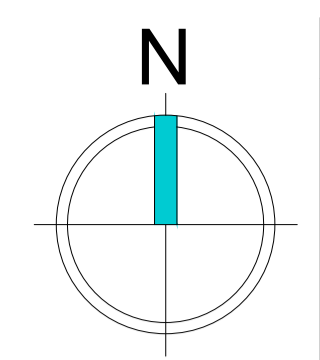
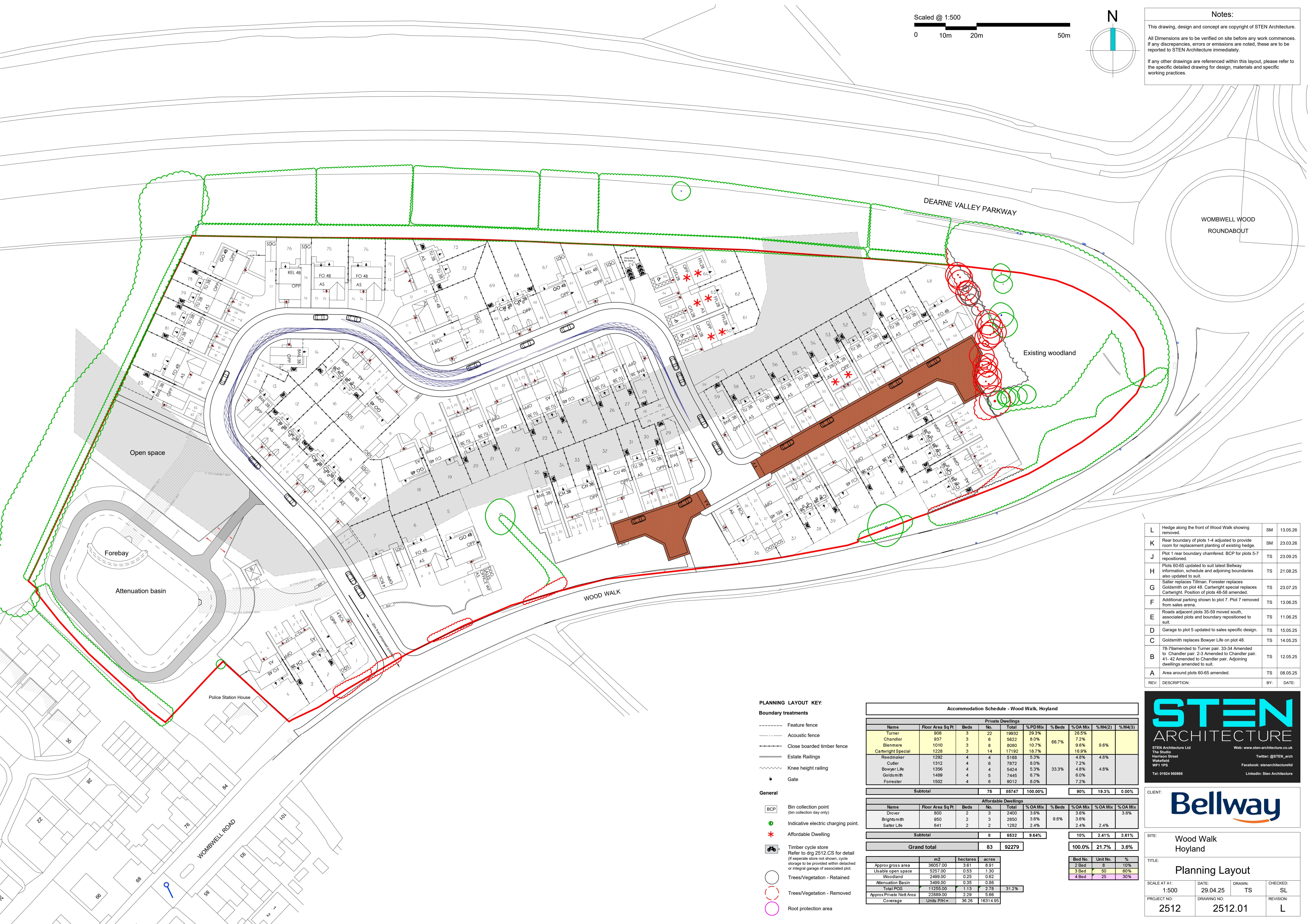


Scaled @ 1:500
0 10m 20m 50m



Notes:
This drawing, design and concept are copyright of STEN Architecture.
All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or omissions are noted, these are to be reported to STEN Architecture immediately.
If any other drawings are referenced within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.



