

DATE	REVISIONS	BY
18.11.21	A: Plot 82 substituted from a Cookridge to a Thornton. Garage to plot 81 now assigned to plot 82 and parking spaces provided to plot 81.	RB
04.04.22	B: Amended following planning consultation responses resulting in a reduction in numbers from 198 down to 191.	RB
13.04.22	C: Amended following further review of layout by group in conjunction with the received planning consultations.	RB
29.04.22	D: Amended following further internal comments.	RB
27.07.22	E: Amended following further comments from Planning Case Officer.	RB
23.09.22	F: Amended following internal comments.	RB
20.10.22	G: Amended following further comments from Planning Case Officer.	RB
31.10.22	H: Existing tree to rear of plots 8 & 9 removed as advised in AIA. Plots 7, 8, 9 & 35 substituted to facilitate.	RB
16.05.23	J: Re-planned due to highways comments. Walsburn & Netherton House types removed. Some roads widened to 6m to accommodate visitor parking. VP bays added. Private drives reduced in length. Speed control features added every 70m.	DH
23.06.23	K: Re-planned due to highways comments. Roads widened to 6m to accommodate visitor parking. Private drives reduced in length.	JG
31.07.23	L: Further amendments due to Highways comments.	JG
06.10.23	N: Further amendments due to Planning and internal comments.	RB
17.10.23	O: Affordable Tenure shown/Schedule Corrected.	ZE
23.11.23	P: Plot substitution on small parcel, fence updated for garden standards, BCP updated near plot 59.	RB/ZE
24.01.24	Q: Speed restraints updated to S38 comments and APF location amended.	ZE
07.02.24	R: Error in schedule corrected.	ZE
08.02.24	S: Plot 37 updated to a Wentbridge due to RPZ.	ZE
05.08.24	T: house type names corrected on small parcel.	ZE
05.08.24	U: Part O requirements added for L2 house type.	ZE

Accommodation Schedule			
Affordable			
House Type	Arrangement	Accommodation	Total Units
Affordable Rent			
A1	Semi/End	1 BED	22
F2	End	2 BED	3
R2	Semi/End	2 BED	2
L2	Semi/End	2 BED	4
B3	Semi/End	3 BED	6
Other Affordable Homes Ownership			
B3	Semi/End	3 BED	3
First Homes			
Oakwood	Semi	3 BED	4
Balldon	Semi/End	3 BED	7
Salbury	Semi/End	3 BED	3
Total			54
Open Market			
House Type	Arrangement	Accommodation	Total Units
A1	Semi/End	1 BED	1
Askham	Semi/End	3 BED	18
F2	End	2 BED	1
Ferndale	End	2 BED	1
R2	Semi/End	2 BED	2
Ripley	Semi/End	2 BED	10
L2	Detached	2 BED	1
B3	Semi/End	3 BED	6
Balldon	Semi/End	3 BED	6
Oakwood	Semi	3 BED	4
Leyburn	Detached	3 BED	13
Maltby	Detached	3 BED	10
Salbury	Semi/End	3 BED	20
Netherton	Detached	4 BED	1
Wentbridge	Detached	4 BED	17
Cookbury	Detached	4 BED	6
Horbury	Detached	4 BED	8
Total			125
Grand Total			179

PLANNING LAYOUT KEY:

- SITE BOUNDARY
- 1.8m TIMBER SCREEN FENCE
- 1.2m POST & RAIL FENCE
- 1.8m TIMBER GATE
- 0.45m KNEE HIGH RAIL
- 1.8m SCREEN WALL & FENCE PANEL INFILL
- EXISTING PERMISSIVE TO BE DIVERTED SLIGHTLY
- EXISTING BRIDLEWAY
- DRAINAGE EASEMENT
- VISIBILITY SPLAY
- EVCP
- BIN STORAGE
- BIN COLLECTION POINT
- SHED POINT
- EXISTING TREES AND HEDGING RETAINED SHOWN GREEN AND ASSOCIATED ROOT PROTECTION AREAS SHOWN DASHED PURPLE
- AFFORDABLE HOUSING FOR RENT
- FIRST HOMES
- OTHER AFFORDABLE HOME OWNERSHIP

