

BARRATT DAVID WILSON NORTH THAMES DIVISION

LAND AT TALBOT WAY, LETCHWORTH

TRANSPORT TECHNICAL NOTE

**REPORT REF.
2502330-ACE-XX-00-RP-C-0101**

May 2026

HEAD OFFICE (LONDON): 3rd Floor, The Hallmark Building, 52-56 Leadenhall Street, London, EC3M 5JE **T** | 020 7680 4088

SUFFOLK: Suffolk Enterprise Centre, 44 Felaw Street, Ipswich, IP2 8SJ **T** | 01473 407 321

ESSEX: 1 - 2 Crescent Court, Billericay, Essex, CM12 9AQ **T** | 01277 657 677

NOTTINGHAM: Office 3, Garage Studios, 41-43 St Mary's Gate, Lace Market, Nottingham, NG1 1PU **T** | 0115 697 0940

KENT: Suite 10, Building 40, Churchill Business Centre, Kings Hill, Kent, ME19 4YU **T** | 01732 752 155

BRISTOL: Temple Studios, Temple Gate, Bristol, BS1 6QA **T** | 0117 456 4994

EDINBURGH: 4-5 Lochside Way Edinburgh EH12 9DT **T** | 0131 516 8111

MANCHESTER: Chancery Place, 50 Brown Street, Manchester, M2 2JG **T** | 020 7680 4088

Contents Page

1. Introduction	1
2. Development Proposals	4
3. Parking Provision	10

Drawings

2502330-ACE-XX-00-DR-C-0003G – Highway Layout

2502330-ACE-XX-00-DR-C-0004G – Refuse Vehicle Swept Path Analysis

2502330-ACE-XX-00-DR-C-0005G – Fire Tender Swept Path Analysis

2502330-ACE-XX-00-DR-C-0006D – Proposed Site Access

Appendices

Appendix A –Site Layout Plan

Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
DRAFT	DRAFT FOR COMMENTS	GW	AG/BB	DRAFT	23.10.25
FINAL	FINAL ISSUE	GW	AG	BB	31.10.25
A	UPDATED SITE LAYOUT	GW	AG	ATB	26.11.25
B	UPDATED LAYOUT	AGI	AGI	ATB	11.05.26
C	UPDATED LAYOUT	AGI	AGI	ATB	12.05.26

Distribution

This report has been prepared for the exclusive use of BARRATT DAVID WILSON NORTH THAMES DIVISION. It should not be reproduced in whole or in part, or relied upon by third parties, without the express written authority of Ardent Consulting Engineers.

1. Introduction

- 1.1. This Transport Technical Note (TTN) has been prepared by Ardent Consulting Engineers (ACE) on behalf of Barrett David Wilson North Thames Division to present the detail of highways and transport matters seeking Reserved Matters (RM) permission for a residential development comprising 120 residential units (40% affordable) including the detailed appearance, landscaping, layout and scale in line with the approved outline application (ref. 21/00504/OP) and the design principles within the LGCHF LG3 Design Framework. The scheme was granted outline planning consent in April 2025.
- 1.2. This Transport Technical Note (TTN) has been prepared for submission to the Local Planning Authority, North Hertfordshire District Council (NHDC), to discharge Condition 13 as part of the approval of reserved matters pursuant to outline application 21/00504/OP. Condition 13 states the following:

'The detailed plans submitted for the approval of reserved matters shall show:

- a. the details of all hard surfaced areas within the site. This includes, but is not limited to, all roads, footways (including pedestrian dropped kerbs and tactile paving where relevant), forecourts, driveways, parking and turning areas, an foul surface water drainage;*
- b. The level of footway and carriageway visibility from each individual vehicle access, and the level of visibility from and around each main junction within the site, within which there shall be no obstruction to visibility between 600mm and 2m above carriageway level;*
- c. That service vehicles, including refuse and emergency vehicles, can safely and conveniently access and route through the site, to include the provision of sufficient turning and operating areas; and*
- d. The provision of sufficient facilities for cycle storage.*

Reason: To provide adequate visibility for drivers within the site, to promote alternative modes of travel and for the overall free and safe flow of all site uses and in accordance with Policies SP6, SP8 and T1 of the North Hertfordshire Local Plan 2011-2031.'

- 1.3. This TTN will, therefore, detail the refuse and servicing arrangements of the site and the highway layout proposals including visibility splays and cycle storage provision to address points b, c and d of the above Condition 13.
- 1.4. Further to the above, HCC's Consultee Response stated the following recommendation.

"Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1) Prior to the first occupation of the development hereby permitted, the site's vehicular access shall be provided and subsequently retained as shown on the approved plan (Ref: 2502330-ACE-XX-00-DR-C-0006 Rev B), and constructed in accordance with the highway specification under a Section 278 Agreement. Arrangements shall be made to ensure that surface water drainage is intercepted and discharged separately so that it does not flow onto or from the public highway.

Reason:

To ensure a satisfactory means of access to the site and to prevent surface water or extraneous material from discharging onto the highway, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

2) Prior to the first occupation of the development hereby permitted, all onsite car and cycle parking spaces, internal roads, and turning areas shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plans (Ref: HTA-A_DR_0100 Rev D) and thereafter retained for their intended purpose.

Reason:

To ensure the construction of a satisfactory development and to maintain highway safety, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

3) Prior to the commencement of the development hereby permitted, a detailed scheme for cycle parking— including the design, siting, and number of spaces—shall be submitted to and approved in writing by the Local Planning Authority. The

approved scheme shall be fully implemented before the development is first occupied and thereafter retained for this purpose.

