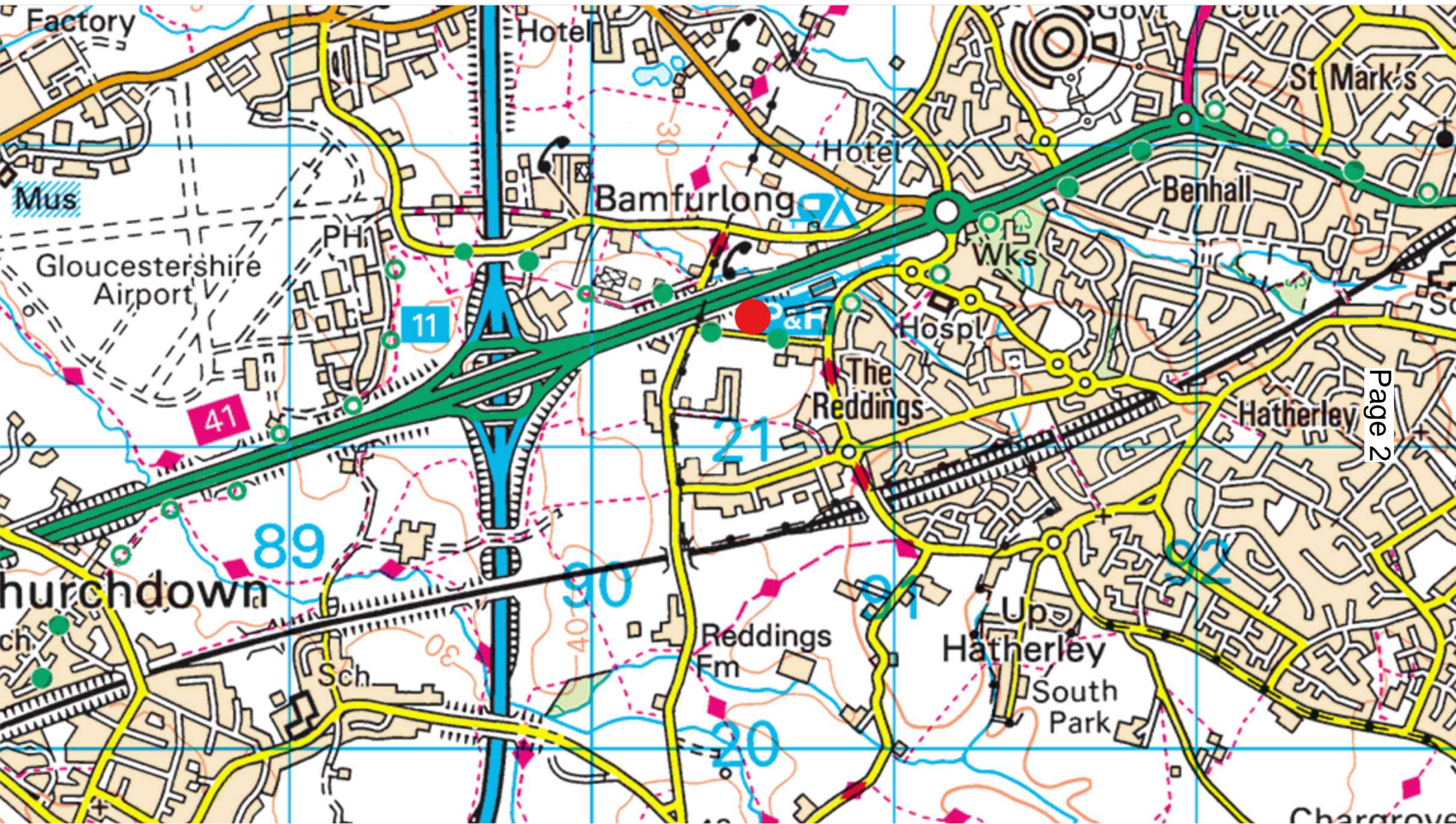
