

Overview of the scheme - Illustrative layout

Land at Warburton Lane is to come forward in two parcels; land to the east (**Site 1**) and land to the west (**Site 2**).

We have analysed the sites and the surrounding context, to understand the existing landscape, areas of opportunity and site constraints, to deliver a quality new housing development.

We are preparing three separate planning applications:

- one overarching application setting out the outline parameters for the whole site in broad terms; and
- two detailed applications (one for each site) providing details of design and scheme layouts.

Site 1
Illustrative layout



Site 1 - Illustrative layout

Land east of Warburton Lane is likely to deliver around 260 new homes, within the development parcels indicated on the parameters plan, separated by areas of amenity landscape and buffer planting. The development parcels are to be accessed from a central spine road running east-west, from which secondary roads will be taken.

North of the new homes, there will be a generous area of public open space, including landscaped areas and footpath connections east and west, and formal play areas for children.

Ponds will be provided, which will assist with delivering a sustainable drainage scheme for the housing, as well as providing amenity value.