Reason:

To ensure adequate cycle parking provision for occupiers and to encourage sustainable travel modes, in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (2018).

- 1.5. Although the Local Highway Authority (HCC) does not wish to restrict the grant of permission, their response does include a number of minor layout-related comments, which have been reviewed and addressed within this TTN where appropriate. Furthermore, comments received from the NHC Senior Transport Officer have also been reviewed and addressed within this TTN where appropriate.

2. Development Proposals

Accommodation Schedule

- 2.1. The development comprises a total of 120 residential units, as summarised in **Table 2.1**.

Tenure	1-bed	2-bed	3-bed	4-bed	5 bed
Houses		11	44	36	0
Apartments	17	12			
Totals	17	23	44	36	0

Table 2.1 Accommodation Schedule

Site Access

- 2.2. HCC Highway provided their written response dated 12/02/26 which included the following Condition with regards to access.

"Prior to the first occupation of the development hereby permitted, the site's vehicular access shall be provided and subsequently retained as shown on the approved plan (Ref: 2502330-ACE-XX-00-DR-C-0006 Rev B), and constructed in accordance with the highway specification under a Section 278 Agreement.

Arrangements shall be made to ensure that surface water drainage is intercepted and discharged separately so that it does not flow onto or from the public highway.

Reason:

To ensure a satisfactory means of access to the site and to prevent surface water or extraneous material from discharging onto the highway, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018)."

- 2.3. Further to the above, HCC's written response included the following comments regarding access.

"The primary vehicular access from Flint Road was agreed in principle at the outline planning stage.

The submitted access details (Ref: 2502330-ACE-XX-00-DR-C-0006 Rev B) appear acceptable in highway terms. However, the junction between the existing access road serving the allotments and the main site road should be designed in consultation with, and to the satisfaction of, the Local Planning Authority, as it falls outside the highway authority's remit.

The Development Management Implementation (DMI) team has confirmed receipt of the Section 278 applications for both the main access and associated offsite footway works and is progressing their technical review. Approval of access construction details (within the highway) will be issued by DMI following full technical sign off under the S278 process.

However, following a conversation with the respective LPA case officer, the applicant is advised to consider the following recommendations for further consideration. Remove footway on the east side of the access road south of the crossroads at the southern end of the built-up area.

Remove crossings and associated tactiles to the north and south of the junction with the allotment access road.

Widen footway on the west side of the access road south of the crossroads to 3m to serve as a shared-use path.

Give the active travel path priority across the allotments access road.

Add bollards at the corners of the allotments access road junction to protect active travellers.

Remove parking bays in the access road (which entail tree loss and create a 'dooring' hazard if the western footway becomes a shared-use path).

Notes: the above recommendations /changes are fall outside of the highway remits."

- 2.4. Furthermore, comments received from the NHC Senior Transport Officer regarding access included the following.

- *"The footway on east side is superfluous.*

- *The parking spaces are not conveniently located, eat into the woodland and, on the west side, potentially create a "dooring" hazard for anyone cycling on that path.*
- *Cycling on-street will be (or at least will feel) less safe because the environment will encourage faster driving speeds.*

To address these points, the applicant should:

- 1. Remove the footway on the east side.*
- 2. Remove associated crossings and tactiles on both sides.*
- 3. Give the active travel path priority across the allotments spur road.*
- 4. Add bollards at the corners of the allotments access road junction to protect active travellers.*
- 5. Relocate the parking bays to within the site, possibly along the edge lane if no other locations are feasible.*
- 6. Widen the western footway to a 3m shared-use path south of the crossroads. This should connect with a 3m shared-use path on the west side of Flint Road (even if this is not delivered as part of this development)."*

2.5. It should be noted that the site access arrangement was approved as part of the previous Outline Planning Application for the site. However, **Drawing Number 2502330-ACE-XX-00-DR-C-0006D** has been updated to show the consented site access with the following updates included.

- Footway removed along eastern edge of site access road. Maintained grass verge shown in its place.
- Associated crossings across the initial site access road removed.
- Active travel path priority across the allotments spur road is given with additional give-way marking provided for all vehicular approaches.
- Bollards are included at the kerb radii of the allotment access bellmouth.

- All on-street parking bays have been removed from the initial site access and relocated within the site.
- Footway along the western edge of the initial site access road is increased to 3m wide.

2.6. As highlighted, above the revised site access drawing (**Drawing Number 2502330-ACE-XX-00-DR-C-0006D**) should be sufficient to address all comments received regarding the consented site access.

Site Layout

- 2.7. The proposed access roads for the development have been designed to be consistent with the principles contained within the 'Place and Movement Planning and Design Guidance for Hertfordshire' document prepared by Hertfordshire County Council (HCC) Highways and Growth & Environment (adopted March 2024). The highway layout is shown within **Drawing Number 2502330-ACE-XX-00-DR-C-0003G**.
- 2.8. The proposed roads within the development will be subject to a 20mph speed limit, with the central access road generally having the characteristics of an 'P2/M1 L2 Local Access Road' as defined in the Hertfordshire guidance. This particular road type includes a 5.5m wide carriageway with 2m wide footways along both sides of the carriageway, separated by grass verges. There are ramped areas at internal junctions along the primary internal carriageway to reduce vehicle speeds.
- 2.9. Visibility splays of 2.4m x 25m based on the 20mph design speed and tangent splays where appropriate can be achieved to the edge of the carriageway in accordance with the manual for streets guidance. Crossing facilities have been provided in appropriate locations with dropped kerb tactile paving as requested by HCC. Kerb radii are primarily 6m with one junction having increased radii of 8m as an overrun area to accommodate refuse vehicle swept paths without conflict.
- 2.10. P3/M1 mews streets have been provided within the site layout as minor arms the primary 'P2/M1 L2 Local Access Road' route, which form shared surface carriageways measuring 5m wide. Kerb build outs of 3.2m have been provided to reduce vehicle speeds along straight sections of the carriageway. Forward visibility splays of 11m in accordance with the manual for streets guidance can be achieved. P3/M1 informal streets have been designed where roads serve five dwellings or less. These have a

carriageway width of 4.1m to accommodate two vehicles passing and emergency service vehicles.