L	Hedge along the front of Wood Walk showing removed.	SM	13.05.26
K	Rear boundary of plots 1-4 adjusted to provide room for replacement planting of existing hedge.	SM	23.03.26
J	Plot 1 rear boundary chamfered. BCP for plots 5-7 repositioned.	TS	23.09.25
H	Plots 60-65 updated to suit latest Bellway information, schedule and adjoining boundaries also updated to suit.	TS	21.08.25
G	Salter replaces Tillman. Forrester replaces Goldsmith on plot 48. Cartwright special replaces Cartwright. Position of plots 48-58 amended.	TS	23.07.25
F	Additional parking shown to plot 7. Plot 7 removed from sales arena.	TS	13.06.25
E	Roads adjacent plots 35-59 moved south, associated plots and boundary repositioned to suit.	TS	11.06.25
D	Garage to plot 5 updated to sales specific design.	TS	15.05.25
C	Goldsmith replaces Bowyer Life on plot 48.	TS	14.05.25
B	78-79 amended to Turner pair. 33-34 Amended to Chandler pair. 2-3 Amended to Chandler pair. 41-42 Amended to Chandler pair. Adjoining dwellings amended to suit.	TS	12.05.25
A	Area around plots 60-65 amended.	TS	08.05.25
REV:	DESCRIPTION:	BY:	DATE:

- PLANNING LAYOUT KEY:**
- Boundary treatments**
- Feature fence
 - Acoustic fence
 - Close boarded timber fence
 - Estate Railings
 - Knee height railing
 - Gate
- General**
- BCP Bin collection point (bin collection day only)
 - Indicative electric charging point
 - Affordable Dwelling
 - Timber cycle store (Refer to dfg 2512.CS for detail (if separate store not shown, cycle storage to be provided within detached or integral garage of associated plot.
 - Trees/Vegetation - Retained
 - Trees/Vegetation - Removed
 - Root protection area

Accommodation Schedule - Wood Walk, Hoyland									
Private Dwellings									
Name	Floor Area Sq Ft	Beds	No.	Total	% PDMix	% Beds	% OA Mix	% M4(2)	% M4(3)
Turner	906	3	22	19932	29.3%		26.5%		
Chandler	937	3	6	5622	8.0%	66.7%	7.2%		
Blenmere	1010	3	8	8080	10.7%		9.6%	9.6%	
Cartwright Special	1228	3	14	17192	18.7%		16.9%		
Reedmaker	1292	4	4	5168	5.3%		4.8%	4.8%	
Culter	1312	4	6	7672	8.0%		7.2%		
Bowyer Life	1356	4	4	5424	5.3%	33.3%	4.8%	4.8%	
Goldsmith	1488	4	5	7445	6.7%		6.0%		
Forrester	1502	4	6	9012	8.0%		7.2%		
Subtotal		75	85747	100.00%		90%	19.3%	0.00%	
Affordable Dwellings									
Name	Floor Area Sq Ft	Beds	No.	Total	% OA Mix	% Beds	% OA Mix	% OA Mix	% OA Mix
Drover	600	2	3	2400	3.6%		3.6%		3.6%
Brightsmith	950	2	3	2850	3.6%	9.6%	3.6%		
Salter Life	641	2	2	1282	2.4%		2.4%	2.4%	
Subtotal		8	6532	9.64%		10%	2.41%	3.61%	
Grand total		83	92279			100.0%	21.7%	3.6%	
Summary									
Approx gross area	36057.00	3.61	8.91						
Usable open space	5257.00	0.53	1.30						
Woodland	2499.00	0.25	0.62						
Attenuation Basin	3469.00	0.35	0.86						
Total PCS	11255.00	1.13	2.78	31.2%					
Approx Private Nett Area	22889.00	2.29	5.68						
Coverage	Units P/H =	36.26	16314.95						

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CLIENT: **Bellway**

SITE: **Wood Walk Hoyland**

TITLE: **Planning Layout**

SCALE AT A1: 1:500 DATE: 29.04.25 DRAWN: TS CHECKED: SL
PROJECT NO: 2512 DRAWING NO: 2512.01 REVISION: L