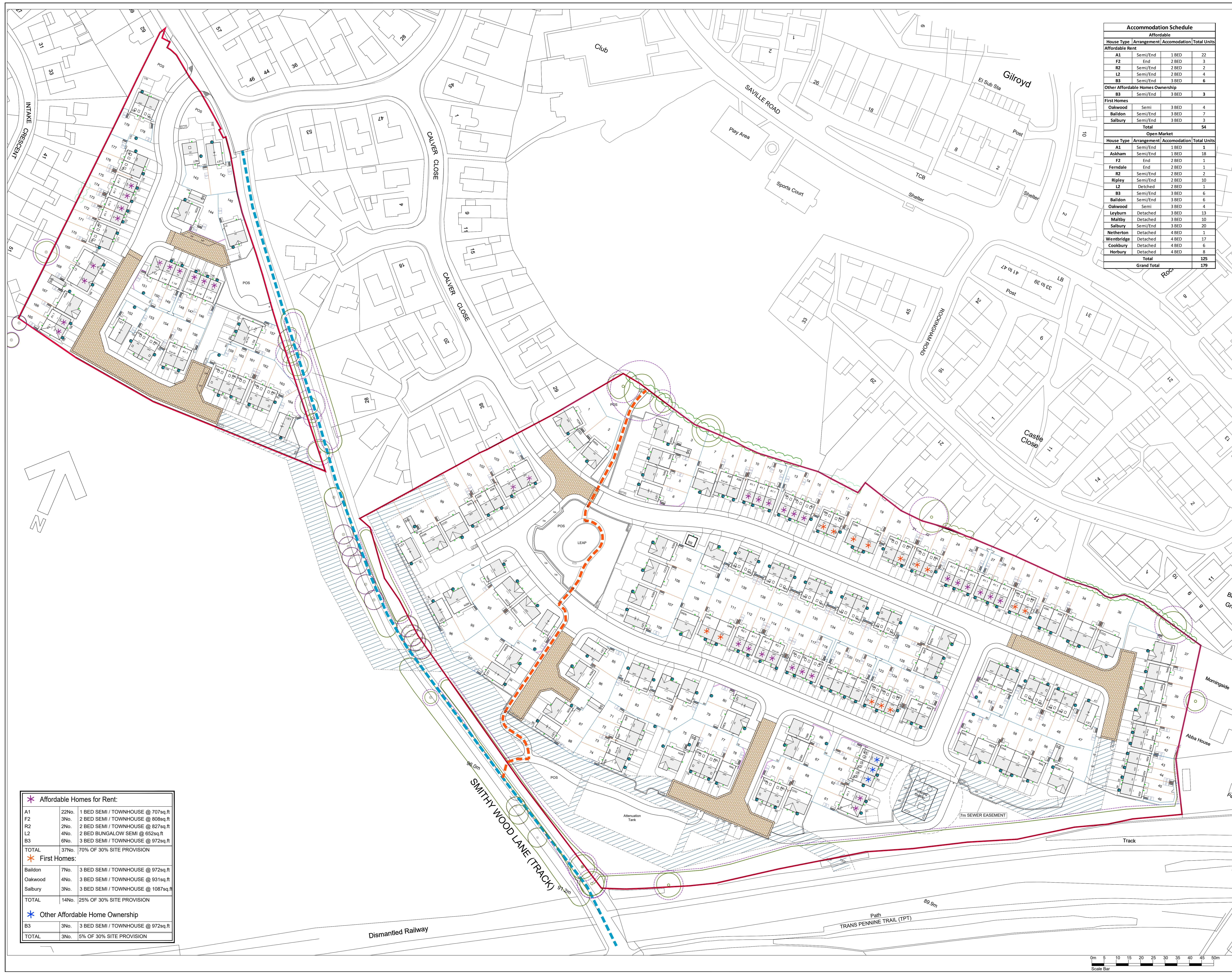
NOTE: EXISTING DRAINAGE TO BE DIVERTED
PART O REQUIREMENTS
 L2 house type requires all Bedrooms to have an opening restriction of 100mm.

Avant Homes
 Avant House
 G & S Tallys End
 Barlborough
 S43 4WP

DRAWN RB. CHECKED DATE Nov 2021
 DRG. No. 4187-200 REV. U

SCALE: 1:500
 Site Layout

Smithy Wood Gate
 Calver Lane
 Dodworth, Barnsley



* Affordable Homes for Rent:		
A1	22No.	1 BED SEMI / TOWNHOUSE @ 707sq.ft
F2	3No.	2 BED SEMI / TOWNHOUSE @ 808sq.ft
R2	2No.	2 BED SEMI / TOWNHOUSE @ 827sq.ft
L2	4No.	2 BED BUNGALOW SEMI @ 652sq.ft
B3	6No.	3 BED SEMI / TOWNHOUSE @ 972sq.ft
TOTAL	37No.	70% OF 30% SITE PROVISION
* First Homes:		
Balldon	7No.	3 BED SEMI / TOWNHOUSE @ 972sq.ft
Oakwood	4No.	3 BED SEMI / TOWNHOUSE @ 931sq.ft
Salbury	3No.	3 BED SEMI / TOWNHOUSE @ 1087sq.ft
TOTAL	14No.	25% OF 30% SITE PROVISION
* Other Affordable Home Ownership		
B3	3No.	3 BED SEMI / TOWNHOUSE @ 972sq.ft
TOTAL	3No.	5% OF 30% SITE PROVISION