2.11. Further to the above, it is noted that the NHC Senior Transport Officer's comments included the following with regards to the rural edge lane, at the north-eastern edge of the site.

"The draft district design code seeks a street cross-section that is generally narrow, widening out in places for parking or, where needed, passing spaces. What the applicant proposes is 5m wide (i.e. the same as secondary streets) with occasional build-outs to encourage low speeds.

- 1. Propose a narrower cross-section for the edge lane. Subject to agreement with HCC, that may be 3m with passing spaces.*
- 2. Connect the edge lane at plot 89.*
- 3. Incorporate passing spaces where appropriate.*
- 4. Incorporate visitor parking bays, with a contrasting surface treatment, and a 0.5m width of hard standing on the outside (i.e. the bay should be inset 0.5m from the carriageway edge)".*

2.12. In light of the above comments, **Drawing Number 2502330-ACE-XX-00-DR-C-0003G** shows how the rural edge lane has been reduced to 3m wide to include visitor bays along the northern edge, passing areas and a continuation of the route. **Drawing Number 2502330-ACE-XX-00-DR-C-0004G** shows that a refuse vehicle can travel along this narrowed route without conflict.

2.13. Furthermore, there is a pedestrian access via the green space in the sites northeastern corner to the existing public right of way 'footpath 026', extending along the site's northern boundary to access Green Lane to the west and 'footpath 24' to the east.

2.14. Swept path assessments have been undertaken to demonstrate suitable access to the development for both refuse vehicles and fire tender vehicles. As shown in **Drawing Number 2405230-ACE-XX-00-DR-C-0004G** refuse vehicles have sufficient space to manoeuvre within turning areas located within the site. Refuse carry distances to the refuse vehicle are within acceptable limits, with appropriate

refuse collection points provided where required. Additionally, **Drawing Number 2405230-ACE-XX-00-DR-C-0005D** shows that fire tenders can also manoeuvre within the site layout within appropriate turning areas.

3. Parking Provision

Car Parking

- 3.1. Car parking guidelines are set out within the North Hertfordshire Local Plan 2011-2031. For new residential development, the guidelines are as shown in **Table 3.1**.

	1-bed	2+bed	Visitor Parking
Car Parking Standard (spaces per dwelling)	1	2	0.25 to 0.75 spaces per dwelling

Table 3.1 North Hertfordshire Car Parking Guidelines

- 3.2. **Table 3.2** shows the guidelines for the provision of car parking for 120 dwellings.

Tenure	1-bed	2+bed	Visitors
Number of dwellings	17	103	120
Car Parking Standards	1	2	0.25
Total car parking per house type	17	206	30

Table 3.2 Car Parking Provision in accordance with standards

- 3.3. As shown in the site layout in **Appendix A**, a total provision of 222 allocated car parking spaces will be provided throughout the site, which exceeds the above standards and should assist with prevent overspill parking onto the carriageway. A provision of 30 unallocated visitor spaces has been provided in accordance with the guideline amount of parking set out within the North Hertfordshire Parking Standards for a development of this type and is considered to be appropriate for this development.
- 3.4. Driveway and garage spaces have been designed to meet the recommended minimum dimensions set out in the NHDC standards.

Electric Vehicle Charging

- 3.5. Each dwelling will be provided with an active electric vehicle charging (EVC) point, in accordance with current building regulations.

Cycle Parking

- 3.6. Cycle parking will be provided in accordance with the North Hertfordshire Local Plan 2011-2031 parking standards, with each dwelling having space for one cycle per dwelling to be stored within the curtilage of the dwelling. These can be located within either within garages or sheds within the garden for houses or bike stores for the apartments. Visitor cycle parking shall be provided at a rate of 1 space per dwelling in a communal area, with no cycle parking provision required if a garage or secure area is provided within the curtilage of the dwelling.

Drawings



NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
- ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
- DESIGN HAS BEEN CONSIDERED IN ACCORDANCE WITH HCC'S 'PLACE AND MOVEMENT PLANNING AND DESIGN GUIDANCE' (2023) AND MANUAL FOR STREETS.
- VISIBILITY SPLAYS ARE SUBJECT TO CONFIRMATION WITH HCC.

KEY:

SITE BOUNDARY

2.4M X 11M JUNCTION VISIBILITY SPY

2.4M X 25M JUNCTION VISIBILITY SPY

TANGENT SPY

11M FORWARD VISIBILITY SPY (10MPH)

VEHICLE USED:

Skoda Octavia

Overall Length 4.572m

Overall Width 1.769m

Overall Body Height 1.485m

Min Body Ground Clearance 0.249m

Max Track Width 1.713m

Lock to lock time 4.00s

Kerb to Kerb Turning Radius 5.100m

INFORMATION SUMMARY			
INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	hta	HTA-A_DR_01_00	REV D 21/11/25
TOPOGRAPHICAL SURVEY	Greenhatch Group	33132_T	01.04.19 Rev 1

WORK IN PROGRESS

Rev	Description	Drm	Chk	App	Date
Purpose:	DRAFT	Status:	NOT YET APPROVED		

ARDENT CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY

Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE
Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk



