

3.2 SITE LAYOUT

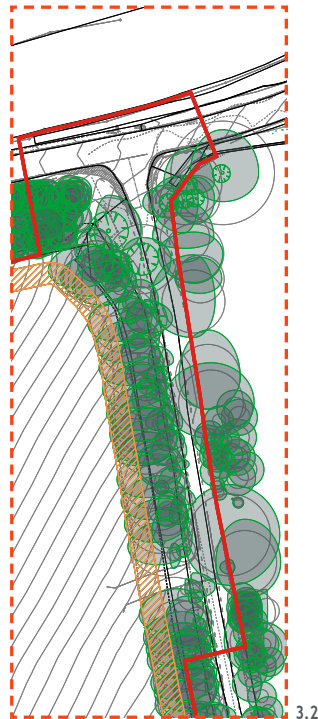
As noted the topography of the site provides a distinctive change in levels with its characteristic bowl shape. The south western corner is a high point from which levels descend to the north.

The external boundaries of the site are defined by mature woodland that creating a well defined setting for the proposed development.

The phase 1 development accommodates 106 units. In accordance with policy D1(Sustainable Design) all types are expected to comply with Nationally Described Space Standards and at least 50% of all dwellings are designed to comply with Part M4(2) standards for accessible and adaptable dwellings. At least 10% of the affordable homes will be designed to suit Building regulations part M4(3) wheelchair accessible standards (Policy HS5).

The masterplan includes a good mix of accommodation including:

- | | |
|--------------------|----|
| • 1 bed Maisonette | 2 |
| • 2 bed Maisonette | 2 |
| • 2 bed Bungalow | 4 |
| • 2 bed House | 12 |
| • 3 bed House | 47 |
| • 4 bed House | 33 |
| • 5 bed House | 6 |



3.2 Emergency access site plan

3.3 Site layout plan

