

BARRATT - CLASSIC PARCEL
SCHEDULE OF ACCOMMODATION

Barratt Type	House Type	Sqft	No	Total Sqft
Rivan Type 50 - End M4(2)	2 Bed Terraced House	866	4	3464
Birchmoor Type 52 - End M4(2)	3 Bed Terraced House	1025	10	10250
Kew - End	2 Bed Terraced House	785	8	6280
Kew - Mid	2 Bed Terraced House	785	2	1570
Newby	3 Bed Detached House	952	8	7616
Mewstone - End	3 Bed Semi / Mews House	970	36	34920
Mewstone - Mid	3 Bed Semi / Mews House (MID)	970	2	1940
Matlock - End	3 Bed Semi / Mews House	970	20	19400
Martham - End	3 Bed Detached / Semi Detached Dual Aspect House	995	6	5970
Martham	3 Bed Detached / Semi Detached Dual Aspect House	995	1	995
Redford	3 Bed Detached	1046	7	7322
Albury - End	4 Bed Townhouse	1209	14	16926
Lavenham	4 Bed Dual Aspect Detached House	1559	13	20267
Willow	4 Bedroom Int. Garage Detached House	1074	22	23628
Harlow	4 Bedroom Int. Garage Detached House	1276	9	11484
Cobham	5 Bedroom Detached	1535	9	13815

Total number of units and square footage171185847

Gross Site Area in AcresN/A

Open Space & Undevelopable Area in AcresN/A

Net Site Area in Acres11.18

Density (Units per Acre)15

Density (Units per Hectare)38

Square Foot / Acre16,623

Percentage NDSS Compliant100%

BARRATT - CONTEMPORARY PARCEL
SCHEDULE OF ACCOMMODATION

Barratt Type	House Type	Sqft	No	Total Sqft
Rivan Type 50 - End M4(2)	2 Bed Terraced House	866	6	5196
Rivan Type 50 - Mid M4(2)	2 Bed Terraced House	866	1	866
Birchmoor Type 52 - End M4(2)	3 Bed Terraced House	1025	4	4100
Birchmoor Type 52 - Mid M4(2)	3 Bed Terraced House	1025	2	2050
Kew - End	2 Bed Terraced House	785	10	7850
Kew - Mid	2 Bed Terraced House	785	4	3140
Holkham	3 Bedroom Int. Garage Detached House	922	9	8298
Brownstone - End	3 Bed Semi / Mews House	934	12	11208
Newby	3 Bed Detached House	952	7	6664
Mewstone - End	3 Bed Semi / Mews House	970	28	27160
Mewstone - Mid	3 Bed Semi / Mews House (MID)	970	6	5820
Matlock - End	3 Bed Semi / Mews House	970	12	11640
Martham	3 Bed Detached	995	2	1990
Martham - End	3 Bed Detached / Semi Detached Dual Aspect House	995	6	5970
Redford	3 Bed Detached	1046	4	4184
Albury - End	4 Bed Townhouse	1209	8	9672
Lavenham	4 Bed Dual Aspect Detached House	1559	5	7795
Cobham	5 Bedroom Detached	1535	5	7675

Total number of units and square footage131131278

Gross Site Area in AcresN/A

Open Space & Undevelopable Area in AcresN/A

Net Site Area in Acres7.93

Density (Units per Acre)17

Density (Units per Hectare)41

Square Foot / Acre16,555

Percentage NDSS Compliant100%

Percentage Part M4(2) Compliant10%

Schedule of Accommodation
Site Name: Rochdale, Trows Farm
Revision: Planning Layout 01
Date: 08-02-24

Open Market Houses						
House Type Code	House Type Name	Beds	Storey Height	Number	sqm	Sq Ft
YH50 XOHE (M42)	YH50 (End)	2	2	6	80.5	866
YH52 XOHE (M42)	YH52 (End)	3	2	6	95.2	1025
YH52 XO-I (M42)	YH52 (Mid)	3	2	2	95.2	1025
N224 XEH7	Primrose (End)	2	2	10	71.3	768
N224 XI-7	Primrose (Mid)	2	2	3	71.3	768
N382 XEH7	Alder (End)	3	2	27	89.7	966
N382 XI-7	Alder (Mid)	3	2	3	89.7	966
N341 XEG7	Foxglove (Det)	3	2	8	103.7	1116
N341 XEG7	Foxglove (End)	3	2	3	103.7	1116
N319 XEG7	Frampton (End)	3	2.5	12	104.7	1127
N403 X-G7	Hazelborough	4	2	8	108	1163
N486 X-G7	Blakeney	4	2	6	117.4	1263
N431 X-H7	Hamford	4	2	5	118.5	1275
N411 X-H7	Thornhill	4	2	9	124.3	1338
N442 X-H7	Winterton	4	2	10	125.8	1354
N417 X-H7	Lynford	4	2	6	133.2	1434
N408 X-H7	Hepburn	4	2	5	134.2	1444
N456 X-H7	Wychwood	4	2	5	138.3	1489
Y469 X-H7 (M42)	Fairburn	5	2	9	141.7	1525

Open Market Summary			
1 Beds:	0	0.0%	Total Dwellings: 143
2 Beds:	19	13.3%	Provision Percentage: 100.0%
3 Beds:	61	42.7%	Total Sq Ft: 163993
4 Beds:	54	37.8%	
5 Beds:	9	6.3%	

Site Summary			
Site Areas		Acres	Hectares
Gross Development Area:		10.22	4.135
Net Development Area:		10.01	4.05
Open Space Provision (including SuDS):		N/A	N/A
Ancillary Areas (Infrastructure etc):		N/A	N/A
Housing Summary			
Bedroom Provision		Total Dwellings:	143
1 Beds:	0 0.0%		
2 Beds:	19 13.3%		
3 Beds:	61 42.7%		
4 Beds:	54 37.8%		
5 Beds:	9 6.3%	Total Sq Ft:	163993
Efficiency Calculations			
Housing Density (Per Gross Hectare):		N/A	
Housing Density (Per Net Hectare):		35.4	
Net to Gross Ratio:		N/A	
Sq Ft per Net Acre:		16387	



Overall Provision		
2Bed	54	12%
3Bed	243	55%
4Bed	125	28%
5bed	23	5%
	445	100%
Cat M4(2)	50	11%

Warning to House Purchasers
Buyers are advised that this is a working drawing and the contents of the drawing may be subject to change during the build process. The layout, form, content, and dimensions specified are included for general guidance only. Features or fixtures shown may alter in respect of individual properties. While we make every effort to ensure our drawings are up to date there may still be some minor discrepancies between the drawings and the actual build. It is recommended that all prospective purchasers should consult with their solicitor and surveyor before entering into a contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005
Revision	005	
005	Updated DWH layout plots 1-5, plots 24-34, 39 garage, plots 68-69, Plots 84-90, Plots 130-143. Updated house types: Knightswood replaced by the Albany (4 bed) Althorpe replaced by the Lavenham (4 bed) Linsford replaced by the Cobham (5 bed) Culver replaced by the Fairburn (5 bed)	18/12/24
004	Corrected schedule	03/12/24
003	Updated to identify M4(2) plots clearly	24/11/24
002	Fisheries Access Track Amended and boundary treatment to fisheries updated	30/09/24
Revision	Description	Date
Design By	JP	01.02.24
Scale of A0	1:1000	005