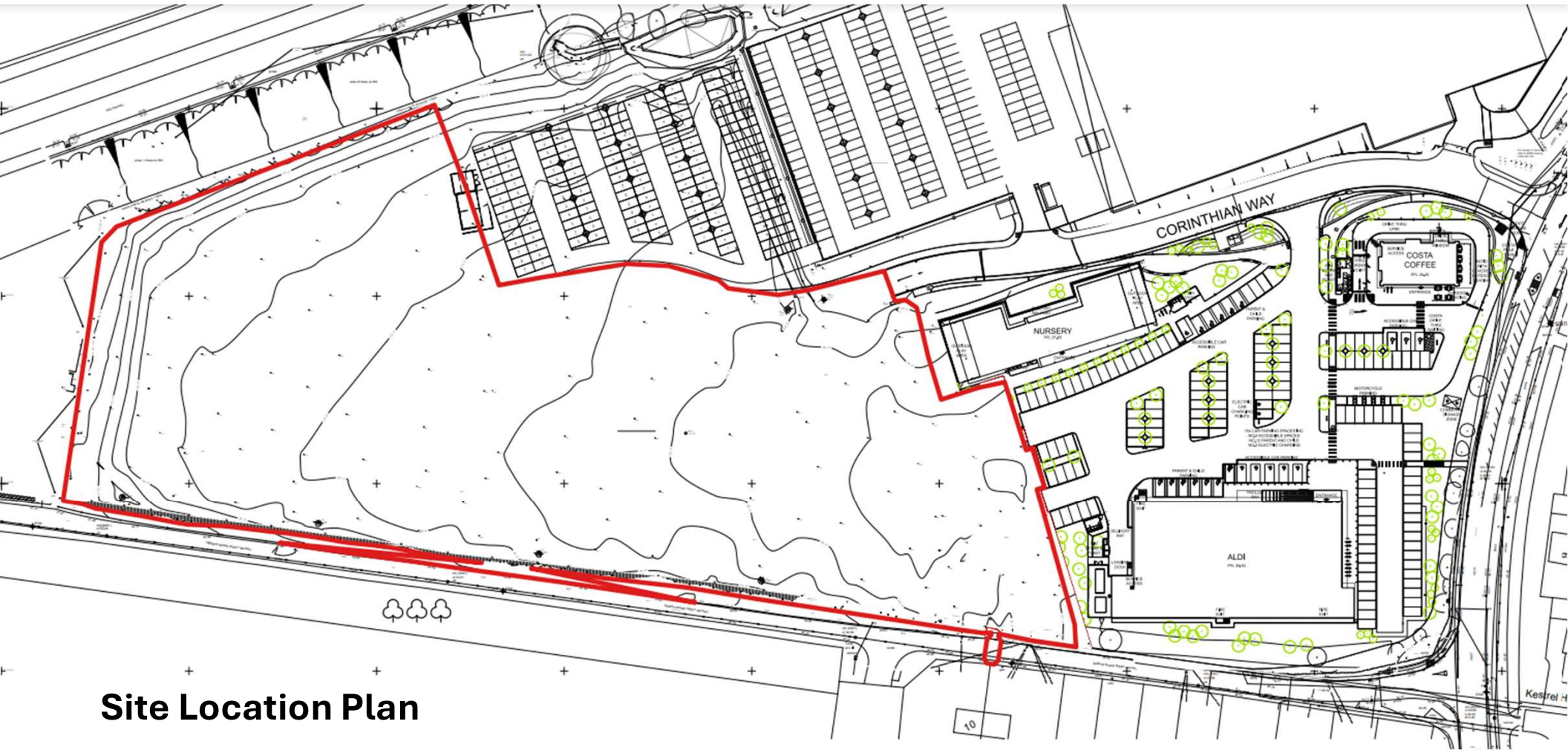


# 24/00725/OUT: Land at North Road West and Grovefield Way

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





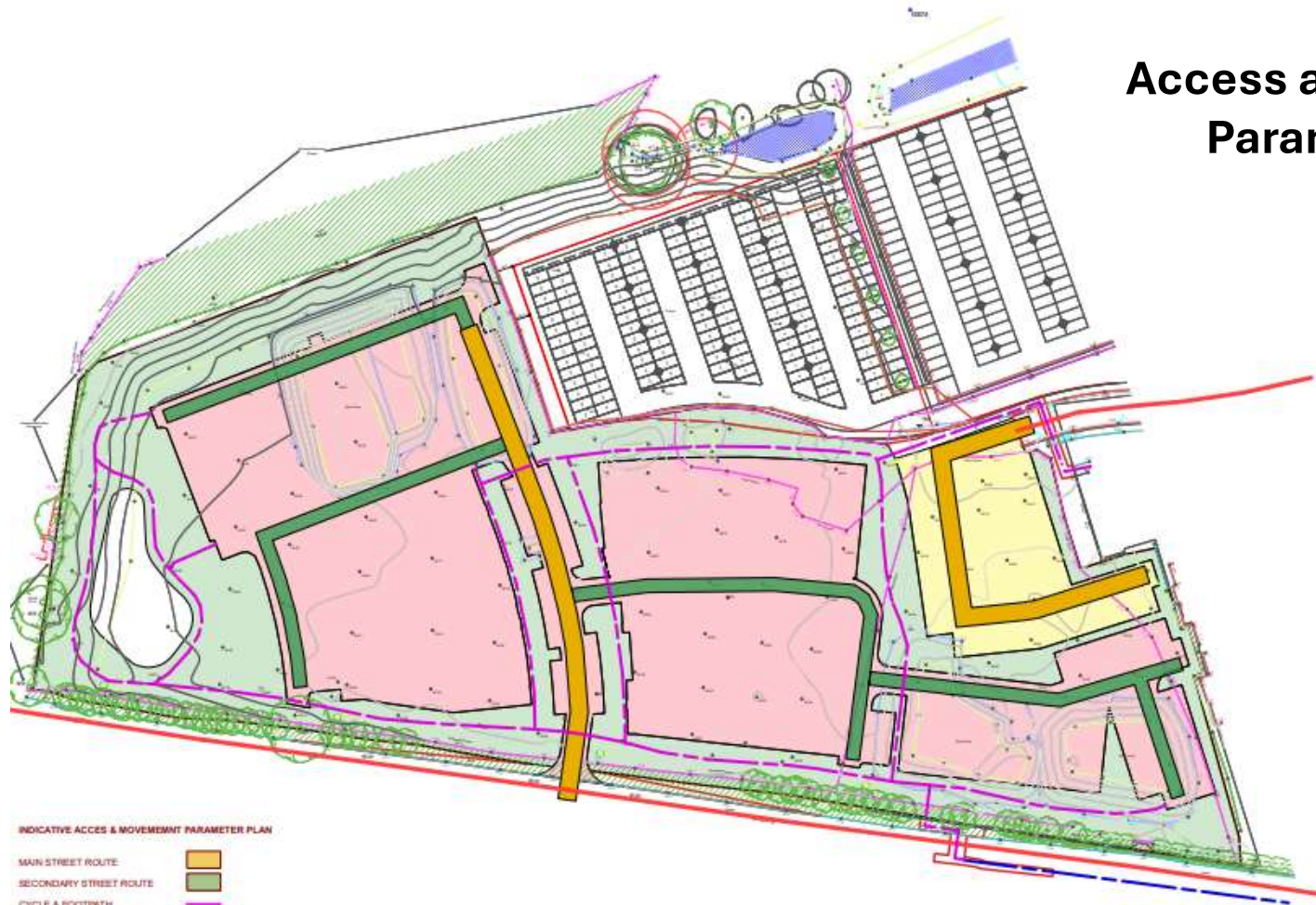
**Site Location Plan**



# 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		11	72	777	792/8,547
3 BEDROOM DWELLING		21	80	873	1680/18,333
4 BEDROOM DWELLING		10	109.5	1184	1095/11,840

**APARTMENT BLOCK**

BLOCK A		06 Units (3 x 2 BED, 3 x 1 BED)
BLOCK B		06 Units (3 x 2 BED, 3 x 1 BED)
BLOCK C		06 Units (3 x 2 BED, 3 x 1 BED)