Client: **BDW NORTH THAMES**

Project Title: **LAND AT TALBOT WAY, LETCHWORTH**

Drawing Title: **POTENTIAL LAYOUT AMENDMENTS**

Drawn by	Checked by	Approved by	Revision
GWV	AG	DRAFT	G
A1 Scale	Date		
1:500@A1	FEB 2026		

Drawing Number: **2502330-ACE-XX-00-DR-C-0003**



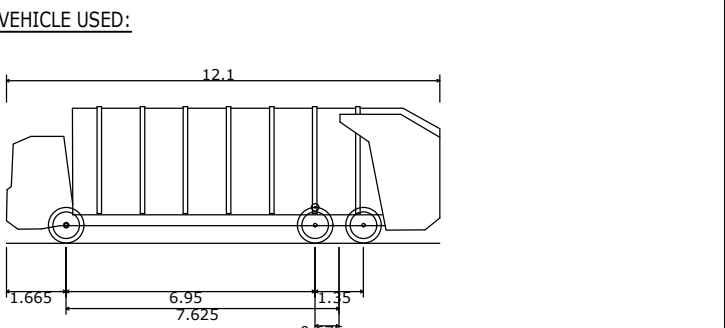
SITE OVERVIEW

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
- ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
- DESIGN HAS BEEN CONSIDERED IN ACCORDANCE WITH HC'S 'PLACE AND MOVEMENT PLANNING AND DESIGN GUIDANCE' (2023) AND MANUAL FOR STREETS.

KEY:

- SITE BOUNDARY
- REFUSE COLLECTION POINT
- DRAG DISTANCE FROM THE REFUSE STORAGE POINT TO THE REFUSE COLLECTION POINT
- DRAG DISTANCE FROM THE REFUSE COLLECTION POINT TO THE REFUSE VEHICLE



North Herts Large Refuse Vehicle (3 axle)

Overall Length	12.100m
Overall Width	2.500m
Overall Body Height	3.814m
Min Body Ground Clearance	0.356m
Track Width	2.500m
Lock to lock time	4.00s
Wall to Wall Turning Radius	11.400m

WORK IN PROGRESS

INFORMATION SUMMARY

INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	hta	HTA-A_DR_01_00	27/04/26
TOPOGRAPHICAL SURVEY	Greenhatch Group	33132_T	01.04.19 Rev 1

C	UPDATED LAYOUT INCLUDED	AC	AC	AB	11.05.26
F	WASTE COMMENTS	AC	AC	AB	08.05.26
E	INTERNAL COMMENTS	CWH	CWH	AB	24.04.26
D	UPDATED SITE LAYOUT	CWH	CWH	AB	20.04.26
C	UPDATED SITE LAYOUT	CL	AC	BB	26.11.25
B	UPDATED LANDSCAPE LAYOUT	CL	ATB	BB	31.10.25
A	UPDATED SITE LAYOUT	CL	ATB	BB	21.10.25
Rev	Description	Drm	Chk	App	Date

Purpose:	DRAFT	Status:	NOT YET APPROVED
----------	-------	---------	------------------

ARDENT CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY

Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE
Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk



Client: BDW NORTH THAMES

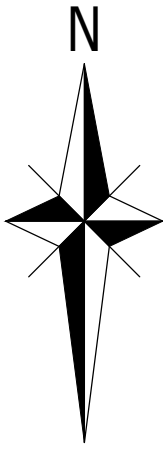
Project Title: LAND AT TALBOT WAY, LETCHWORTH

Drawing Title: REFUSE VEHICLE SWEEP PATH ANALYSIS

Drawn by	Checked by	Approved by	Revision
CL	AG	DRAFT	G
A1 Scale	Date		
1:500@A1	SEPT 2025		
Drawing Number			
2502330-ACE-XX-00-DR-C-0004			



FIRE TENDER SWEPT PATH ANALYSIS



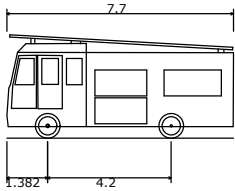
NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
6. ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
7. DESIGN HAS BEEN CONSIDERED IN ACCORDANCE WITH HCC'S 'PLACE AND MOVEMENT PLANNING AND DESIGN GUIDANCE' (2023) AND MANUAL FOR STREETS.

KEY:

SITE BOUNDARY

VEHICLE USED:



Dennis Sabre Fire Tender (LWB)
Overall Length 7.700m
Overall Width 2.430m
Overall Body Height 3.512m
Min Body Ground Clearance 0.397m
Track Width 2.380m
Lock to lock time 5.00s
Kerb to Kerb Turning Radius 7.400m

INFORMATION SUMMARY

INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	hta	HTA-A_DR_01_00	REV D 21/11/25
TOPOGRAPHICAL SURVEY	Greenhatch Group	33132_T	01.04.19 Rev 1

WORK IN PROGRESS

D	UPDATED SITE LAYOUT	GL	AG	BB	11.05.26
C	UPDATED SITE LAYOUT	GL	AG	BB	26.11.25
B	UPDATED LANDSCAPE LAYOUT	GL	ATB	BB	31.10.25
A	UPDATED SITE LAYOUT	GL	ATB	BB	21.10.25

Rev	Description	Drn	Chk	App	Date
	Purpose:				Status:
	DRAFT				NOT YET APPROVED

ARDENT CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY

Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE
Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk



