Methodist Church

Birdwell Primary School

Robin Cottage

Dalton Cottage

Heather Cottage

Hay Green Court

128.6m

LOW LEVEL FENCING TO ALLOW FOR MAINTENANCE OF EXISTING HEDGE

LOW LEVEL FENCING TO ALLOW FOR MAINTENANCE OF EXISTING HEDGE

LOW LEVEL FENCING TO ALLOW FOR MAINTENANCE OF EXISTING HEDGE

HEDGE TO BE CUT BACK TO BOUNDARY

SURFACE WATER ATTENUATION BASIN

FOOTPATH CONNECTION

Play Area

Sports Court

N

Accommodation Schedule			
Affordable			
House Type	Arrangement	Accomodation	Total Units
Thirsk	Semi / Terrace	2 BED	7
Eardham	Semi / Terrace	3 BED	4
Total			11
Open Market			
House Type	Arrangement	Accomodation	Total Units
Thirsk	Semi / Terrace	2 BED	8
Askern	Semi	2 BED	3
Pendle	Semi	2 BED	7
Rigon	Semi	2 BED	13
Oakwood	Semi	3 BED	8
Cadeby	Detached	3 BED	4
Leyburn	Detached	3 BED	6
Rokiton	Semi / Terrace	3 BED	9
Saltaire	Semi / Terrace	3 BED	13
Wentbridge	Detached	4 BED	5
Dalton	Detached	4 BED	6
Horbury	Detached	4 BED	5
Welborn	Detached	4 BED	4
Cookridge	Detached	4 BED	8
Thornton	Detached	4 BED	4
Total			103
Grand Total			114

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
- 0.45m KNEE HIGH RAIL
- 1.8m SCREEN WALL & FENCE PANEL INFILL
- EVCP
- BIN STORAGE
- BIN COLLECTION POINT
- SHED POINT
- 1 PLOT NUMBERS
- PARKING SPACES
- * AFFORDABLE PLOTS
- EXISTING TREES AND HEDGING WITH RPA
- TREES AND HEDGING TO BE REMOVED

NOTE: REAR / SIDE BOUNDARY TREATMENT TO PLOTS WITH GARDEN BOUNDARIES ADJACENT TO EXISTING RETAINED HEDGEROW TO BE AS FOLLOWS:

EXISTING HEDGEROW TO BE CUT BACK WHERE POSSIBLE TO ALLOW 1.2m HIGH POST AND RAIL TO BE FITTED TIGHT UP TO THE HEDGE TO ALLOW FUTURE MAINTENANCE BY PLOT BUYERS.

EXACT POSITION AND SPECIFICATION OF FENCING TO BE FINALIZED TO PLOTS 1-10, 11-33, 34-45, 60-63, 75, 84, 85, 90-92 & 105-106

REV:	DATE:	BY:	AMENDMENTS

AVANT homes

Avant House, 6 and 9 Talbot End, Barlborough, Chesterfield, S43 4WP.
Tel: 01246 573795. Fax: 01246 573 741.
www.avanthomes.co.uk

DATE:	SCALE:	DRAWN BY:
Nov 2021	500 @ A1	RB.

DWG TITLE: **PLANNING LAYOUT**

PROJECT: **Hey Green Lane, Birdwell**

DWG No. **SK01** REV. **D**