



Key

BOUNDARY TREATMENT

- 1.8m High Brick Boundary Wall (SD100-B-001)
- 1.8m High Feather Edge Fence (SD100-A-004)
- 0.6m High Trip Rail (SD100-A-012)
- 1.2 Plan Top Railings (SD100-C-002)
- 2.4m Acoustic Fence (SD100-A-005)

Private Footpath/Path - Paving Slabs

Private Driveway/Parking - Block Paving

Private Shared Drive

UC48 Urban Concept Plot Types

Location of Affordable Dwellings

Plots with additional Gable Windows

Indicative Tree - (Please refer to detailed landscape proposals for exact location and species of trees)

Category A trees

Category B Trees

Category C trees

Trees to be removed

Root protection

Indicates location of proposed wheeled bins within private plot curbside

SCHEDULE OF ACCOMMODATION									
Ref	House Type	Bedrooms	Garage	Sq Ft	All No.	Priv. No.	Total Bedrooms	Total SqFt	
Mildred	Det	6	Double mng	2604	17	102	44288		
Cherton	Det	5	Double mng	1890	16	80	32040		
Marston	Det	5	Double mng	1787	16	80	32166		
Lansford	Det	4	Double mng	1687	11	44	19557		
Hartford	Det	4	Double mng	1622	23	60	37308		
Robinson	Det	4	Double mng	1520	7	28	19940		
Leford	Det	4	Single mng	1536	22	80	35192		
Cawson	SemiMkvs	4	Parking	1413	12	48	19556		
Wilson	Det	4	Single mng	1411	12	48	19552		
Harrison	Det	4	Single mng	1344	15	60	20180		
Perrison	Det	4	Parking	1215	14	56	17010		
Spencer	SemiMkvs	3	Parking	969	20	80	19060		
Bedford Gf	Apt	1	Parking	938	12	12	6656		
Bedford FF	Apt	1	Parking	835	12	12	7320		
Balfry	SemiMkvs	3	Parking	689	35	70	24115		
Francis	SemiMkvs	2	Parking	609	44	128	21169		
Total					100	187	10113	356447	

Gross Site Area in Metres	122890.545
Gross Site Area in Acres	30.36
Public/Amenity Space in Metres	15396.42
Public/Amenity Space in Acres	3.8
Net Site Area in Metres	83711
Net Site Area in Acres	20.69
Net Site Area in Hectares	6.37
Undevelopable Area in Metres	12493.37
Undevelopable Area in Acres	3.09
Density (Sq Ft per Acre)	17808
Net Density (Units Per Acre)	14
Net Density (Units Per Hectare)	34.26
Gross Density (Units Per Acre)	9
Gross Density (Units Per Hectare)	23.36

Story HOMES

YEWE TREE FARM BURSBOUGH

GENERAL ARRANGEMENTS

DRAWN BY: MJC

CHECKED BY: JH

DRAWING NUMBER: 40036-001

SITE REFERENCE: 40036

DATE: 21/02/2025

SCALE: 1:500 @ A0

REVISION: H

Revisions	Revised	Date
B	Accommodation schedules updated with latest measures	MJC ABC 08.06.25
C	HD details omitted from General Arrangements as per Hybrid Strategy	MJC ABC 13.06.25
D	Plots 31 - 35 re-planned to include adoptable size turning facility to comply with Building Regs Part B	MJC ABC 15.06.25
E	Hedgehog added to main spine road	MJC ABC 21.06.25
F	Plots 232 - 282 re-planned to use HD types and replaced with A series types	MJC ABC 30.06.25
G	Measures updated in line with latest scheme	MJC AS 02.06.25
H	Footpath / Cycle link extended along northern boundary to western edge	MJC AS 09.06.25

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