

Key

Site Boundary

SCEDULE OF ACCOMODATION

House Type	Parking	Config	Beds	Storey	Units
Open Market					
Rosewell	2PS	Semi	2	1	4
Meadowfield	2PS	Semi	3	2	4
Cammington	Integ	Detached	4	2	2
Hunworth	SG	Detached	4	2	5
Elvet	Integ	Detached	4	2	3
Hawthorne	SG	Detached	4	2	2
Broadoak	Integ	Detached	4	2	5
Bondgate	SG	Detached	4	2	3
Redworth	Integ	Detached	5	2	3
Sheraton	Integ	Detached	5	2	7
Total OM					38
Affordable					
Shotton	2PS	Semi	2	2	2
Meadowfield	2PS	Semi	3	2	8
Dwellings in Outline					2
Total Affordable					10
Affordable %					20%
Total Units					50

Beds	Total Units	Mix %
Open Market %		
2 Bed	4	10.5%
3 Bed	4	10.5%
4 Bed	20	52.6%
5 Bed	10	26.3%
	38	100.0%
Affordable %		
2 Bed	2	20%
3 Bed	8	80%
	10	100.0%
Outline %		
3 Bed	1	50%
4 Bed	1	50%
	2	100.0%
Total Units %		
2 Bed	6	12%
3 Bed	13	26%
4 Bed	21	42%
5 Bed	10	20%



OUTLINE FOR BUNGALOW AND 4 BED PROPERTY

2M VERGE FOR INTEGRATED SWALES AND STREET TREES THROUGH ADOPTABLE ROADS

APPROPRIATE DISTANCE FROM EXISTING DEVELOPMENT

APPROPRIATE DISTANCE FROM A689 AND RETAINED NATURAL BARRIER TO MITIGATE POTENTIAL NOISE

ACOUSTIC FENCING FOR PLOTS 24/25 TO MITIGATE NOISE

KEY

- EASTERN RED LINE BOUNDARY (2.33HA)
- WESTERN LAND IN APPLICANTS CONTROL (0.37HA)
- PROPOSED VEHICULAR ACCESS POINT
- PROPOSED PLAY AREA
- CYCLE STORAGE
- EXISTING TREES / VEGETATION
- PROPOSED TREES / VEGETATION
- ATTENUATION BASIN
- PROPOSED AFFORDABLE HOUSING
- PROPOSED BUNGALOW

Notes:

Revision	Description	Dm	Chkd	Date

Scale: 0m 5m 10m 15m 20m
 Source Information: OS MasterMap, Consultants/Pegasus/2025-02-03_LayoutP25-0197_100V - Sedgefield Testing Layout.dwg

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Planning Application February 2026
 Project: SEDGEFIELD
 Title: PA05 Proposed Site Plan - Detailed Layout
 Scale: 1:500@A1 Ref: HJB / 4324 / 23 Sheet: 1/1

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