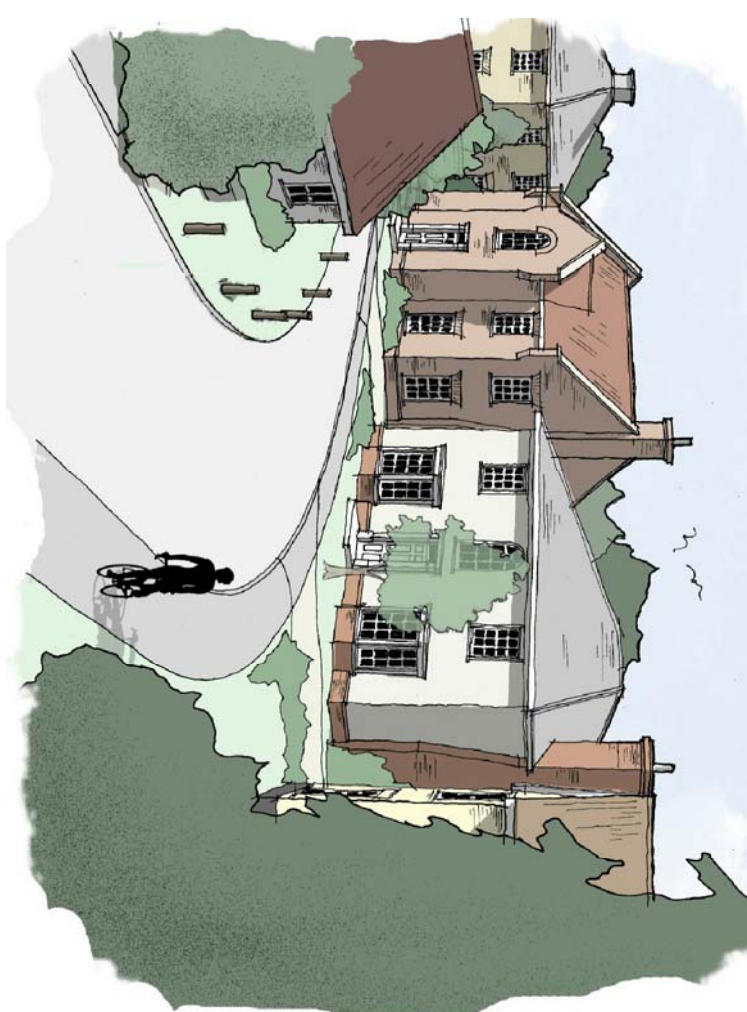




INDICATIVE PROPOSED SKETCH LAYOUT 1:1000



Sketch Perspective (View 1)



Sketch Perspective (View 2)

Scheme Summary	
Dwelling Summary 50 dwellings in total	
Private 30 dwellings comprising: 2no. 1 Bed Apartments 1no. 2 Bed Apartment 4no 2 Bed Bungalow 3no. 2 Bed Houses 4no 3 Bed Bungalow 6no. 3 Bed Houses 4no 4 Bed Houses 6no 5 bed houses	
Affordable 20 dwellings (40% of total) comprising: 6no. 1 Bed Apartments 30% of affordable 11no. 2 Bed Apartments 55% of affordable 1no. 2 Bed Houses 5% of affordable 2no. 3 Bed Houses 10% of affordable	
Approx Site Area 2,158 hectares (5,33 acres) Dwellings per hectare 23.2 Net development area 1,726ha (4,27 acres) Net dwellings per hectare: 29	
Total Parking Spaces 119 Public Open Space 2040sqm	

KEY

Single storey sub-station

Single storey garage

Single storey bungalow

2 storey (flat above garage)

2 storey house

Existing trees within boundary

New trees within boundary

STOREY HEIGHTS PLAN (NTS)



Revisions	
A: Access roads widened to HCC requirement 09.08.16	
B: Minor adjustments 11/11/16	
East Herts District Plan	
Site BISH 9 - Land off Manor Links	
Indicative Sketch Layout	
Date 04.07.2016	
Drawing WH117/P/16/SK10.01	