

7 THE PROPOSED DEVELOPMENT



Proposed Site Layout

Stonebond Properties Ltd are proposing a development of 23 dwellings. This is an increase of 8 dwellings from the approved scheme, which will include an additional 3 affordable dwellings.

The proposed development will provide:

- 14 market dwellings, consisting of
 - 4 no x 2 bedroom units;
 - 6 no x 3 bedroom units;
 - 4 no x 4 bedroom units;
- and 9 affordable dwellings, consisting of
 - 4 no x 1 bedroom maisonettes;
 - 4 no x 2 bedroom and;
 - 1 no x 3 bedroom unit.
- The development will utilise a palette of materials which will comply with Local Plan and Neighbourhood Plan policies the relate to ensuring new development reflects the existing character of Standon (see Board 8);
- The removal of the existing lay by on Stortford Road. The proposal will utilise the access arrangements as approved under the earlier permission, including the provision of the replacement car parking spaces for existing residents (see Board 10);
- Retention of landscaping along Stortford Road, which will screen the development from view; and
- A surface water strategy which will involve the creation of an infiltration pond in the south west corner of the site which will not increase flood risk on or outside of the site (see Board 12).