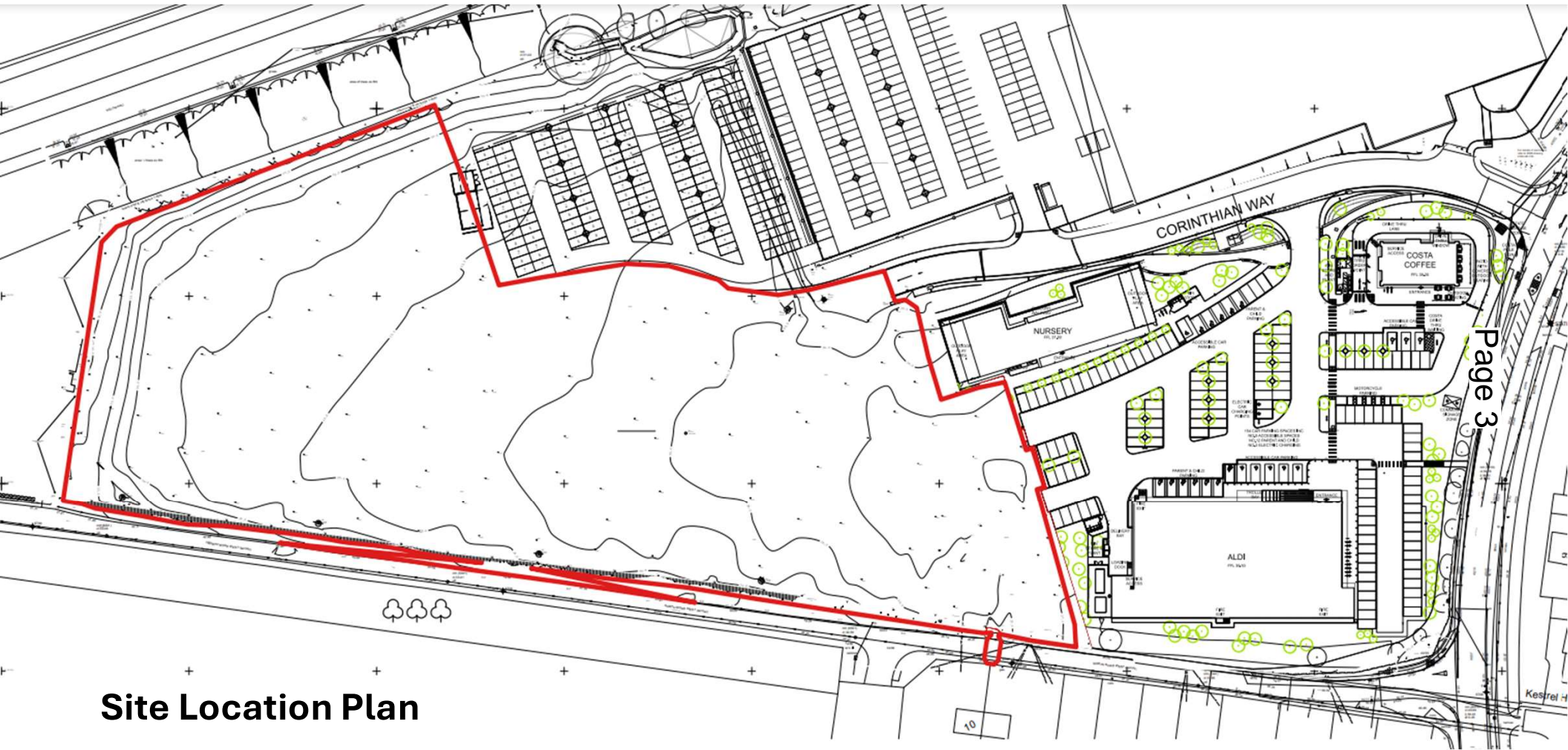


