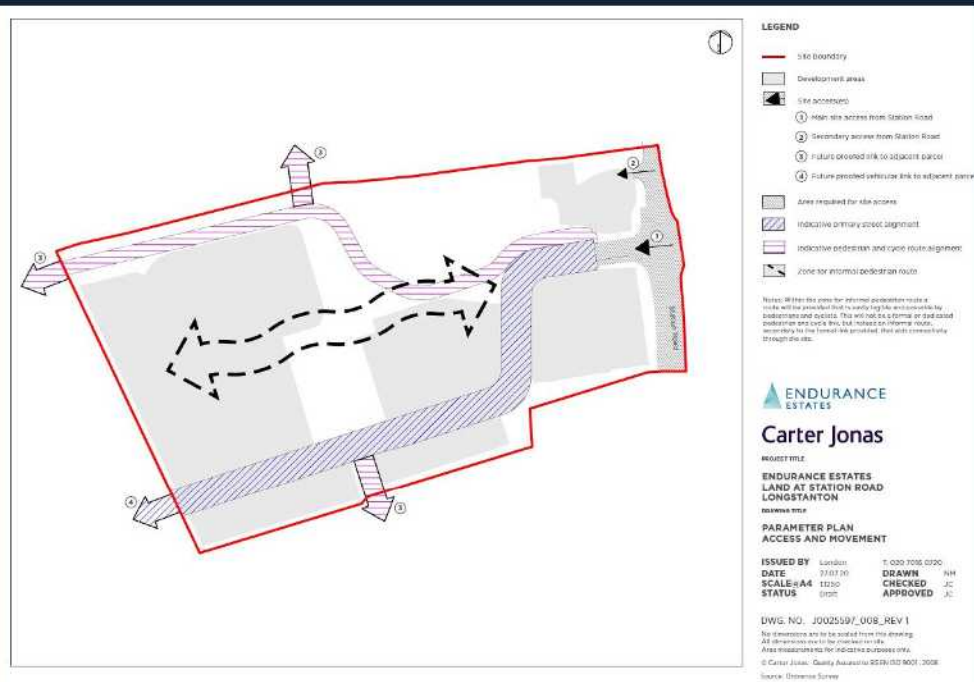


**Outline planning permission granted in July 2022 for up to 107 dwellings (including three self build plots and affordable housing), a commercial building, landscaping and associated development.**

**The outline application included a detailed plan of the vehicular access from Station Road and parameter plans to guide the reserved matters applications for the site.**

**The Access and Movement Parameter Plan details how the site will promote active travel by delivering pedestrian and cycle connectivity with future Northstowe land parcels to the north, south and west.**





## Reserved Matters scheme

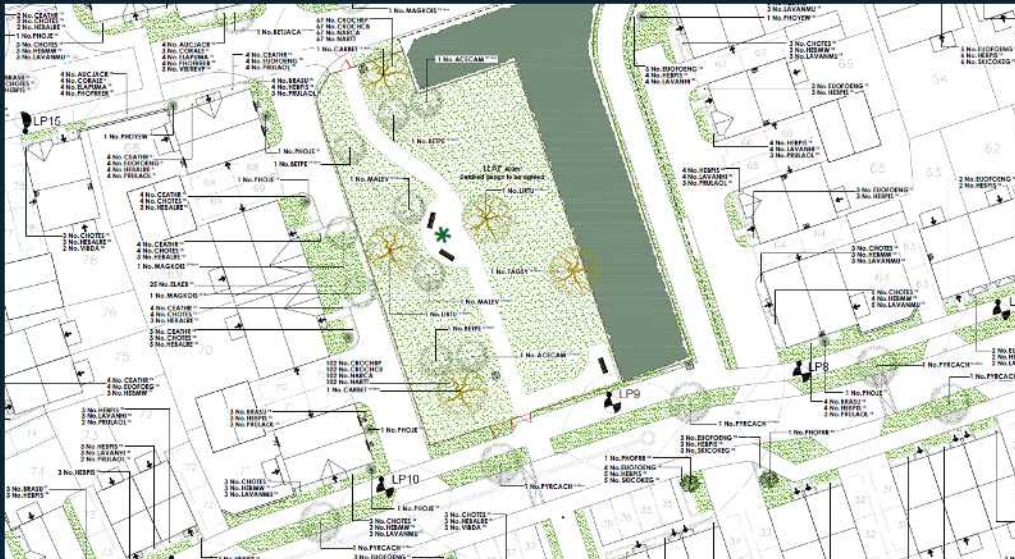
The reserved matters application for the residential land was submitted in March (ref: 25/00887/REM).

A reserved matters application for the commercial building will be submitted shortly.

The submitted reserved matters application includes 104 dwellings and three self-build plots. The layout has been designed around the retention of existing areas of landscaping to the north and centre of the site.

All retained landscaping will be enhanced with further planting and long-term management for its amenity and biodiversity value.

A Local Equipped Area of Play (LEAP) will be at the heart of the development on the edge of the central green space.





## Encouraging healthy lifestyles

Pedestrian and cycle connectivity will be provided to future developments to the north, south and west to comply with the approved parameter plans.

These routes will allow residents of the site, and those of future developments, to access the Park and Ride by foot and cycle.

Streets within the site will be designed to create an environment that encourages walking and cycling. A more landscaped quieter pedestrian/cycle route will be provided to the north of the site.

At the heart of the development the LEAP will encourage active play in a safe environment that is overlooked by residential properties.

The LEAP will be within walking distance of all the new homes. It will also include secure cycle parking so it can be accessed by cycle from further afield.

