



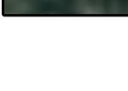


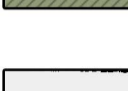







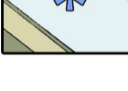
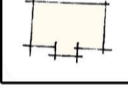





-  Red Line Area 4.74 Ha.
-  Access into the site from the Claylands Avenue on the southern boundary of the site.
-  Secondary access into the site from existing residential development on the northern boundary.
-  Existing trees and hedgerows within the site and around the perimeter are generally retained with a suitable development off-set to proposed buildings.
-  The public open space within the development incorporates appropriate overlooking and safety principles and will allow the planting of new soft landscaping which in turn will enhance biodiversity.
-  Existing MUGA at north west boundary of site.
-  Extension of Primary Street from northern boundary to Claylands Avenue. Street width suitable for commercial development.
-  Proposed Secondary street.
-  Proposed Tertiary street.
-  Proposed junction.
-  Proposed shared drives.
-  Proposed dwellings.
-  Potential 'drive thru' commercial development located at the junction of the A57 and Claylands Avenue at the south west corner of the site. Site area 0.22 Ha.
-  Existing dwellings to northern boundary.
-  Existing residential development beyond northern boundary.
-  Positive development frontage to Claylands Avenue.
-  Positive development frontage to A57.
-  Existing tree group at the south eastern corner of the site could form a potential public open space area.

Schedule of Accommodation		
House Type	Sq. Ft.	No.
2 bed semi-detached / townhouse (34)		
A Type	730	30
B Type	775	4
3 bed semi-detached / townhouse (38)		
C Type	825	38
3 bed detached (51)		
D Type	1050	1
E Type	1050	26
F Type	1050	3
G Type	1000	19
H Type	1000	2
4 bed detached (18)		
I Type	1350	3
J Type	1250	6
K Type	1375	7
L Type	1450	2
Total Dwellings		141