24/00725/OUT: Land at North Road West and Grovefield Way

Outline application for the erection of up to 60 dwellings (including 40% affordable housing), up to 550 sqm of flexible commercial use (Use Class E), provision of new vehicular and pedestrian access with associated landscaping, drainage and other works.

*Appearance, landscaping, layout and scale reserved





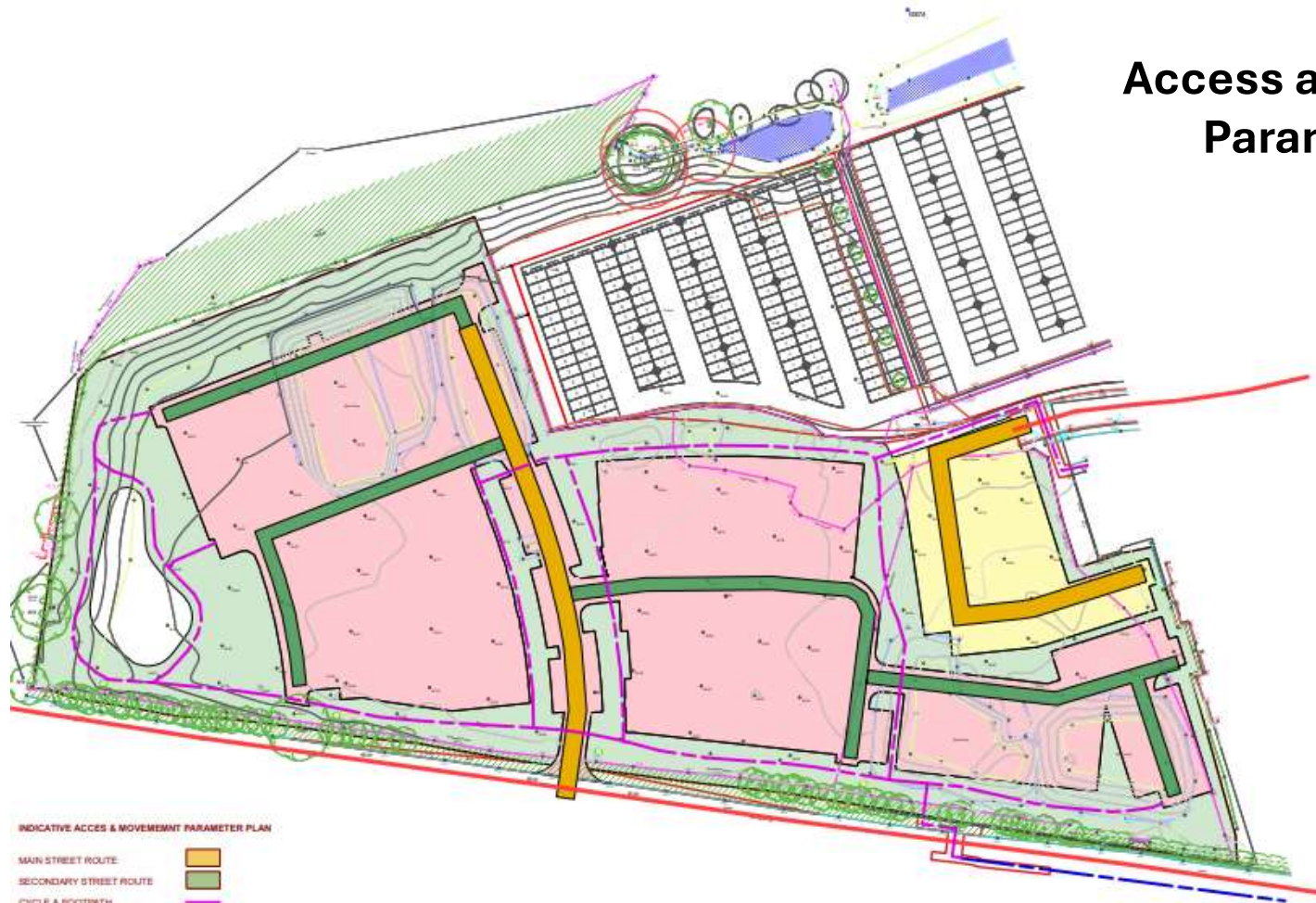
Site Location Plan



Land Use and Green Infrastructure Parameter Plan



Access and Movement Parameter Plan



INDICATIVE ACCESS & MOVEMENT PARAMETER PLAN

- MAIN STREET ROUTE
- SECONDARY STREET ROUTE
- CYCLE & FOOTPATH
- EXISTING FOOTPATH
- EXISTING ROAD ACCESS

NOTE

Future details will address the hierarchy of routes within the relevant development parcels including details of additional types of secondary and tertiary streets where appropriate.

Building Heights and Massing Parameter Plan



INDICATIVE MASSING PLAN

- up to 2 STOREY
- up to 2.5 STOREY
- up to 3 STOREY



HOUSING SCHEDULE AS SHOWN

UNIT TYPOLOGY	KEY	No	m2	ft2	Total m2/ft2
2 BEDROOM DWELLING	[Light Blue]	11	72	777	792/8,547
3 BEDROOM DWELLING	[Light Orange]	21	80	873	1680/18,333
4 BEDROOM DWELLING	[Light Purple]	10	109.5	1184	1095/11,840

APARTMENT BLOCK

BLOCK A	[Light Blue]	06 Units (3 x 2 BED, 3 x 1 BED)
BLOCK B	[Light Orange]	06 Units (3 x 2 BED, 3 x 1 BED)
BLOCK C	[Light Purple]	06 Units (3 x 2 BED, 3 x 1 BED)

TOTAL 60 Units

COMMERCIAL UNIT	[Yellow]	01	n/a (circa)550	5,920 (based)
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HOUSING MIX ACROSS SITE

