

0m 20 40 60 80m

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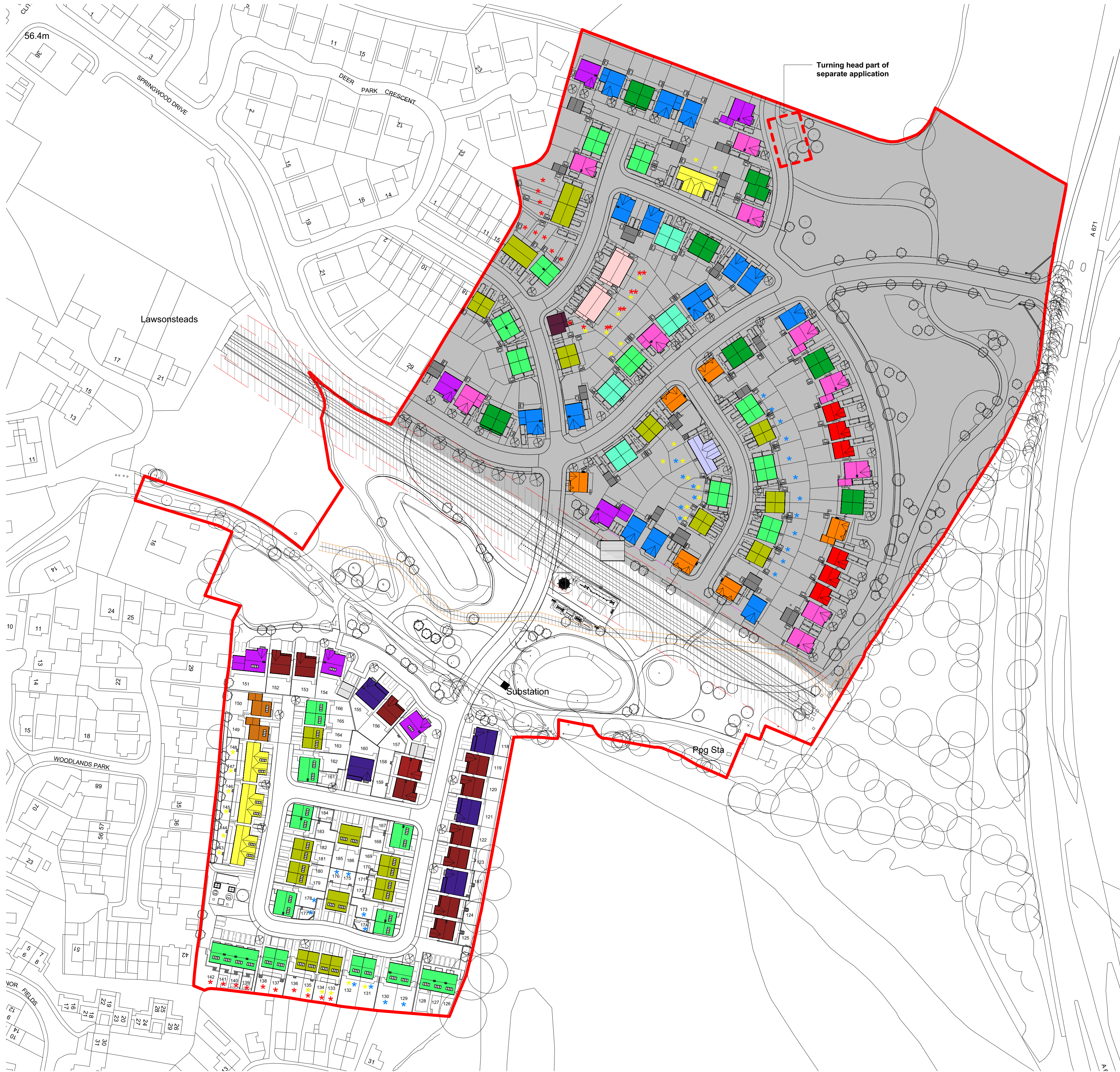
Rev Date Description
A6 15/04/25 Revised Unit Mix as per Lovell&LQ instruction
A7 17/04/25 Annotation / schedule corrections
A8 10/12/25 Amendments as requested by Lovells
A9 21/04/26 Turning Head indicated as part of a separate application

Dwn Ckd Drawn JC
JK FEC Checked JM
JK VP Date SEP 2018
Scale @ A1 1: 1000

AA7403C Clitheroe Road
Whalley
PROPOSED UNIT MIX PLAN
(ROOF PLAN)

2011
REV A9
PLANNING

PRP



KEY

- Affordable (rent) dwellings
- Affordable (shared ownership) dwellings
- Over 55s dwellings

Note: dwellings without a coloured asterisk are open market sale

- Aqueduct easement (4m) and standoff (10m)
- Mains water easement (2m)
- Application boundary
- Trees to be removed
- PV's to Zone 3 only. Size shown here indicatively.
- Zones 1 & 2 currently under construction.

NOTES

This drawing is based on the following information.

