



Nett Site Area: 6.1 Ha (Granted SHD Site)
Site Subject to Amendment: 5 Ha
237 Total Units
30 Existing Permission
207 New Proposed
Proposed Density: 38.8 units/ha
Public Open Space: 9,150m² (15% of Net Site Area)
Car-parking spaces: 428 Total Spaces
 2 Spaces per 3 & 4 Bed House
 1 Space per 2 Bed House
 1 Visitor Space per 3 Apartment/Duplex
 2 Disabled Access
Bike-parking spaces: 144 Total Spaces
 1 Bike Space per Bedroom (Simplex/Duplex and 2 Bed House)
 1 Visitor Space per 2 Simplex/Duplex
 1 Visitor Space per 5 Houses
Overall Mix
 1 Bed 21 8%
 2 Bed 49 22%
 3 Bed 142 60%
 4 Bed 25 10%
Simplex/Duplex Housing
 42 18%
 195 82%

Unit Types (Proposed)

4 no. Type K1 3 Bed, 2 Storey Semi-Detached 107.6m ²	10 no. Type N2 3 Bed, 2 Storey End of Terrace 105.5m ²	6 no. Type O3 3 Bed, 2 Storey Terraced 110m ²	42 no. Type Q 1 Bed Simplex 56m ²
1 no. Type K2 3 Bed, 2 Storey Semi-Detached 103.4m ²	1 no. Type N3 3 Bed, 2 Storey Semi-Detached 105.5m ²	14 no. Type P1 2 Bed, 2 Storey Terraced 86m ²	19 no. Type Q2 2 Bed Duplex 86m ²
21 no. Type K3 3 Bed, 2 Storey Semi-Detached 103.4m ²	2 no. Type M1 4 Bed, 2 Storey Detached Corner 132m ²	11 no. Type P2 2 Bed, 2 Storey Terraced 86m ²	2 no. Type Q3 2 Bed Duplex 86m ²
38 no. Type L1 3 Bed, 2 Storey Detached/Semi-Detached/ Semi-Detached 105.5m ²	2 no. Type M2 4 Bed, 2 Storey Detached 134m ²	1 no. Type P3 2 Bed, 2 Storey End of Terrace 86m ²	2 no. Type TV T2 2 Bed, 2 Storey Semi-Detached 84m ²
6 no. Type L2 3 Bed, 2 Storey Semi-Detached 105.5m ²	4 no. Type M3 4 Bed, 2 Storey Detached 134m ²	4 no. Type R1 4 Bed, 2 Storey Detached Side Entrance 126.6m ²	
4 no. Type L3 3 Bed, 2 Storey Semi-Detached 100.8m ²	4 no. Type O1 3 Bed, 2 Storey Detached Corner 110m ²	10 no. Type R2 4 Bed, 2 Storey Detached Side Entrance 126.6m ²	
10 no. Type N1 3 Bed, 2 Storey Semi-Detached 105.5m ²	10 no. Type O2 3 Bed, 2 Storey End of Terrace 110m ²		

Unit Types (Permitted)

8 no. Type A 3 Bed, 2 Storey 111.4m ²	10 no. Type F 3 Bed, 2 Storey 115m ²
7 no. Type C 3 Bed, 2 Storey 118m ²	1 no. Type H 4 Bed, 2 Storey 150m ²
1 no. Type C1 3 Bed, 2 Storey 118m ²	2 no. Type J 4 Bed, 2 Storey 147m ²
1 no. Type D 3 Bed, 2 Storey 103m ²	

- Subject site of amendment application
- Lands in ownership of applicant
- Lands subject of SHD Grant Permission REF: ABP-31678-21
- Riparian Corridor
- Enclosure Ditch (Ringflood) as identified by Archer Heritage Planning, and noted in granted permission previously