



- 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.
- 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.
- Suitable off-set provided to the existing overhead powerlines crossing the site.
- 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.
- Opportunity to provide play areas within public open space.

Schedule of Accommodation		
House Type	Sq. Ft.	No.
Market Dwellings 61 total		
1 bed apartment (2)		
A Type	550	2
2 bed apartment (2)		
B Type	700	2
2 bed semi-detached (8)		
C Type	728	2
D Type	776	6
3 bed semi-detached (27)		
E Type	818	23
F Type	1025	4
3 bed detached (12)		
G Type	1025	5
H Type	1020	1
I Type	1046	5
J Type	1060	1
4 bed detached (9)		
K Type	1300	2
M Type	1375	4
N Type	1350	1
O Type	1435	2
5 bed detached (1)		
P Type	2250	1
Affordable Dwellings - 20		
1 bed apartment (4)		
A Type	550	4
2 bed apartment (2)		
B Type	700	2
2 bed semi-detached (6)		
Q Type	724	2
D Type	776	4
3 bed semi-detached (6)		
R Type	883	5
F Type	1025	1
4 bed semi-detached (2)		
S Type	1230	2
Total Dwellings		81

A 20.10.22 Layout updated

The Paddocks Padbury - Indicative Master Plan

22-442-02A July 2022 scale 1-500 @ A1