



- KEY**
- Site Boundary (14.07 Ha)
  - Location of existing drain to be retained (Position to be confirmed)
  - Location of Affordable Shared Ownership plot
  - Location of Affordable Rent plot
- (All affordable plots designed to be tenure blind)*

House Type	Ref	Dwelling Type	Square Meter	Square Footage	No. Units	No. Storeys	Total Bft	Mix %
<b>OPEN MARKET</b>								
1 BED HOUSES	21							
18 Bung	18B	182P	60	645	2	1	1200	2.1
28 Bung	28B	283P	73	787	3	1	2361	3.1
Vyne	VYN	284P	70	737	16	2	15112	16.7
3 BED HOUSES	35							
Charleston	CHA	385P	88	949	13	2	11368	12.5
Fringshoe	FRD	385P (Det)	89	1000	7	2	7000	7.3
Goatford	GOS	385P (Det - Corner)	101	1088	16	2	17408	16.7
4 BED HOUSES	38							
Parham	PEN	486P (Det - Corner)	119	1296	8	2	10288	8.3
Woburn (Detached)	WOB	486P (Det)	115	1240	15	2	15840	16.7
Goodwood	GOD	486P (Det)	129	1391	5	2	6955	5.2
Wink	WIN	486P (Det)	134	1442	3	2	4206	3.1
Chartwell - MA(3)	CHR	486P (Det)	145	1554	4	2	6254	4
5 BED HOUSES	4							
Kingston	KIN	589P (Det)	166	1787	4	2	7148	4.2
<b>TOTAL</b>					<b>96</b>	<b>60%</b>	<b>18637</b>	<b>100.0</b>
<b>AFFORDABLE RENT</b>								
1 BED HOUSES	19							
18 Flat	18F	182P	52	560	5	1	4400	17.3
18 Bung - MA(3)	18B	182P	65	703	2	1	1406	4.4
2 BED HOUSES	16							
28 Flat	28F	284P	70	753	4	1	3012	3.6
28 Bung - MA(3)	28B	283P	73	787	2	1	1574	4.4
Harford	HER	284P	80	858	10	2	6560	22.2
3 BED HOUSES	16							
Parham	PAR	385P	94	1010	10	2.5	16160	35.6
4 BED HOUSES	3							
Blakeney	BLE	486P	125	1343	3	2.5	4023	6.7
<b>AFFORDABLE RENT TOTAL</b>					<b>45</b>		<b>38241</b>	<b>100.0</b>
<b>SHARED OWNERSHIP</b>								
1 BED HOUSES	4							
18 Flat	18F	182P	52	560	4	1	2240	21.1
18 Bung - MA(3)	18B	182P	65	703	0	1	0	0.0
2 BED HOUSES	8							
28 Flat	28F	284P	70	753	0	1	0	0.0
28 Bung - MA(3)	28B	283P	73	787	2	1	1574	0.9
Harford	HER	284P	80	858	8	2	6864	42.1
3 BED HOUSES	6							
Parham	PAR	385P	94	1010	6	2	6060	31.6
4 BED HOUSES	1							
Blakeney	BLE	486P	125	1343	1	2.5	1343	5.3
<b>SHARED OWNERSHIP TOTAL</b>					<b>19</b>		<b>14607</b>	<b>100.0</b>
<b>GRAND TOTAL</b>					<b>160</b>		<b>142125</b>	<b>100.0</b>
<b>NET DEVELOPABLE AREA</b>		4.78 Ha		11.80 Acres				
<b>COVERAGE</b>		13739 sq/acre						
<b>DENSITY</b>		34 DPH						

House Type	Code	Dwelling Type	Parking Required	Parking Provided	No. Units	Total Required	Total Provided	Difference
<b>OPEN MARKET</b>								
18 Bung	18B	182P	1	1	2	2	2	0
28 Bung	28B	283P	2	2	3	6	6	0
Vyne	VYN	284P	2	2	16	32	32	0
3 BED HOUSES	CHA	385P	2	2	12	24	24	0
Fringshoe	FRD	385P (Det)	2	3	7	14	20	6
Goatford	GOS	385P (Det - Corner)	2	3	16	32	42	11
4 BED HOUSES	PEN	486P (Det - Corner)	3	3	8	24	24	0
Woburn (Detached)	WOB	486P (Det)	3	3	15	48	48	0
Goodwood	GOD	486P (Det)	3	3	5	15	15	0
Wink	WIN	486P (Det)	3	3	3	9	9	0
Chartwell - MA(3)	CHR	486P (Det)	3	3	4	12	12	0
5 BED HOUSES	KIN	589P (Det)	3	4	4	12	16	4
<b>AFFORDABLE</b>								
18 Flat	18F	182P	1	1	12	12	12	0
18 Bung - MA(3)	18B	182P	1	2	2	2	4	2
2 BED HOUSES	28F	284P	2	2	4	8	8	0
28 Bung - MA(3)	28B	283P	2	2	2	4	4	0
Harford	HER	284P	2	2	18	36	36	0
3 BED HOUSES	PAR	385P	2	2	12	24	24	0
4 BED HOUSES	BLE	486P	3	3	4	12	12	0
<b>GRAND TOTAL</b>			<b>166</b>	<b>166</b>	<b>148</b>	<b>348</b>	<b>348</b>	<b>0</b>
<b>Walkto Parking at 50%</b>								
			<b>166</b>	<b>166</b>	<b>46</b>	<b>46</b>	<b>0</b>	<b>0</b>

REV	DATE	DESCRIPTION	REVISED BY	APPROVED BY
V	26.02.24	Parking space length increased for Plots 143,146,286,508, GOS2 renamed GOS	RW	AG
AJ	26.02.24	Minor update to plot 1277028	RW	AG
T	20.11.23	Parking numbers reduced on Gosford plots	RW	AG
S	17.11.23	Layout updated in line with LPA comments and Client discussions	RW	AG
B	13.11.23	Layout updated in line with LPA comments and Client discussions	RW	AG
G	02.07.23	Minor tweaks to layout in response to local authority comments	RW	AG
P	05.10.23	Trees removed from entrance junction visibility splay	RW	AG
O	28.09.23	Revised affordable location in line with client comments	RW	AG
A	28.09.23	Revised parking and update to affordable allocation key	RW	AG
M	28.09.23	Amendments to layout incorporating comments at design team meeting	RW	AG
L	26.09.23	Minor tweaks to layout in response to local authority comments	RW	AG
K	15.09.23	Minor tweaks to layout and addition of parking schedule to drawing	RW	AG
J	13.09.23	Minor tweaks to layout in response to local authority comments	RW	AG
H	08.09.23	Layout updated in line with revised engineers highways layout	RW	AG
J	14.07.23	Addition of neighbouring residential development under construction	RW	AG
G	15.07.23	Minor amendments to layout in line with consultant information	RW	AG
F	12.07.23	Updating new layout to local authority request (Replace 2x 88 with 2x 288)	RW	AG
E	10.07.23	Minor amendments to developed layout & inclusion of engineers info	RW	AG
D	20.06.23	Minor tweaks to layout in response to client discussion and addition of schedule	RW	AG
C	20.06.23	Plot subbing to increase coverage	RW	AG
B	20.06.23	Amendments / updates to layout as discussed with client	RW	AG
A	08.05.23	Amendments / updates to layout as discussed with client	RW	AG

# Moors Field, Little Dunmow - Technical Layout