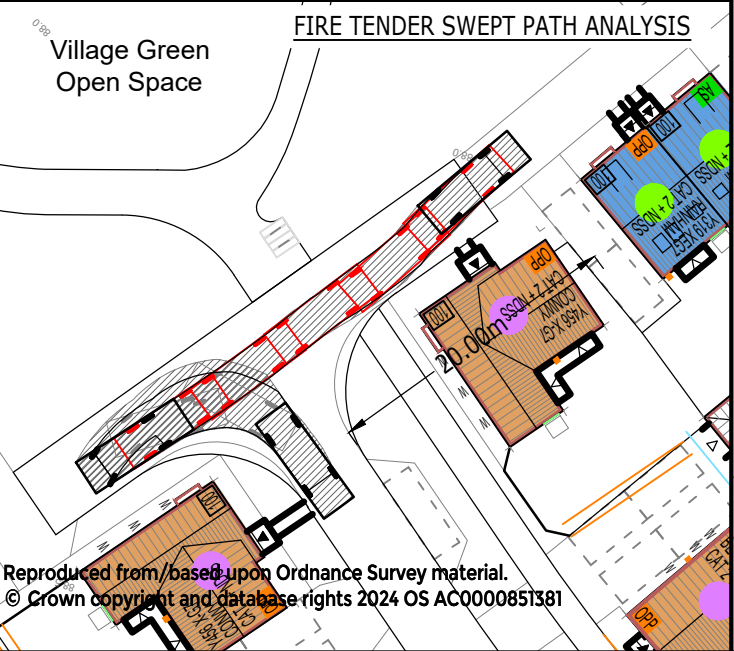
Client
BDW NORTH THAMES

Project Title:
LAND AT TALBOT WAY, LETCHWORTH

Drawing Title:
FIRE TENDER SWEPT PATH ANALYSIS

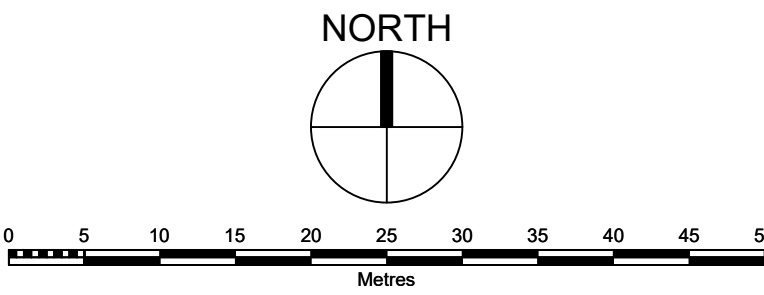
Drawn by GL	Checked by AG	Approved by DRAFT	Revision D
Scale 1:500@A2	Date SEPT 2025		

Drawing Number
2502330-ACE-XX-00-DR-C-0005



Appendix A
Site layout Plan

Do not scale from drawings unless by agreement with HTA. Use figured dimensions only.
Check all dimensions on the print to confirm the works. Drawing to be read in conjunction with other relevant consultant information.
This drawing is the copyright of HTA Design LLP and must not be copied or reproduced in part or in whole, without the express permission of HTA Design LLP.
Drawing to be read in conjunction with specification.



- Site Boundary
- Plot number
- Car parking plot number
- Visitor car parking
- Temporary Sales Arena car parking
- Affordable Rent
- Shared Ownership
- Social Rent



