



-  PRIMARY ROADS
-  SECONDARY ROADS
-  PROPOSED RESIDENTIAL DEVELOPMENT WITH ACTIVE FRONTAGE
-  REAR BOUNDARIES TO DWELLINGS
-  EXISTING HEDGEROWS / TREES TO BE RETAINED
-  KEY NODAL SPACES WITHIN DEVELOPMENT
-  KEY DWELLINGS IN PROMINENT POSITIONS
-  PEDESTRIAN CONNECTIONS

- 1** PRIMARY SITE ENTRANCE
- 2** POTENTIAL FUTURE LINK TO ADJACENT LAND
- 3** RETAINING WALLS/STRUCTURES IN REAR GARDENS TO MITIGATE SIGNIFICANT SLOPE
- 4** LONG DISTANCE VIEWS TOWARDS CASTLE HILL
- 5** RETENTION OF EXISTING TREES TO CREATE GREEN CORRIDORS THROUGH THE DEVELOPMENT WITH OPPORTUNITY FOR AMENITY AND ECOLOGICAL ENHANCEMENT
- 6** WOODLAND BUFFER ALONG EASTERN BOUNDARY WITH PEDESTRIAN ROUTES THROUGH
- 7** DRAINAGE SOLUTION TO BELDON BROOK
- 8** KEY VIEW OF CASTLE HILL AT HIGH POINT OF SITE WITHIN THE PUBLIC DOMAIN
- 9** POTENTIAL EMERGENCY LINK

MASTERPLAN SUMMARY

Nett Developable area: 19.43 acres / 7.86 hectares
 Projected Housing Numbers at 35dph: 275 dwellings

GREENSPACE BREAKDOWN

POS Area shown: 3.21 acres / 1.30 hectares
 Retained hedgerows and green connections: 2.70 acres / 1.09 hectares
 Buffer zone to woodland: 2.67 acres / 1.08 hectares
 Drainage solution / open space: 2.41 acres / 0.97 hectares