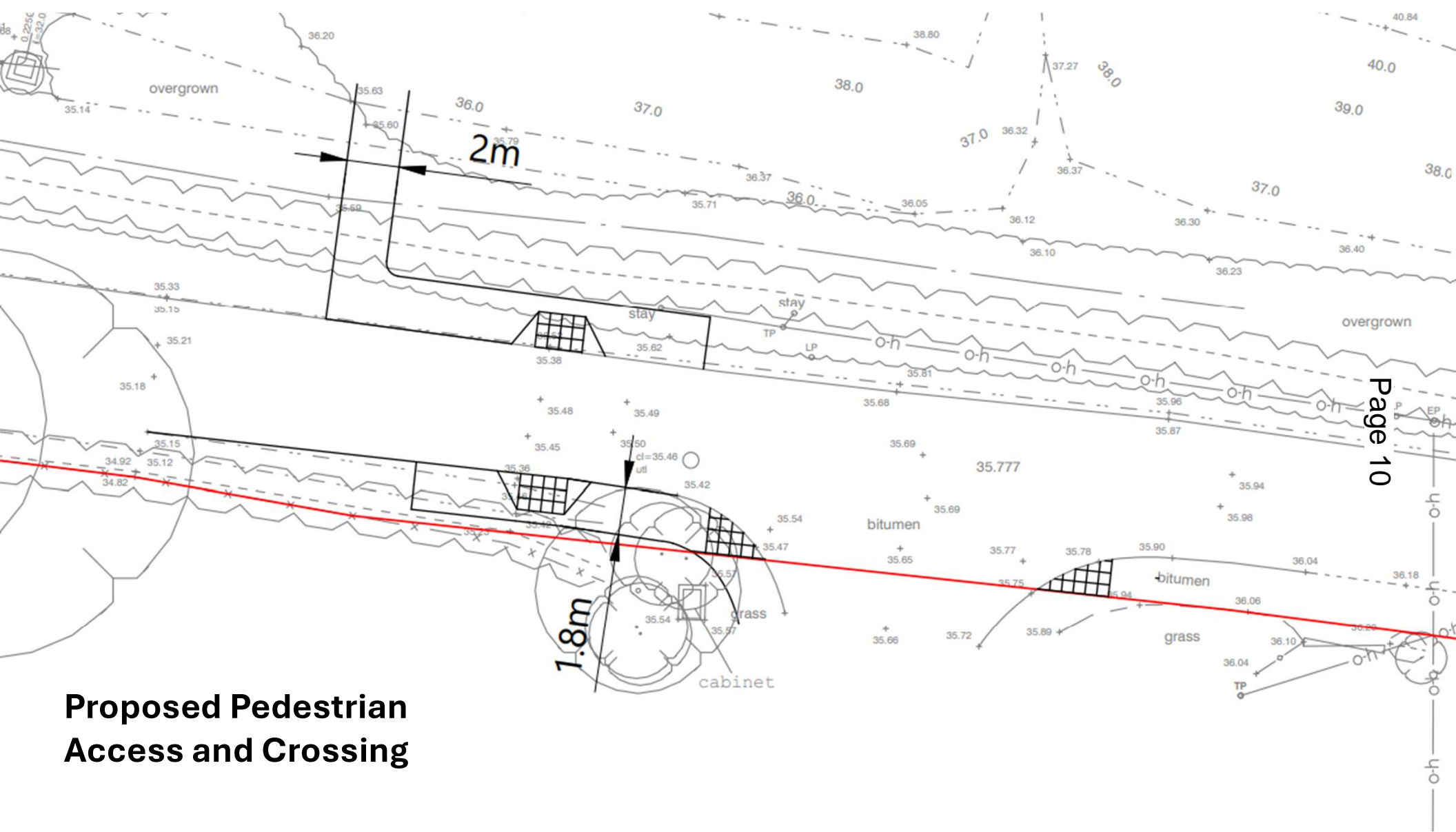
		TARGET
10 x 4 Bedroom	16.6%	20.0%
21 x 3 Bedroom	35.0%	38.8%
20 x 2 Bedroom	33.3%	33.3%
9 x 1 Bedroom	15.0%	7.80%
60 TOTAL UNITS	100%	

