

The planning application will seek outline planning permission for up to 71 dwellings with all matters reserved except for access. The details of the scheme will be prepared and submitted at a later stage via a reserved matters submission.

The outline planning application will be supported by an Illustrative Layout, which shows two storey built form with plots generally arranged in perimeter blocks providing natural surveillance and a strong, varied street scene and no rear alleyways.

The total site area is **3.22 Hectares** (7.95 Acres)

**0.67 Hectares (20%)** of the site would be provided as Public Open Space, including retaining the group of existing trees.

The development will provide the following house types in accordance with current policy:

Market Dwellings: (70%)

2 Bedroom	12
3 Bedroom	25
4 Bedroom	11
5 Bedroom	2
<b>Total:</b>	<b>50</b>

Affordable Dwellings: (30%)

1 Bedroom	4
2 Bedroom	12
3 Bedroom	4
4 Bedroom	1
<b>Total:</b>	<b>21</b>

This is an illustrative mix and may be subject to change following further discussions. Other features of the scheme include:

Access via Sutton Road to the north, which will also provide pedestrian access via a new footpath connection within the north-east corner.

A new Local Equiped Area of Play (LEAP) is proposed within the Public Open Space.

Provision of car and cycle parking in line with the Council's adopted standards.

Retention and enhancement of existing boundary landscaping and planting, including trees.

