


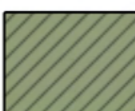




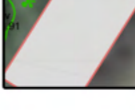

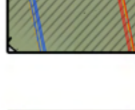
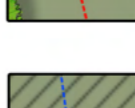
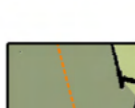







-  Red Line Area 3.88.Ha.
-  Access into the site from the A413 on the southern boundary of the site.
-  Existing trees and hedgerows within the site and around the perimeter are generally retained with a suitable development off-set to proposed buildings. Alignment shown around perimeter identifies proposed hedgerow width following management on site.
-  The public open space within the development incorporates appropriate overlooking and safety principles and will allow the planting of new soft landscaping which in turn will enhance biodiversity.
-  A surface water balancing area required at the north-east corner of the site will provide an opportunity for biodiversity mitigation and enhancement and the creation of new habitat.
-  Proposed primary street.
-  Proposed secondary street.
-  Proposed shared drives.
-  Existing dwellings.
-  Proposed dwellings.
-  Overhead powerlines crossing the site.
-  Maximum swing line to eastern side of existing powerline.
-  Maximum swing line to western side of existing powerline.
-  Maximum swing line plus 5.3m margin.
-  Proposed footpath links through the public open space within the site with provide permeability and a link to wider village facilities / countryside / public right of way network.
-  Equipped designated play area (EDPA). Minimum buffer from dwelling 20m with 10m buffer to residential boundaries.

Schedule of Accommodation	
House Type	No.
<b>1 bed apartment (6)</b>	
A	6
<b>2 bed apartment (6)</b>	
B	6
<b>2 bed semi-detached (19)</b>	
C	11
D	8
<b>3 bed semi-detached (27)</b>	
E	26
F	1
<b>3 bed detached (8)</b>	
G	5
I	2
T	1
<b>4 bed detached (12)</b>	
K	8
M	1
N	2
O	1
<b>5 bed detached (1)</b>	
P	1
<b>Total Dwellings</b>	<b>79</b>

 NORTH  
 Scale  
 0m 50m

E 05.02.24 Master plan updated.  
 D 17.01.24 Master plan updated.  
 C 18.12.23 Master plan updated with increased offset to powerlines.  
 B 29.03.23 Layout updated with play area requirements  
 A 20.10.22 Layout updated