

Manor Oak Homes welcomes you to Sutton Road, Witchford

This is a **public consultation event** for a landscape-led residential development scheme for land south of Sutton Road, Witchford, comprising **71 residential dwellings**, including market and affordable homes plus new public open space.



Land south of Sutton Road is a sustainable site suitable for residential housing and we are proposing to submit an **Outline Planning Application** within the coming months.

This consultation has been organised to inform the local community of the emerging proposals and **to give you the opportunity to ask questions and make comments**. At this point, the scheme is not fixed and could be amended following comments received during this consultation.

The exhibition boards will be available on our website:

www.manoroakhomes.co.uk/project/wit-056/

About the Site:

The site is located to the south of Sutton Road and extends to around 3.22 hectares. It is located on the western edge of the Witchford between existing residential development.

The site is located neither in nor immediately adjacent to any conservation area, listed buildings or ecological designations. There are no protected trees on site (that are subject to Tree Preservation Orders). The site lies in Flood Zone 1 where there is a low risk of flooding.

The site will provide a generous amount of new Public Open Space with new public walking routes and a new LEAP (Local Equiped Area of Play).

For this scheme, we are proposing:

30% of the proposed dwellings will be affordable housing.

The areas of proposed **Public Open Space totals over 6,700sqm**.

Access to the site is from a new junction accessed off Sutton Road and has been designed in accordance with Highways Standards and safety. A new **dedicated pedestrian access** is located along the southern frontage to Sutton Road.

Traffic calming may be proposed within the site as part of the development via use of subtle changes of surface finish and texture

1. INTRODUCTION

SUTTON ROAD, WITCHFORD - RESIDENTIAL DEVELOPMENT

aspect

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