I	12.05.26	JPA	Northern SUDS basin correctly shown
H	10.05.26	JPA	Southern access adjusted to match highways consultant design
F	30.05.26	JPA	Adoptable Highway extended outside southern quarters
G	01.05.26	JPA	Village green footpath updated, note corrected
E	27.04.26	JPA	Landscape and SUDS updated
D	21.11.25	JPA	Minor amendments to plots 83/84, 88/89 and various other plots, parking for substitution relocated
C	31.10.25	SAB	Road Design Amended
B	08.10.25	JPA	Affordable Rent and SH updated - social rent plots 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 7280, 7290, 7300, 7310, 7320, 7330, 7340, 7350, 7360, 7370, 7380, 7390, 7400, 7410, 7420, 7430, 7440, 7450, 7460, 7470, 7480, 7490, 7500, 7510, 7520, 7530, 7540, 7550, 7560, 7570, 7580, 7590, 7600, 7610, 7620, 7630, 7640, 7650, 7660, 7670, 7680, 7690, 7700, 7710, 7720, 7730, 7740, 7750, 7760, 7770, 7780, 7790, 7800, 7810, 7820, 7830, 7840, 7850, 7860, 7870, 7880, 7890, 7900, 7910, 7920, 7930, 7940, 7950, 7960, 7970, 7980, 7990, 8000, 8010, 8020, 8030, 8040, 8050, 8060, 8070, 8080, 8090, 8100, 8110, 8120, 8130, 8140, 8150, 8160, 8170, 8180, 8190, 8200, 8210, 8220, 8230, 8240, 8250, 8260, 8270, 8280, 8290, 8300, 8310, 8320, 8330, 8340, 8350, 8360, 8370, 8380, 8390, 8400, 8410, 8420, 8430, 8440, 8450, 8460, 8470, 8480, 8490, 8500, 8510, 8520, 8530, 8540, 8550, 8560, 8570, 8580, 8590, 8600, 8610, 8620, 8630, 8640, 8650, 8660, 8670, 8680, 8690, 8700, 8710, 8720, 8730, 8740, 8750, 8760, 8770, 8780, 8790, 8800, 8810, 8820, 8830, 8840, 8850, 8860, 8870, 8880, 8890, 8900, 8910, 8920, 8930, 8940, 8950, 8960, 8970, 8980, 8990, 9000, 9010, 9020, 9030, 9040, 9050, 9060, 9070, 9080, 9090, 9100, 9110, 9120, 9130, 9140, 9150, 9160, 9170, 9180, 9190, 9200, 9210, 9220, 9230, 9240, 9250, 9260, 9270, 9280, 9290, 9300, 9310, 9320, 9330, 9340, 9350, 9360, 9370, 9380, 9390, 9400, 9410, 9420, 9430, 9440, 9450, 9460, 9470, 9480, 9490, 9500, 9510, 9520, 9530, 9540, 9550, 9560, 9570, 9580, 9590, 9600, 9610, 9620, 9630, 9640, 9650, 9660, 9670, 9680, 9690, 9700, 9710, 9720, 9730, 9740, 9750, 9760, 9770, 9780, 9790, 9800, 9810, 9820, 9830, 9840, 9850, 9860, 9870, 9880, 9890, 9900, 9910, 9920, 9930, 9940, 9950, 9960, 9970, 9980, 9990, 10000, 10010, 10020, 10030, 10040, 10050, 10060, 10070, 10080, 10090, 10100, 10110, 10120, 10130, 10140, 10150, 10160, 10170, 10180, 10190, 10200, 10210, 10220, 10230, 10240, 10250, 10260, 10270, 10280, 10290, 10300, 10310, 10320, 10330, 10340, 10350, 10360, 10370, 10380, 10390, 10400, 10410, 10420, 10430, 10440, 10450, 10460, 10470, 10480, 10490, 10500, 10510, 10520, 10530, 10540, 10550, 10560, 10570, 10580, 10590, 10600, 10610, 10620, 10630, 10640, 10650, 10660, 10670, 10680, 10690, 10700, 10710, 10720, 10730, 10740, 10750, 10760, 10770, 10780, 10790, 10800, 10810, 10820, 10830, 10840, 10850, 10860, 10870, 10880, 10890, 10900, 10910, 10920, 10930, 10940, 10950, 10960, 10970, 10980, 10990, 11000, 11010, 11020, 11030, 11040, 11050, 11060, 11070, 11080, 11090, 11100, 11110, 11120, 11130, 11140, 11150, 11160, 11170, 11180, 11190, 11200, 11210, 11220, 11230, 11240, 11250, 11260, 11270, 11280, 11290, 11300, 11310, 11320, 11330, 11340, 11350, 11360, 11370, 11380, 11390, 11400, 11410, 11420, 11430, 11440, 11450, 11460, 11470, 11480, 11490, 11500, 11510, 11520, 11530, 11540, 11550, 11560, 11570, 11580, 11590, 11600, 11610, 11620, 11630, 11640, 11650, 11660, 11670, 11680, 11690, 11700, 11710, 11720, 11730, 11740, 11750, 11760, 11770, 11780, 11790, 11800, 11810, 11820, 11830, 11840, 11850, 11860, 11870, 11880, 11890, 11900, 11910, 11920, 11930, 11940, 11950, 11960, 11970, 11980, 11990, 12000, 12010, 12020, 12030, 12040, 12050, 12060, 12070, 12080, 12090, 12100, 12110, 12120, 12130, 12140, 12150, 12160, 12170, 12180, 12190, 12200, 12210, 12220, 12230, 12240, 12250, 12260, 12270, 12280, 12290, 12300, 12310, 12320, 12330, 12340, 12350, 12360, 12370, 12380, 12390, 12400, 12410, 12420, 12430, 12440, 12450, 12460, 12470, 12480, 12490, 12500, 12510, 12520, 12530, 12540, 12550, 12560, 12570, 12580, 12590, 12600, 12610, 12620, 12630, 12640, 12650, 12660, 12670, 12680, 12690, 12700, 12710, 12720, 12730, 12740, 12750, 12760, 12770, 12780, 12790, 12800, 12810, 12820, 12830, 12840, 12850, 12860, 12870, 12880, 12890, 12900, 12910, 12920, 12930, 12940, 12950, 12960, 12970, 12980, 12990, 13000, 13010, 13020, 13030, 13040, 13050, 13060, 13070, 13080, 13090, 13100, 13110, 13120, 13130, 13140, 13150, 13160, 13170, 13180, 13190, 13200, 13210, 13220, 13230, 13240, 13250, 13260, 13270, 13280, 13290, 13300, 13310, 13320, 13330, 13340, 13350, 13360, 13370, 13380, 13390, 13400, 13410, 13420, 13430, 13440, 13450, 13460, 13470, 13480, 13490, 13500, 13510, 13520, 13530, 13540, 13550, 13560, 13570, 13580, 13590, 13600, 13610, 13620, 13630, 13640, 13650, 13660, 13670, 13680, 13690, 13700, 13710, 13720, 13730, 13740, 13750, 13760, 13770, 13780, 13790, 13800, 13810, 13820, 13830, 13840, 13850, 13860, 13870, 13880, 13890, 13900, 13910, 13920, 13930, 13940, 13950, 13960, 13970, 13980, 13990, 14000, 14010, 14020, 14030, 14040, 14050, 14060, 14070, 14080, 14090, 14100, 14110, 14120, 14130, 14140, 14150, 14160, 14170, 14180, 14190, 14200, 14210, 14220, 14230, 14240, 14250, 14260, 14270, 14280, 14290, 14300, 14310, 14320, 14330, 14340, 14350, 14360, 14370, 14380, 14390, 14400, 14410, 14420, 14430, 14440, 14450, 14460, 14470, 14480, 14490, 14500, 14510, 14520, 14530, 14540, 14550, 14560, 14570, 14580, 14590, 14600, 14610, 14620, 14630, 14640, 14650, 14660, 14670, 14680, 14690, 14700, 14710, 14720, 14730, 14740, 14750, 14760, 14770, 14780, 14790, 14800, 14810, 14820, 14830, 14840, 14850, 14860, 14870, 14880, 14890, 14900, 14910, 14920, 14930, 14940, 14950, 14960, 14970, 14980, 14990, 15000, 15010, 15020, 15030, 15040, 15050, 15060, 15070, 15080, 15090, 15100, 15110, 15120, 15130, 15140, 15150, 15160, 15170, 15180, 15190, 15200, 15210, 15220, 15230, 15240, 15250, 15260, 15270, 15280, 15290, 15300, 15310, 15320, 15330, 15340, 15350, 15360, 15370, 15380, 15390, 15400, 15410, 15420, 15430, 15440, 15450, 15460, 15470, 15480, 15490, 15500, 15510, 15520, 15530, 15540, 15550, 15560, 15570, 15580, 15590, 15600, 15610, 15620, 15630, 15640, 15650, 15660, 15670, 15680, 15690, 15700, 15710, 15720, 15730, 15740, 15750, 15760, 15770, 15780, 15790, 15800, 15810, 15820, 15830, 15840, 15850, 15860, 15870, 15880, 15890, 15900, 15910, 15920, 15930, 15940, 15950, 15960, 15970, 15980, 15990, 16000, 16010, 16020, 16030, 16040, 16050, 16060, 16070, 16080, 16090, 16100, 16110, 16120, 16130, 16140, 16150, 16160, 16170, 16180, 16190, 16200, 16210, 16220, 16230, 16240, 16250, 16260, 16270, 16280, 16290, 16300, 16310, 16320, 16330, 16340, 16350, 16360, 16370, 16380, 16390, 16400, 16410, 16420, 16430, 16440, 16450, 16460, 16470, 16480, 16490, 16500, 16510, 16520, 16530, 16540, 16550, 16560, 16570, 16580, 16590, 16600, 16610, 16620, 16630, 16640, 16650, 16660, 16670, 16680, 16690, 16700, 16710, 16720, 16730, 16740, 16750, 16760, 16770, 16780, 16790, 16800, 16810, 16820, 16830, 16840, 16850, 16860, 16870, 16880, 16890, 16900, 16910, 16920, 16930, 16940, 16950, 16960, 16970, 16980, 16990, 17000, 17010, 17020, 17030, 17040, 17050, 17060, 17070, 17080, 17090, 17100, 17110, 17120, 17130, 17140, 17150, 17160, 17170, 17180, 17190, 17200, 17210, 17220, 17230, 17240, 17250, 17260, 17270, 17280, 17290, 17300, 17310, 17320, 17330, 17340, 17350, 17360, 17370, 17380, 17390, 17400, 17410, 17420, 17430, 17440, 17450, 17460, 17470, 17480, 17490, 17500, 17510, 17520, 17530, 17540, 17550, 17560, 17570, 17580, 17590, 17600, 17610, 17620, 17630, 17640, 17650, 17660, 17670, 17680, 17690, 17700, 17710, 17720, 17730, 17740, 17750, 17760, 17770, 17780, 17790, 17800, 17810, 17820, 17830, 17840, 17850, 17860, 17870, 17880, 17890, 17900, 17910, 17920, 17930, 17940, 17950, 17960, 17970, 17980, 17990, 18000, 18010, 18020, 180

