



Housing Schedule	
Market Housing (60%)	
Type	No. homes
2-bed house (inc. 3 bungalows)	14
3-bed house (inc. 7 bungalows)	45
4-bed house	53
5-bed house	8
Sub-total	120
Affordable Housing (40%)	
Affordable Rent	
1-bed flat	8
2-bed flat	8
2-bed house (inc. 4 bungalows)	19
3-bed house	18
4-bed house	3
Sub-total	56
Affordable Shared Ownership	
2-bed house	12
3-bed house	12
Sub-total	24
Total	200

- LEGEND**
- Site boundary (9.80 Ha)
 - Primary highway network
 - Secondary highway network
 - Private road/drive
 - Primary site access
 - Pedestrian/cycle access
 - Pedestrian access
 - Children's play area (LEAP)
 - Children's play area (LAP)
 - Existing PROW
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- 1** Central green and play area
 - 2** Public open space
 - 3** SUDs and wildlife pond
 - 4** Boundary planting and green space
 - 5** Recreation trail to Site perimeter
 - 6** Wide, tree-lined primary movement corridor, including a loop for vehicles
 - 7** Cycle and pedestrian connection
 - 8** Screened pumping station location

- NOTES**
- NB1:** The layout illustrates a proposed housing development of 200 homes at a net density of **33 DpH**
- NB2:** Policy compliant housing mix meeting or exceeding Nationally Described Space Standards
- NB3:** The illustrative masterplan takes account of the following parameter plans: land use parameter plan (J0045323_004) and building heights parameter plan (J0045323_005)



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PROJECT TITLE
BLOOR HOMES
LAND EAST OF STATION ROAD, ELSENHAM
 DRAWING TITLE
ILLUSTRATIVE SITE LAYOUT

ISSUED BY	London	T: 020 7016 0720
DATE	14.10.2022	DRAWN MH
SCALE @ A1	1:1000	CHECKED JC
STATUS	Planning	APPROVED JC

DWG. NO. J0045323_007 V3

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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 Source: Ordnance Survey