- Ordnance Survey
 - Topographical Survey - 10502-106_2DT Rev B
 - Transfer Plan - CR_W_CP01
 - Ponds and Water Main As Built - URB/C231/WH-001
 - Aqueduct - RED561-2000-G
- Please see Civil Engineers drawings for proposed levels and retaining structure information

Houses are coloured to represent house types, as per the table below.
Detached garages are grey in colour

				GIA		Sub-total GIA		No.	Percent
				m ²	m ²	m ²	m ²		
Market Sale	5BSP	2 Storey House		1,888	175.4	13,216	1,228	7	3.7%
HT A	4BTP	2 Storey House		1,817	150.2	22,634	2,103	14	7.5%
HT B with Bay	4BTP	2 Storey House		1,834	151.8	16,340	1,518	10	5.3%
HT C	3BSP	2 Storey House		1,170	108.7	7,020	652	6	3.2%
HT D	3BSP	2 Storey House		1,172	108.9	0	0	0	0.0%
HT E	4BSP	2 Storey House		1,371	127.3	8,224	764	6	3.2%
HT F	3BSP	2 Storey House		1,067	99.1	14,934	1,387	14	7.5%
HT G	3BSP	2 Storey House		1,067	99.1	8,534	793	8	4.3%
HT H	3B4P	2 Storey House		919	85.4	15,623	1,451	17	9.1%
HT I	3B4P Over 55s	2 Storey House		919	85.4	1,838	171	2	1.1%
HT J	2B3P	2 Storey House		763	70.9	13,733	1,276	18	9.6%
HT K	2B3P Over 55s	2 Storey House		763	70.9	1,526	142	2	1.1%
HT L	2B3P Over 55s	Bungalow		723	67.2	5,787	538	8	4.3%
HT P	4BTP	2 Storey House integral double garage		1,774	164.8	8,871	824	5	2.7%
HT Q	4BTP	2 Storey House integral garage		1,471	136.6	16,179	1,503	11	5.5%
HT R	3BSP	2 Storey House		1,117	103.7	2,233	207	2	6.9%
Sub-Total						138,279	12,847	130	69.5%
Affordable Rent				m ²	m ²	m ²	m ²		
HT H	3B4P	2 Storey House		919	85.4	7,352	683	8	4.3%
HT I	3B4P Over 55s	2 Storey House		919	85.4	0	0	0	0.0%
HT J	2B3P	2 Storey House		763	70.9	6,104	567	8	4.3%
HT K	2B3P Over 55s	2 Storey House		763	70.9	2,289	213	3	1.6%
HT M	2B3P	Single Level Apartment		761	70.7	3,046	283	4	2.1%
HT N	2B3P Over 55s	Single Level Apartment		761	70.7	3,046	283	4	2.1%
HT O	1B2P	Single Level Apartment		653	60.7	653	61	1	0.5%
HT P	1B2P Over 55s	Single Level Apartment		653	60.7	653	61	1	0.5%
Sub-Total						23,142	2,150	29	15.5%
Affordable Shared Ownership				m ²	m ²	m ²	m ²		
HT H	3B4P	2 Storey House		919	85.4	11,028	1,025	12	6.4%
HT I	3B4P Over 55s	2 Storey House		919	85.4	3,676	342	4	2.1%
HT J	2B3P	2 Storey House		763	70.9	6,104	567	8	4.3%
HT K	2B3P Over 55s	2 Storey House		763	70.9	1,526	142	2	1.1%
HT L	2B3P Over 55s	Bungalow		677	62.9	1,354	126	2	1.1%
Sub-Total						23,688	2,201	28	15.0%
Totals for Site						185,109	17,197	187	100.0%
Market Sale								130	69.5%
Affordable Rent								29	15.5%
Affordable Shared Ownership								28	15.0%

		Acres	Hectares
Site Area (Gross)		25.40	10.28
Target Undeveloped Area (POS) 90% of 4.85 Ha		11.71	4.75
Achieved Undeveloped Area (POS)		10.80	4.37
Site Area (Net)		14.60	5.91

Unit Density:	13	Units / acre
	32	Units / hectare
Area Density:	12.675	m ² / acre
	2,910	m ² / hectare

Mix		
Houses/Bungalows	Total	Percent
2 Bed	51	27.3%
3 Bed	73	39.0%
4 Bed	46	24.6%
5 Bed	7	3.7%
Sub-Total	177	94.7%

Apartments		
Beds	Total	Percent
1 Bed	2	1.1%
2 Bed	8	4.3%
Sub-Total	10	5.3%
Total	187	100.0%

Market Sale Mix		
Beds	Total	Percent
2 Bed	28	15.0%
3 Bed	49	26.2%
4 Bed	46	24.6%
5 Bed	7	3.7%
Total	130	41.2%

Affordable Rent Mix		
Beds	Total	Percent
1 Bed	2	1.1%
2 Bed	19	10.2%
3 Bed	8	4.3%
Total	29	15.5%

Affordable Shared Ownership Mix		
Beds	Total	Percent
2 Bed	12	6.4%
3 Bed	16	8.6%
Total	28	15.0%

Total Mix		
Beds	Total	Percent
1 Bed	2	1.1%
2 Bed	59	31.6%
3 Bed	73	39.0%
4 Bed	46	24.6%
5 Bed	7	3.7%
Total	187	100.0%