Schedule of Accommodation for Planning
Letchworth Garden City
Post-Planning Amendments



Project Ref	BAR-LGC
Client	BDW North Thames
Document Title	Schedule of Accommodation for Planning
Document Ref	BAR-LGC-HTA-A_SC_Accommodation Schedule
Revision	Initial Issue
	09.05.25 - baseline from Concept
A	02.06.25 - developed design
B	13.06.25 - Frozen Layout - BDW sales arena amendments
C	01.07.25 - 2no. Rainhams changed to 1no. Minismere, 1no. 1bed top floor flat added to third apartment block, apartment units updated
D	08.07.25 - 3no. top floor flats removed, 2no. Minismeres replaced with 4no. Rainhams, 1no. YH55 replaced with 2no.cottage flats, 2no. Dunnets replaced with 2no. Beckinghams, 2no. Dunnets replaced with 2no. Fairburns
E	25.07.25 - amendments as per client email 24.07.25, apartment block refined
F	14.08.25 - FROZEN LAYOUT amendments following client review
G	15.08.25 - GIA's checked, affordable apartment GIA's updated
H	04.09.25 - Structural GIA's added for Barratt internal use only - hide when sharing externally
I	15.09.25 - Affordable tenures changed to match target 65%AR 35%SO
J	01.10.25 - various plots updated with different housetypes: plots 13, 14, 79, 84, 85, 88, 91, 97, 98. Portmore renamed Watford
K	08.10.25 - plots 19,20 changed to Social Rent tenure, plots 35,36 changed from YH52 to YH50, plots 41,42 changed from YH54 to YH52
L	24.11.25 - structural areas updated for Rainham and Conwy Blackwater Whittingham, GIA and structural updated for Fairburn.
M	09.03.26 - 5no. Kelhams in place of 5no. 5beds (2no. Flatfords and 3no. Minismeres), 2no. Fairburns in place of 2no. Beckinghams, all on Rural Edge Lane
N	05.05.26 - 2no. Shared Ownership 1B ground floor wheelchair flats changed to 2no. 2b main door entry flats
O	06.05.26 - 2no. Shared Ownership 2b ground floor main door entry flats revert to 1B main door entry wheelchair flats

