BLOOMHOUSE LANE, DARTON									25-5808-01	
AFFORDABLE										
NAME	TYPE	BED	STOREY	M4(2)	M4(3)	SQ FT	PARKING	No PLOTTED	TOTAL SQ FT	%
2B3P	MID	2	2	✓	×	786	PS	1	786	50
	END	2	2	✓	×	789	PS	7	5523	
2B4P	END	2	2	✓	×	870	PS	4	3480	
3B4P	MID	3	2	×	×	928	PS	1	928	50
	END	3	2	×	×	931	PS	4	3724	
3B5P	MID	3	2	×	×	1009	PS	1	1009	
	END	3	2	×	×	1012	PS	1	1012	
OREGANO	DET	3	2	✓	✓	1311	PS	5	6555	
								24	23017	100

OPEN MARKET										
NAME	TYPE	BED	STOREY			SQ FT	PARKING	No PLOTTED	TOTAL SQ FT	%
AVOCADO	END	2	2	✓	×	754	PS	8	6032	8
CHESTNUT	END	3	2	×	×	923	PS	16	14768	40
CLOVER	END	3	2	✓	×	964	PS	3	2892	
	DET	3	2	✓	×	967	PS	7	6769	
DANDELION	END	3	2	✓	×	1008	PS	2	2016	
	DET	3	2	✓	×	1008	PS	4	4032	
EUCALYPTUS	DET	3	2	✓	×	1054	PS	5	5270	
OREGANO	DET	3	2	✓	✓	1311	PS	1	1311	
JARRAH	DET	4	2	✓	×	1209	SDG	4	4836	52
MAGNOLIA	END	4	3	✓	×	1214	PS	12	14568	
LAVENDAR	DET	4	2	✓	×	1230	INT	7	8673	
LINDEN	DET	4	2	✓	×	1274	SDG	8	10192	
PRIMROSE	DET	4	2.5	✓	×	1290	SDG	4	5160	
POPPY	DET	4	2	✓	×	1329	INT	8	10632	
ROSEMARY	DET	4	2	✓	×	1359	SDG	6	8154	
								95	105305	100
								119	128322	

	SQM	Ha	ACRES
GROSS AREA	41161	4.1	10.2
NETT AREA	32363	3.2	8.0
POS	3647	0.4	0.9

COVERAGE	16046
DPH	37

	%
AFFORDABLE	20
M4(3)	6
POS	9

PLANNING LAYOUT LAYERS KEY:

- 2000mm BRICK SCREEN WALL
- 1800mm BRICK WALL & FENCE
- 1800mm TIMBER FENCE
- 2000mm ACCOUSTIC FENCE
- 450mm KNEE HIGH RAIL
- APPLICATION BOUNDARY
- EXISTING PROW ROUTE
- PROPOSED PROW DIVERSION
- UTILITIES EASEMENT
- G LOCKABLE GATE
- AFFORDABLE RENT
- AFFORDABLE SHARED OWNERSHIP
- INFORMAL VISITOR PARKING

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 neoessary.
Working Adjacent to Live Traffic	Site boundaries adjacent to Wooley Colliery Road	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, specifically PROW running North to South	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. Contractor to consider and put in place methods to protect PROW through the site, and maintain its use unless alternative has been agreed prior to 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.
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.
Low-level Electric Overhead Pover Lines	Intersecting site at various points	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.
Water Mains	Intersecting site at various points	1. General Public 2. Construction Staff	1. Risk of serious injury.	Contractor to produce a plan of work that where possible eliminates the danger by diverting the water mains or by avoidance of work and site traffic at or near the water mains.

NORTH

1:500 SCALE

10m 50m

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.

Rev	Date	Description	Drawn	Check
B	19.03.26	LAYOUT UPDATED FOLLOWING CLIENT INSTRUCTION RECEIVED 18.03.26	JP	VS
A	11.03.26	LAYOUT UPDATED FOLLOWING CONSULTATION RESPONSES	JP	VS

jrp Architecture Planning Urban Design Landscape

CLIENT: HOMES BY HONEY

DRAWING NUMBER: 25-5808-01-B

PROJECT: BLOOMHOUSE LANE, DARTON

SCALE @ A1: 1:500

DRAWING: SITE LAYOUT

DRAWN:	DATE:
JP	FEB '26
CHECKED:	DATE:
VS	FEB '26

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01 / SITE LAYOUT