**TOTAL** 60 Units

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

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%
<b>60 TOTAL UNITS</b>	<b>100%</b>	

**TARGET**

# Illustrative Master Plan



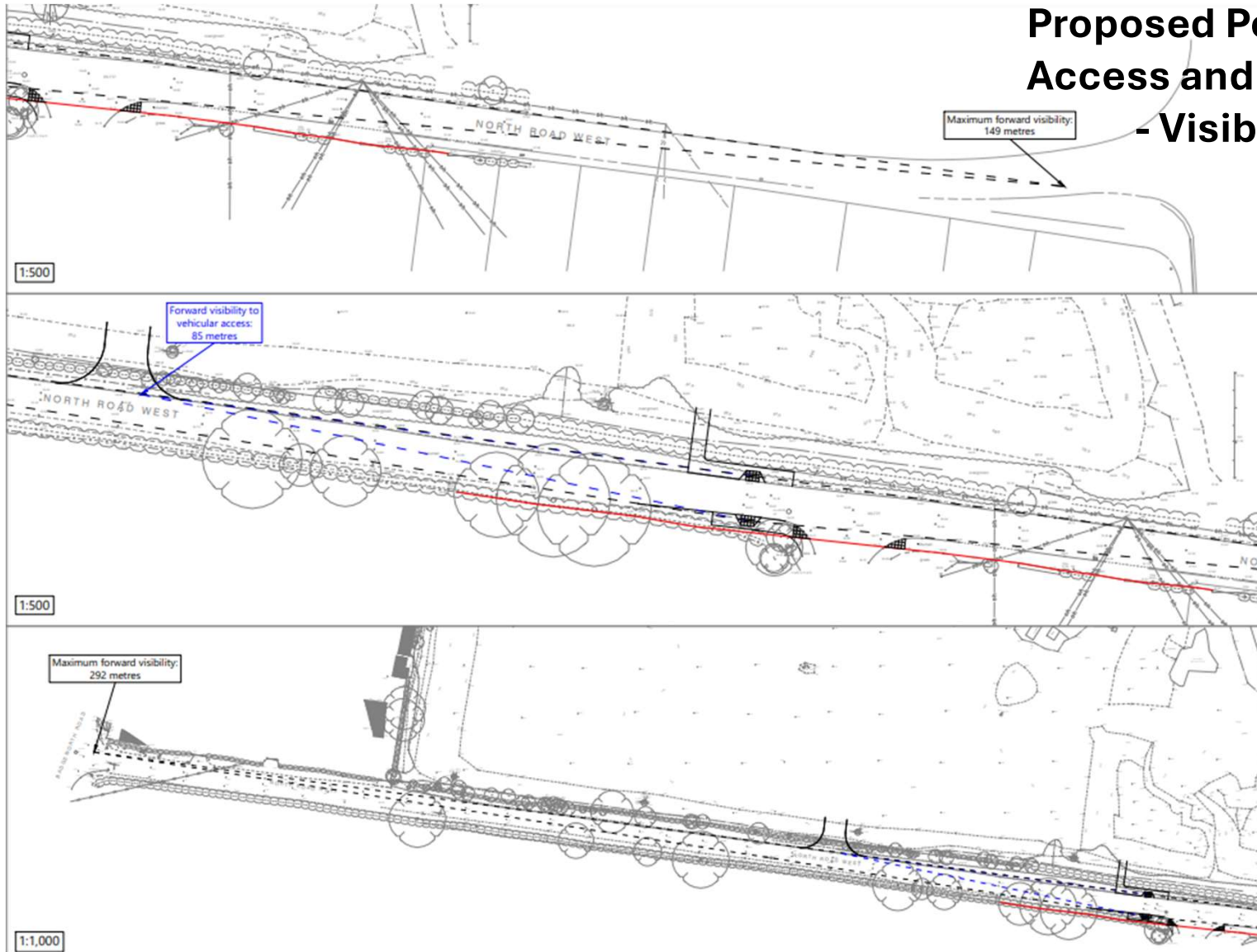
# Illustrative Landscape Master Plan



- 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 - 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)