



SCHEDULE OF ACCOMMODATION				
PROPERTY TYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
SP10 (Affordable)	1 Bed Walk-up flat - Ground Floor	105 SQFT	12	10.91
SP10 (Affordable)	1 Bed Walk-up flat - First Floor	968 SQFT	12	10.91
SP18 (Affordable)	2 Bed Single Storey Semi Detached	627 SQFT	4	3.64
SP20 (Affordable)	2 Bed 2 Storey Endless Terrace	896 SQFT	40	36.36
SP18 (Affordable)	3 Bed 2 Storey End Terrace	1015 SQFT	15	13.64
SP18 (Affordable)	3 Bed 2 Storey End Terrace	1015 SQFT	11	10.00
SP40 (Affordable)	4 Bed 2 Storey Semi Detached	1102 SQFT	16	14.55
TOTAL		8532	SQFT	150
Gross Site Area		12.04 Acres	4.67	Hectares
Breeding PDS		0.69 Acres	0.30	Hectares
Openwater/Silt Area & SGR		0.52 Acres	0.13	Hectares
PDS / CADD Schedule Movement		2.35 Acres	1.10	Hectares
Open / Schedule Movement - 10m Buffer		0.17 Acres	0.13	Hectares
Existing Landscape & Buffer		6.5 Acres	0.32	Hectares
NET SITE AREA:		7.68 ACRES	3.07	HECTARES
Gross Density:		9.14 Units/Acre	22.58	Units/Hectare
NET DENSITY:		15.81 UNITS/ACRE	39.34	UNITS/HECTARE
Gross Footprint:		9165.28 SQFT/ACRE	1574.70	SQM/Hectare
NET FOOTPRINT:		12887.76 SQFT/ACRE	2133.66	SQM/Hectare

Key:

Site Boundary

1.8m high boundary fence

1.8m high screen wall / fence

Private Drive

Indicative Landscaping. Refer to landscaping design for exact details

Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with LPA Parking Standards

Parking space allocation to Frontage Parking Dwellings

Affordable Housing

Existing retained hedges/landscaping

Location of low Pressure Gas Main

Ecology Buffer to existing hedge

25m Forward Visibility Splay

Rev:	Description:	Date:
A	Mix adjusted slightly	23.11.22
B	Amended in line with Highways officer	01.08.23
C	Updated in line with AIA	13/10/23
O	Internal Design Review	12/06/24
E	5 Blocks removed & Dimensions added	02/07/24
F	Internal Design Review	23/09/24
G	Site entrance amended to Highways comments. Offset to Scheduled Monument locally reduced following discussions with Hereb.	
H	Ecology buffer added in line with Ecologist.	11/10/24
I	Additional OS added	23/10/24
J	Amended following meeting with Flintshire Planning	03/12/24
K	Amended following meeting with Flintshire Planning	31/01/25
L	Amended in line with Flintshire Highways comments	14/03/25
M	Amended in line with Flintshire Highways meeting	25/03/25
N	Forward visibility Splay added to access road	31/03/25
O	11m. Plots removed	19/06/25
O	Mix amended in line with Flintshire Housing Strategy Manager	23/06/25



Castle Green,
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St. Asaph Business Park,
St Asaph,
Denbighshire, LL17 0LJ.
Tel. 01745 536677

Site:

Quarry Farm, Oakenholt

Title:

Proposed Site Plan

Scale:

1:500@A0

Date:

10.05.22

Ref:

QRY-OAK-SP01

Rev:

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