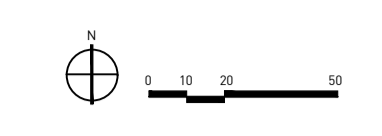


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REVISION: D. C. DATE:



KEY

- Site location
102.33 Acres/
41.41 Hectares
- Other residential
redevelopment potential
2.86 Acres/1.08 Hectares
- Proposed residential
development
- Public open
space
- Existing
landscape
- Proposed
landscape
- Proposed indicative
Sustainable
drainage
- Key
pedestrian
routes
- Existing public
footpaths and
routes

KEY DESIGN PRINCIPLES

1. Two points of vehicular access proposed via Codsall Road;
2. Existing on-site public footpath incorporated into new streets and green infrastructure (no diversions proposed);
3. Existing treed frontage to be retained;
4. Existing track to be rationalised with some tree removal to achieve visibility splays;
5. New pedestrian footpath network joining with existing public footpaths;
6. Linear housing frontage replicating contextual characteristics;
7. Formal tree lined approach into development;
8. Focal point spaces to achieve legibility and assist movement around the development;
9. Green links/corridors integrating existing landscape;
10. Linear block structure layout of housing drawing on contextual principles;
11. Low density housing patterns with verdant plots (drawing on character of Links Avenue);
12. Wider street safeguarding potential bus services;
13. Treed plots retaining existing landscape;
14. Lower density development edges;
15. Landscaped edge, retaining existing trees and hedgerow;
16. Estimated site low points for sustainable drainage;
17. Equipped children's play spaces (LEAP/LAPI);
18. New linear housing frontages to define green links/ corridors;
19. Country Park and new Green Belt boundary; and
20. New woodland

Richborough
Estates

BAILY
GARNER

CA1 CLIENT:
RICHBOROUGH ESTATES LTD
PROJECT:
LAND OFF CODSALL ROAD,
PALMER'S CROSS

DRAWING TITLE:
PROPOSED ILLUSTRATIVE MASTERPLAN - OPTION B

JOB NUMBER:	DRAWING NUMBER:	REVISION:
30211	6	-
DATE:	D:	C
27.02.2018	C.J.L	C.J.L
SCALE:	1:2000@A1	
PURPOSE OF ISSUE:	PRELIMINARY	

Note: This drawing is for illustrative purposes only and is subject to survey and detailed design.