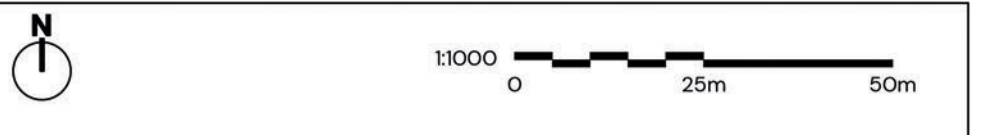


© Pegasus Planning Group Limited. © Crown copyright and database rights OS 100042093. Promap. Licence number 1002020449. EmapSite Licence number 0100031673. Terms & Conditions @ pegasusgroup.co.uk



- KEY**
- Site Boundary (14.07 Ha)
 - Location of existing drain to be retained (Position to be confirmed)
 - Location of Affordable Shared Ownership plot
 - Location of Affordable Rent plot
- All affordable plots are design to be tenure blind)

House Type	Ref	Dwelling Type	Square Meter	Square Footage	No. Units	No. Storeys	Total Sqft	Mix %
OPEN MARKET								
2 BED HOUSES								
18 Bung	18B	1B2P	60	645	2	1	1290	2.1
28 Bung	28B	2B3P	73	787	3	1	2361	3.1
Vyne	VYN	2B4P	70	737	16	2	13112	16.7
3 BED HOUSES								
Charleston	CHA	3B5P	88	949	17	2	11188	12.5
Frogmore	FRO	3B5P (Det)	83	1000	7	2	7000	7.3
Goaford	GO2	3B5P (Det - Corner)	101	1088	16	2	17408	16.7
4 BED HOUSES								
Parham	PEN	4B6P (Det - Corner)	119	1296	8	2	10288	8.3
Woburn (Detached)	WOB	4B6P (Det)	115	1240	16	2	19840	16.7
Goodwood	GCO	4B6P (Det)	128	1391	5	2	6955	5.2
Windsor	WIN	4B6P (Det)	124	1442	2	2	4226	3.1
Charwell - M4(3)	CHR	4B6P (Det)	145	1554	4	2	6256	4
5 BED HOUSES								
Kington	KIN	5B9P (Det)	166	1787	4	2	7148	4.2
TOTAL					86	60%	106372	100.0
AFFORDABLE RENT								
1 BED HOUSES								
18 Flat	18F	1B2P	52	560	8	1	4480	17.3
18 Bung - M4(3)	18B	1B2P	65	703	2	1	1406	4.4
2 BED HOUSES								
28 Flat	28F	2B4P	70	753	4	1	3012	8.9
28 Bung - M4(3)	28B	2B3P	73	787	2	1	1574	4.4
Hartford	HER	2B4P	80	858	30	2	8580	22.2
3 BED HOUSES								
Parham	PAR	3B5P	94	1010	16	2.5	16160	35.5
4 BED HOUSES								
Bathney	BLE	4B6P	125	1343	3	2.5	4029	6.7
Affordable Rent Total					45		39241	100.0
SHARED OWNERSHIP								
1 BED HOUSES								
18 Flat	18F	1B2P	52	560	4	1	2240	21.1
18 Bung - M4(3)	18B	1B2P	65	703	0	1	0	0.0
2 BED HOUSES								
28 Flat	28F	2B4P	70	753	0	1	0	0.0
28 Bung - M4(3)	28B	2B3P	73	787	0	2	0	0.0
Hartford	HER	2B4P	80	858	8	2	6864	42.1
3 BED HOUSES								
Parham	PAR	3B5P	94	1010	6	2	6060	31.6
4 BED HOUSES								
Bathney	BLE	4B6P	125	1343	1	2.5	1343	5.3
Shared Ownership Total					19		18007	100.0
GRAND TOTAL					140		142125	100
NET DEVELOPABLE AREA								4.78 Ha
COVERAGE								11.80 Acres
DENSITY								13739 sq/acre
								34 DPH

House Type	Code	Dwelling Type	Parking Required	Parking Provided	No. Units	Total Required	Total Provided	Difference
OPEN MARKET								
2 BED HOUSES								
18 Bung	18B	1B2P	1	1	2	2	2	0
28 Bung	28B	2B3P	2	2	3	6	6	0
Vyne	VYN	2B4P	2	2	16	32	32	0
3 BED HOUSES								
Charleston	CHA	3B5P	2	2	12	24	24	0
Frogmore	FRO	3B5P (Det)	2	3	7	14	21	7
Goaford	GO2	3B5P (Det - Corner)	2	3	16	32	48	16
4 BED HOUSES								
Parham	PEN	4B6P (Det - Corner)	3	3	8	24	24	0
Woburn (Detached)	WOB	4B6P (Det)	3	3	16	48	48	0
Goodwood	GCO	4B6P (Det)	3	3	5	15	15	0
Windsor	WIN	4B6P (Det)	3	3	9	9	9	0
Charwell - M4(3)	CHR	4B6P (Det)	3	3	4	12	12	0
5 BED HOUSES								
Kington	KIN	5B9P (Det)	3	4	4	12	16	4
AFFORDABLE								
1 BED HOUSES								
18 Flat	18F	1B2P	1	1	12	12	12	0
18 Bung - M4(3)	18B	1B2P	1	2	2	2	4	2
2 BED HOUSES								
28 Flat	28F	2B4P	2	2	4	8	8	0
28 Bung - M4(3)	28B	2B3P	2	2	2	4	4	0
Hartford	HER	2B4P	2	2	18	36	36	0
3 BED HOUSES								
Parham	PAR	3B5P	2	2	12	44	44	0
4 BED HOUSES								
Bathney	BLE	4B6P	3	3	4	12	12	0
GRAND TOTAL					Total Required	Total Provided	Total Difference	
					160	160	0	

REV	DATE	DESCRIPTION	REVISED BY	APPROVED BY
P	05.10.23	Trees removed from entrance junction visibility splay	RW	AG
O	28.09.23	Revised affordable location in line with client comments	RW	AG
D	28.09.23	Revised parking and update to affordable allocation key	RW	AG
M	28.09.23	Amendments to layout incorporating comments at design team meeting	RW	AG
L	28.09.23	Minor tweaks to layout in response to local authority comments	RW	AG
K	15.09.23	Minor tweaks to layout and addition of parking schedule to drawing	RW	AG
J	13.09.23	Minor tweaks to layout in response to local authority comments	RW	AG
I	08.09.23	Layout updated in line with revised engineers highways layout	RW	AG
H	14.07.23	Addition of neighbouring residential development under construction	RW	AG
G	15.07.23	Minor amendments to layout in line with consultant information	RW	AG
F	12.07.23	Updating m/f layout to local authority request (Replace 2x 18B with 2x 28B)	RW	AG
E	10.07.23	Minor amendments to developed layout & inclusion of engineers info	RW	AG
D	20.06.23	Minor tweaks to layout as client discussion and addition of schedule	RW	AG
C	20.06.23	Plot subdividing to increase coverage	RW	AG
B	20.06.23	Amendments/updates to layout as discussed with client	RW	AG
A	08.05.23	Amendments/updates to layout as discussed with client	RW	AG

Moors Field, Little Dunmow - Technical Layout

