

**Wivenhoe: Proposed Additional Condition**

No occupation of more than 60 units until such time as there has been submitted and approved a scheme for a footpath cycleway between the LINE GREEN and LINE PURPLE.

*LINE GREEN to be the southern boundary of the application site.*

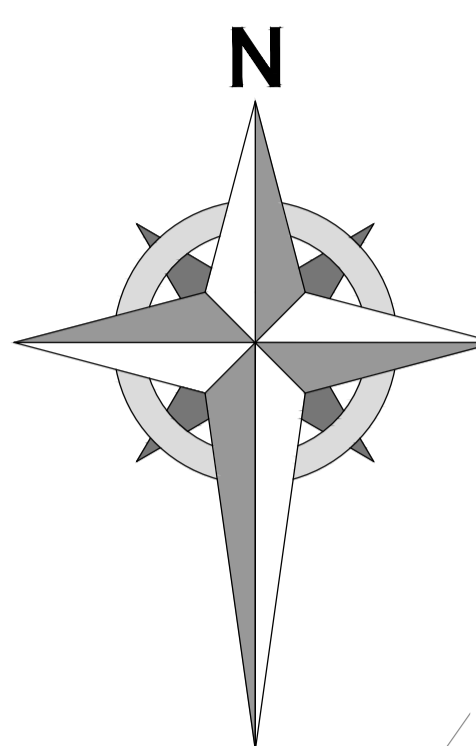
*LINE PURPLE to be the southern boundary of the WIV29 residential allocation.*

Extract from enclosed : TW027-PL-03 Rev M Layout- with lines



Private Development					
No	Unit Ref	Name	Type	Size Sqft	
36	PA25	Canford	2 Bed	689	
13	PT37	Yewdale	3 bed	931	
6	PT36	Easedale	3 Bed	931	
21	NA32	Byford	3 Bed	976	
2	NA42	Huxford	4 bed	1173	
10	NA44	Manford	4 bed	1385	
8	NT42	Waysdale	4 bed	1549	
<b>96</b>	<b>Total</b>				

Affordable Dwellings					
No	Unit Ref	Name	Tenure	Type	Size Sqft
6	NA20	Ashenford	Rent	2 bed	771
3	NA20	Ashenford	SO	2 bed	771
1	HAM4(3)	M4(3) House	Rent	3 Bed	1194
8	NA34	Collford	Rent	3 bed	1020
1	NA34	Collford	SO	3 bed	1020
4	NA49	Janford	Rent	4 bed	1141
1	NA49	Janford	SO	4 bed	1141
<b>24</b>	<b>Total</b>				


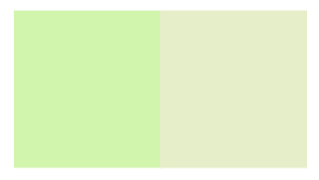


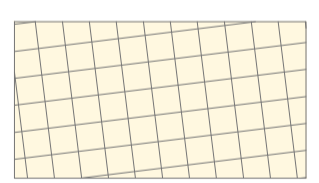
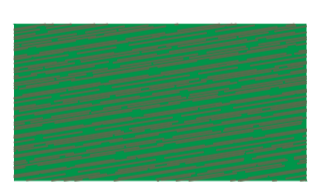


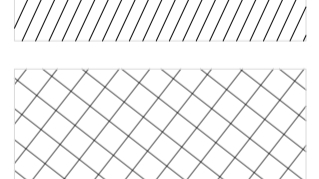
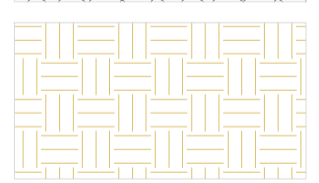
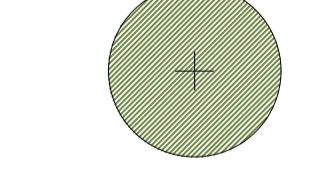




INDICATIVE SPORTS PITCH LOCATIONS COMPLETE AREA 2.003 Ha

DOG WALKING AREA

PLAY AREA L.E.A.P. INDICATIVE ARRANGEMENT

DOG WALKING AREA

-  Front Grass
-  Rear Grass
-  Paving Natural
-  Paving Aquasett Vendage
-  Access Path Sandstone
-  Existing Tree Planting Shade
-  Road
-  Footpath
-  NO Build Zone
-  Grass crete
-  Hoggin path
-  Proposed Tree
-  Hedge Shade 1

Note: See detailed layout for landscaping information.

Design Notes

Local Authority - Colchester BC  
 Garden Sizes  
 2 Bed - 50m<sup>2</sup>  
 3 Bed - 60m<sup>2</sup>  
 4 Bed - 100m<sup>2</sup>  
 Min Back to Back Distance - 25m  
 Min Back to existing dwellings - 15m  
 Parking  
 Space size - 2.9m x 5.5m  
 Garage - 3m x 7m  
 2 Spaces per dwelling  
 25% visitor Parking  
 Roads  
 5.5m road with 2 x 2m footpaths  
 Shared Surface road serving max 25 dwellings



Project: Wivenhoe, Land South of Elmstead Road, off Richard Avenue  
 Description: Development Layout  
**Option 9**

Scale: 1-500 @ A0 Date: 29/04/2022  
 Dwg no: TW027-PL03- Revision: M