	Housetype Name CAT2 NDSS Range	CAT 1 base for Private Sale housetypes	Size & Typology	Area (Internal Finish)		Area (Structural)	Proposed Quantity	Mix	Flats / Houses	Total area	Total area (Structural)	Car Parking Spaces		
				sqft	m2	sqft				sqft	sqft	per dwelling	total	
Private Sale	1B Apartment (Ground, 1st, 2nd floor)		1b flat	540	50.2	540	3	7%	13%	1,621	1620	1	3	
	1B Wheelchair Apartment (Ground Floor)		1b M4(3) flat	757	70.3	757	2			1,513	1514	1	2	
	2B Apartment (1st, 2nd floor)		2b flat	757	70.3	757	4	6%		3,027	3028	1.5	6	
	Watford (previously Portmore)	Archford	3b semi-detached house	989	91.9	1004	4		40%	3,957	4016	2	8	
	Stanford	Hadley	3b corner house	1100	102.2	1116	2			2,200	2232	2	4	
	Rainham	Kennett	3b 2.5 storey townhouse	1186	110.2	1208	10			11,862	12080	2	20	
	Skomer	Cannington	3b 3st townhouse	1199	111.4	1221	10			11,991	12210	2	20	
	Blackwater	Hertford	3b detached	1363	126.6	1386	3			4,088	4158	2	6	
	Whittingham	Parkin	4b 3st corner townhouse	1286	119.5	1309	4		47%	5,145	5236	2	8	
	Beckingham	Ingleby	4b detached	1212	112.6	1229	11			13,333	13519	2	22	
	Conwy	Avondale	4b corner house	1494	138.8	1529	8			11,953	12232	2	16	
	Fairburn	Holden	4b detached	1468	136.4	1487	6			8,809	8922	2	12	
	Kelham	Winstone	4b detached wide	1746	162.2	1769	5			8,730	8845	2	10	
	Total Private							72	100%	100%	88,230	89,612		137
	% of Total							60%						
Shared Ownership (SO)	1B Apartment Type 2 (Ground Floor Main Door)		1b flat	540	50.2	540	1		29%	540	540	1	1	
	1B Wheelchair Apartment Type 2 (GF Main Door)		1b M4(3) flat	771	71.6	771	1			771	771	1	1	
	1B Wheelchair Apartment Type 3 (GF Main Door)		1b M4(3) flat	789	73.3	789	1			789	789	1	1	
	Cottage Flat 1		1b cottage flat	546	50.7	546	1		71%	546	546	1	1	
	Cottage Flat 2		1b cottage flat	616	57.2	616	1			616	616	1	1	
	YH50		2b terraced house	852	79.2	866	3	18%		2,556	2598	2	6	
	YH52		3b terraced house	1010	93.8	1025	7	53%		7,069	7175	2	14	
	YH55		3b end terrace house	1033	96.0	1049	2			2,067	2098	2	4	
	YH54		4b terraced house	1152	107.0	1167	0	0%		0	0	2	0	
	Total Shared Ownership							17	100%	100%	14,954	15,133		29
	% of Affordable							35%						
	Affordable Rent (AR) Social Rent (SR)	1B Apartment Type 1 (Ground, 1st, 2nd floor)		1b flat (AR)	540	50.2	540	5	23%	48%	2,702	2702	1	5
		1B Wheelchair Apartment Type 1 (Ground Floor)		1b M4(3) flat (AR)	771	71.6	771	2			1,541	1541	1	2
		2B Apartment Type 1 (1st, 2nd floor)		2b flat (AR)	771	71.6	771	4	26%		3,083	3083	1.5	6
		2B Apartment Type 2 (1st, 2nd floor)		2b flat (AR)	789	73.3	789	4		3,156	3156	1.5	6	
YH50			2b terraced house (AR)	852	79.2	866	8	26%	6,817	6928	2	16		
YH52			3b terraced house (AR)	1010	93.8	1025	2	19%	2,020	2050	2	4		
Blackthorn M4(3) house			3b semi/ detached house (AR)	1324	123.0	1342	4		5,296	5368	2	8		
YH54 Social Rent			4b terraced house (SR)	1152	107.0	1167	2	6%	2,304	2334	2	4		
Total Affordable and Social Rent							31	100%	100%	26,918	27,162		51	
% of Affordable							65%							
Total Affordable	1B Apartment Type 1 and Type 2		1b flat	540	50.2	540	6		25%	3,242	3242	1	6	
	1B Wheelchair Apartment Type 1 and Type 2		1b M4(3) flat	771	71.6	771	3			2,312	2312	1	3	
	1B Wheelchair Apartment Type 3		1b M4(3) flat	789	73.3	789	1			789	789	1	1	
	Cottage Flat 1		1b cottage flat	546	50.7	546	1			546	546	1	1	
	Cottage Flat 2		1b cottage flat	616	57.2	616	1			616	616	1	1	
	2B Apartment Type 1 (1st, 2nd floor)		2b flat	771	71.6	771	4	17%	42%	3,083	3083	1.5	6	
	2B Apartment Type 2 (1st, 2nd floor)		2b flat	789	73.3	789	4			3,156	3156	1.5	6	
	YH50		2b terraced house	852	79.2	866	11	23%		9,373	9526	2	22	
	YH52		3b terraced house	1010	93.8	1025	9			9,089	9225	2	18	
	YH55		3b end terrace house	1033	96.0	1049	2	31%		2,067	2098	2	4	
	Blackthorn M4(3) house		3b semi/ detached house	1324	123.0	1342	4			5,296	5368	2	8	
	YH54		4b terraced house	1152	107.0	1167	2	4%		2,304	2334	2	4	
	Total Affordable (SO + AR)							48	100%	100%	41,872	42,295		80
	% of Total							40%			41,872	42,295		
								48						
Total All Tenures							120			130,103	131,907		217	