

- Existing Tree Belt
- New Tree Belt
- P.O.S - Informal Green Space 2480m<sup>2</sup> (2480m<sup>2</sup> required)
- P.O.S - Natural Green Space 4960m<sup>2</sup> (4960m<sup>2</sup> required)
- P.O.S - Play Space 1488m<sup>2</sup> (1488m<sup>2</sup> required)
- Pathways
- Bin Collection Area (b.c.a.)

**Development Schedule**  
120 No. mixed dwelling houses of which 36No. (30%) are affordable.

- Private Housing**
- a - Hanbury - 3 Bedroom - 2 Storey House x 14
  - b - Souler - 2 Bedroom + study - 2.5 Storey x 10
  - c - Whitehall - 2 Bedroom + study - 2 Storey House x 10
  - d - Lumley - 3 Bedroom + study - 2.5 Storey House x 10
  - e - Marlborough - 3 Bedroom + study - 2 Storey House x 9
  - f - Hayden - 4 Bedroom - 2 Storey House x 7
  - g - Bond - 4 Bedroom + study - 2 Storey House x 4
  - h - Regent - 4 Bedroom + study - 2.5 Storey House x 7
  - i - Holland - 5 Bedroom 2 Storey House x 6
  - j - Fenchurch - 4 Bedroom + study - 2 Storey House x 7
- total 84

- Affordable Housing**
- Woburn - 1 Bedroom Bungalow x 4
  - S59H - 1 Bedroom House x 6
  - S45B - 2 Bedroom Bungalow x 2
  - S76H - 2 Bedroom House x 12
  - S88H - 3 Bedroom House x 8
  - S87WB - 3 Bedroom Bungalow x 1
  - S103 - 4 Bedroom House x 3
- total 36

**AMENDED PLANS**

- REVISION B DECEMBER 2014**  
Revisions to plots 119, 120, 60, 52, 51, 42, 36, 39, 47, 86, 89  
KJ
- REVISION A NOVEMBER 2014**  
Revisions to layout following discussions with Planners and Client  
KJ
- REVISION C JANUARY 2015**  
Revisions to tree belt/landscaping in front and rear of plots 28-32 House type swap, plots 30 and 59 site adjusted to suit.  
KJ
- REVISION D 23rd January 2015**  
Revisions to layout following discussions with Planners and Highways, visitors parking added footpaths adjustments to parking etc.  
KJ
- REVISION E 11th March 2015**  
Footpath link removed between site and The Drift  
KJ
- REVISION F March 2015**  
Plots 102 to 111 amended.  
KJ
- REVISION G 24th March 2015**  
Site layout adjusted overall to suit 5m buffer strip to North side of the site on the boundary. Knee rail added on plot side of tree belt/landscaping. Plots 1 swapped with plot 114, Plot 2 swapped with plot 81  
KJ
- REVISION H 24th March 2015**  
Path added on South boundary near farmers entrance for access to 2 acre open space  
KJ

**Site area** 54870m<sup>2</sup>, 5.487ha / 13.559 acres

Total 'on site' Public Open Space required 8478m<sup>2</sup> (1413m<sup>2</sup> Play Space, 2355<sup>2</sup> Informal Green Space, 4710m<sup>2</sup> Natural Green Space)

'off site' Public Open Space to be provided 8094m<sup>2</sup> (2 acres)

Area of Swales 5200m<sup>2</sup>

Net 'Residential' area (gross site area less on site POS less swale) = 41192m<sup>2</sup> (4.1192 ha, 10.179 acres)

**Forest Heath Public Open Space Calculator**

M11	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
Number of dwellings	Enter number	Equivalent people	Open Space requirement	Required msq per person	Cost per msq	Total requirement	Cost of provision (£)	On site required?	Required quantity on site	Enter actual provision on site	Value of provision	Contribution required	Committed sum required?	Annual Committed sum*			
1	10	20	Spurs Space	10	£21	4,710	£98,910	Y	4,710	4,710	70,650	£0	Y	£8,831			
2	34	102	Play Space	3	£170	1,413	£240,210	Y	1,413	1,413	240,210	£38,910	Y	£30,026			
3	31	124	Parks & Recreation Grounds	5	£72	2,355	£169,560	0	FALSE	0	£169,560	£0	Y	£0			
4	45	225	Informal Green Space	5	£15	2,355	£35,325	Y	2,355	2,355	35,325	£0	Y	£4,416			
5	0	0	Natural Green Space	10	£15	4,710	£70,650	Y	4,710	4,710	70,650	£0	Y	£8,831			
6	0	0	Elderley 1	0	£30	0	£0	0	FALSE	0	£0	£0	Y	£0			
7	0	0	Elderley 2	0	£1413	0	£0	0	FALSE	0	£0	£0	Y	£0			
8	0	0	Allotments	3	£30	1,413	£42,390	0	FALSE	0	£0	£42,390	Y	£0			
9	TOTAL	471		36		16,856	£657,645		8,478		346,195	£310,860		£43,273			

**CHARLES CHURCH**  
KJ ARCHITECTS LTD

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PHONE: 01297 513444

PROJECT NO: 744-13  
DATE OF PLAN: 24.03.15

DATE OF PLAN: 24.03.15

END REFERENCE

CLIENT: Charles Church Persimmon House, Colville Road Works, Oulton Road, Lowestoft, Suffolk, NR33 9RS

PROPOSED HOUSING LAYOUT Land off Burwell Road, Emsing

DESIGNED BY: KJ  
DRAWN BY: K. Johns

PROJECT NO: 744-13

PROPOSED HOUSING LAYOUT

DATE OF PLAN: 24.03.15

END REFERENCE

04

G

1:500

0 10M 20M 40M

↑ N