Illustrative Master Plan

Illustrative Landscape Master Plan

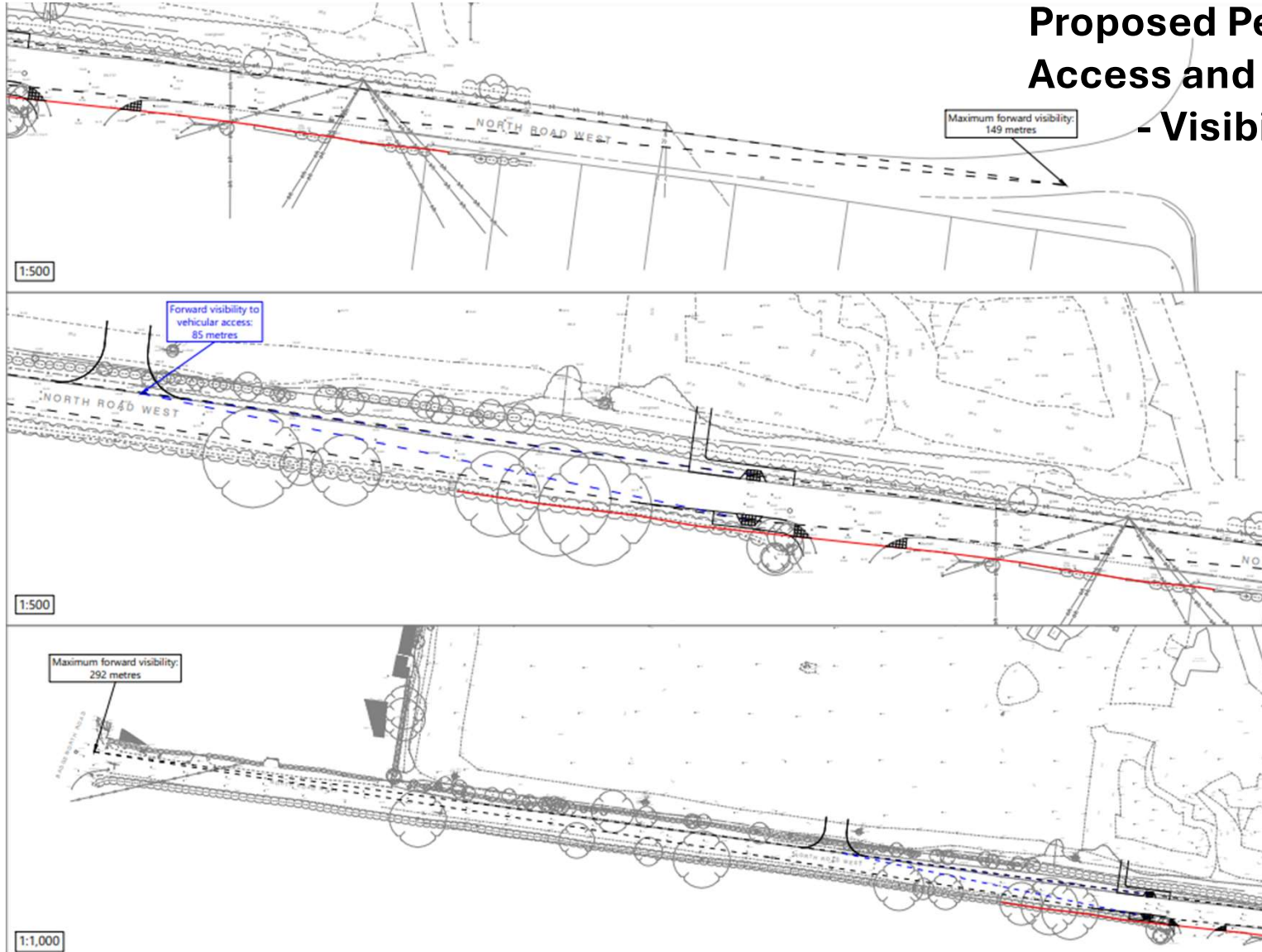


- 1 Proposed Native Hedge
- 2 Native Tree and Scrub belt
- 3 Community Growing Area/Garden
- 4 SUDS Pond
- 5 Childrens Naturalised Play Area
- 6 Existing Retained Hedge
- 7 Circular Pathway



Proposed Pedestrian Access and Crossing

Proposed Pedestrian Access and Crossing - Visibility











Recommendation:

Permit subject to conditions and s106 Agreement

Main Issues

- Principle of development (outside GB, inside PUA but allocated for employment);
- Merits of illustrative drawings and parameter plans – whether the site can acceptably accommodate the type and quantum of development proposed;
- Access arrangements including highway impact etc.;
- Impact on neighbours – in so far as relevant to this *outline* proposal;
- Sustainability – no gas, plus compliance with revised energy statement required;
- Planning obligations (s106 requirements)