South towards Eastern site boundary	1. General Public 2. Construction Staff	1. Risk of death or serious injury from electrocution.	Contractor to produce a plan of work that where possible eliminates the danger by avoidance of work and site traffic at or near the overhead lines. If the danger cannot be eliminated, the risk must be managed by controlling access to, and work beneath overhead power lines.
Oil Pipeline	Running East to West through the northern corner of the site	1. General Public 2. Construction Staff	1. Risk of death or serious injury & polution.	Contractor to produce a plan of work that where possible eliminates the danger by avoidance of work and site traffic at or near the oil pipeline. If the danger cannot be eliminated, the risk must be managed by controlling access to, and work over and adjacent to pipeline.

SALES AREA EXTRACT



Rev	Date	Description	Drawn	Check
X	24.08.26	PLOTS 29-31 RE-ORIENTATED IN RESPONSE TO CLIENT FEEDBACK RECEIVED 21.08.26	JP	VS
W	20.08.26	THE SAUL PARCEL HAS BEEN RE-DESIGNED IN PLACES TO PULL THE HOUSE TYPES AWAY FROM THE WOODLAND & PROVIDE A BUFFER	LB	VS
V	30.07.26	PLANTING TO WESTERN BOUNDARY INCREASED TO STRENGTHEN WILDLIFE CORRIDORS	LB	VS
U	03.06.26	PH 1 RED LINE UPDATED IN LINE WITH TITLE INFORMATION RECEIVED 27.05.26.	JP	VS
T	09.03.26	CHANGES MADE TO KEEPMOAT PARCEL TO ACCOMMODATE LARGER LANDSCAPE STRIPS BREAKING UP SECTIONS OF FRONTAGE PARKING.	JP	VS
S	05.02.26	SITE ACCESS UPDATED IN LINE WITH DRAWING RECEIVED 05.02.26	JP	VS
R	29.01.26	REAR BOUNDARY TO PLOTS 40-45 REVISED IN LINE WITH LATEST SAUL LAYOUT	JP	VS
Q	03.11.25	SCHEDULE OF ACCOMMODATION UPDATED FOLLOWING CLIENT REVIEW.	JP	VS
P	22.10.25	RED LINE BOUNDARY REVISED.	JP	VS
O	08.10.25	QUARTERHOUSES REMOVED FOLLOWING LAYOUT REVIEW, TOTAL PLOTS REDUCED TO 250. SUB STANDARD GARDENS REVIEWED.	JP	VS
N	25.06.25	UPDATED TO SHOW LANDSCAPE MASTERPLAN DETAIL	LB	VS
M	05.06.25	KEEPMOAT PARCELS UPDATED IN LINE WITH INSTRUCTION RECEIVED 03.06.25.	JP	VS
L	23.05.25	LAYOUT UPDATED FOLLOWING HIGHWAYS & DRAINAGE CONSULTANTS COMMENTS.	JP	VS
K	08.05.25	SUB STATION RELOCATED.	JP	VS
J	07.05.25	SITE LAYOUT UPDATED IN RESPONSE TO PLANNING COMMENTS.	JP	VS
i	24.03.25	SITE BOUNDARY UPDATED.	JP	VS
H	20.03.25	SITE BOUNDARY UPDATED.	JP	VS
G	28.02.25	FOOTPATH ADJACENT TO PLOT 9 ALIGNED TO SITE BOUNDARY. CYCLE WAY LINK TO PH 2 BROUGHT CLOSER TO HIGHWAY.	JP	VS
F	25.02.25	RED LINE BOUNDARY UPDATED IN LINE WITH TITLE PLANS.	JP	VS
E	24.02.25	SAUL HOMES PARCEL UPDATED IN RESPONSE TO URBAN DESIGN COMMENTS.	JP	VS
D	14.01.25	LAYOUT UPDATED IN LINE WITH CLIENT'S MARK UP RECEIVED 09.01.25.	JP	VS
C	03.01.25	LAYOUT UPDATED IN RESPONSE TO URBAN DESIGN COMMENTS.	JP	VS
B	19.11.24	M4(3) PROVISION UPDATED IN LINE WITH CLIENT REQUEST.	JP	VS
A	18.11.24	KEEPMOAT PARCELS UPDATED IN LINE WITH CLIENTS REQUEST.	JP	VS

jrp Architecture Planning Urban Design Landscape

NORTH

1:1000 SCALE

10m 100m

CLIENT: KEEPMOAT & SAUL HOMES

DRAWING NUMBER: 23 5638 01-X

PROJECT: DONCASTER ROAD, DARFIELD

SCALE @ A1: 1:1000

DRAWING: SITE LAYOUT

DRAWN: JP DATE: JUN '24

CHECKED: VS DATE: JUN '24

Do not scale off this drawing - Only figured dimensions to be taken from this drawing. Drawings based on Ordnance Survey and/or existing record drawings - Design and Drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

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01 / SITE LAYOUT