N

Houghton Green

LISTER ROW

HIGH STREET

B 6273

BUS TURNING ONLY

OUT

IN

New 2m footway to terminate at existing PROW

Hedge trimmed to back edge of footway

EXISTING PROW

POS

SW ATTENUATION

PRIVATE DRIVE

New 2m footway to site frontage

MAIN ACCESS JUNCTION VISIBILITY SPLAYS (2.4m x 51m NORTH AND 2.4 x 47m SOUTH)

JUNCTION VISIBILITY SPLAY (2.4M X 25M)

Existing footway widened to 2m

FORWARD VISIBILITY SPLAY (17M) ADOPTABLE TARMAC EXTENTS

FORWARD VISIBILITY SPLAY (17M)

PEDESTRIAN ACCESS TO MUGA

SURVEYED POSITION OF EXISTING COMBINED SEWER. 6m EASEMENT TO BE PROVIDED IN ACCORDANCE WITH YORKSHIRE WATER REQUIREMENTS

Farm

MUGA

PLANNING KEY

PLANNING LAYOUT KEY:

- SITE BOUNDARY
- ASSOCIATED LAND
- ROAD
- ROAD MARKINGS
- DRIVES & PATHS
- 1.8m TIMBER SCREEN FENCE
- 1.2m POST & RAIL FENCE
- 1.8m TIMBER GATE
- 1.2m METAL RAILINGS
- 0.45m KNEE HIGH RAIL
- 1.8m SCREEN WALL & FENCE PANEL INFILL
- 2m SCREEN WALL & FENCE PANEL INFILL
- EASEMENT
- VISIBILITY SPLAYS AS PER OPTIMA DWG 21069/IN/10
- EVCP
- REFUSE STORAGE
- REFUSE COLLECTION POINT to accommodate 3 bins / dwelling
- SHED LOCATION
- PLOT NUMBERS
- PARKING SPACES
- AFFORDABLE RENT
- SHARED OWNERSHIP
- TARMAC ROAD
- TARMAC PRIVATE DRIVES
- POS & FRONT GARDENS
- REAR GARDENS
- M4(3)
- M4(2)
- EXISTING TREES AND HEDGING
- TREES AND HEDGING TO BE REMOVED

LANDSCAPING IS INDICATIVE ONLY, PLEASE REFER TO LANDSCAPING PLAN FOR FULL DETAILS

Schedule of Accommodation
Great Houghton

Affordable Housing					
Name	Bed	NDSS	Storey	M4(2)/(3)	Number
E2.1	2	Y	2.5	N	3
A1	1	Y	2	N	2
F2.1	2	Y	2	N	1
H2	2	Y	1	M4(3)(2)(b)	2
S3.1	3	Y	2.5	N	2
Affordable Total					**10**

Open Market Housing					
Hathresage	2	Y	1	M4(3)(2)(b)	4
Askham	1	Y	2	N	4
Eastbeck	2	Y	2.5	N	8
Ferndale	2	Y	2	N	3
Knaresborough	2	Y	2	M4(2)	8
Ripley	2	Y	2	N	9
Oakwood	3	Y	2	M4(2)	6
Leyburn	3	Y	2	N	8
Cadeby	3	Y	2	M4(2)	3
Maltby	3	Y	2	N	4
Baildon	3	Y	2.5	N	10
Salbury	3	Y	2.5	N	6
Wentbridge	4	Y	2	M4(2)	10
Horbury	4	Y	2	N	3
Cookbury	4	Y	2	N	8
Open Market Total					**94**
Overall Total					**104**

REV	DATE	BY	AMENDMENTS
K	26.08.25	ZE	Road adjusted in front of plots 47,48,49 & 54.
J	30.07.25	ZE	MA(3)(2)(b) reference added to schedule
I	03.07.25	JAT	Layout updated in accordance with Highways Consultee comments letter dated 27.06.25. Surveyed YW sewer location added.
H	02.06.25	ZE	AFF block references updated on layout
G	28.05.25	ZE	First Homes removed.
F	23.05.25	ZE	Parking updated to plot 57-58
E	09.05.25	ZE	Layout updated to council consultee coments. plots reduced to 104.
D	26.09.24	ZE	AFF No. amended
C	23.01.24	KW	AMENDMENTS MADE FURTHER TO REGIONAL MEETING ON 22.01.24.
B	14.11.23	KW	RECENT TREE SURVEY, VISIBILITY SPLAYS AND REGIONAL COMMENTS ADDED, PL's 29-35 ADJUSTED TO IMPROVE GARDENS.
A	09.09.23	KW	PLOTS ROTATED TO ALLOW FOR ACCESS ROAD TO THE FARM TO THE SOUTH.

AVANT homes
Unit 2, Mariner Court, Peel Avenue, Durkar, Wakefield, WF4 3FL,
Tel: 01924 248410, Fax: 01924 248488,
www.avanthomes.co.uk

DATE:	SCALE:	DRAWN BY:
24.08.23	1:500 @ A1	KW

DWG TITLE: Planning Layout

PROJECT: Main Street, Great Houghton

DWG No. 4206-200 REV K

0 10m 20m 30m 40m 50m