



LEGEND

- Site location 51.40 Acres/ 20.80 Hectares
- Proposed residential development. Circa 370s. dwellings @ average 35 gpm
- Landscaped public open space
- Existing trees and hedgerow
- Proposed landscape
- Children's play spaces
- Proposed SUDS
- Community orchard
- Key pedestrian/cycle routes
- Existing public footpaths and bridleways
- Existing bus stops

- KEY PRINCIPLES**
1. Vehicular and pedestrian access via New Road;
 2. Emergency access and pedestrian link;
 3. Potential pedestrian crossing;
 4. Potential vehicular connection to link streets and form looped route;
 5. Existing pedestrian crossing;
 6. Circular walking routes incorporating existing bridleway;
 7. New residential frontage to continue/ mirror existing building line;
 8. Existing buildings and Whitehouse Farm to be removed;
 9. Outward facing frontages to overlook public open space and retained landscape;
 10. Principal residential street;
 11. Focal spaces and marker buildings;
 12. Higher density development (development core);
 13. Lower density soft edges;
 14. Inter-connected network of public open space and greenways retaining existing landscape and sylvan character;
 15. New Children's play dispersed through green space;
 16. Priority to pedestrians traffic calming measures;
 17. Existing landscaped edge as new green belt boundary;
 18. Existing pond;
 19. Development set back to address transition to countryside and
 20. Extended building separation distances to address residential amenity.

Note: This drawing is subject to site survey.

BAILY GARNER
Richborough Estates

CLIENT: RICHBOROUGH ESTATES LTD

PROJECT: LAND NORTH OF NEW ROAD FEATHERSTONE SOUTH STAFFORDSHIRE

DRAWING TITLE: PROPOSED ILLUSTRATIVE MASTERPLAN

JOB NUMBER	DRAWING NUMBER	REVISION
38655	2	1

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