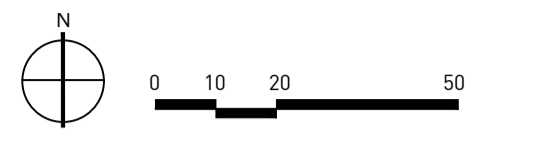


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REVISION: D. C. DATE:
A. Drawing notation amended to JJ comments. C.J. C.J. 10.05.2022



LEGEND

	Site location 4.52 Acres 2.64 Hectares
	Residential development: 2.18 Acres/ 0.88 Hectares Circa 24 dwellings @ 275pph
	Other potential residential development: Parcel A: 1.38 Acres/ 0.64 Hectares Circa 21 dwellings @ 320pph
	Parcel B: 1.75 Acres/ 0.71 Hectares Circa 23 dwellings @ 330pph
	Parcel C: 2.65 Acres/ 1.07 Hectares Circa 35 dwellings @ 330pph
	Overall total: 107 dwellings 8.14 Acres 3.30 Hectares
	Public open space 4.34 Acres 1.76 Hectares
	Wildflower meadow
	Proposed landscape
	Community Orchard
	Existing trees & hedgerows (indicative)
	Existing public footpaths
	Sustainable drainage (indicative)
	Principal pedestrian routes

- DESIGN NOTES**
- Proposed vehicular and pedestrian accesses via Marston Road;
 - Private drive access;
 - Proposed vehicular and pedestrian access via Fenton House Lane (no connection to Marston Road access);
 - New pedestrian connection to existing public footpath;
 - New pedestrian route leading to Fenton House Lane;
 - Potential new footpath;
 - Linear new building line with consistent set back;
 - Green corridor and development setback retaining existing hedgerow;
 - Existing dwelling excluded from development proposal;
 - Min. 15m development setback to existing ponds;
 - Street narrowing to curtail vehicle speeds;
 - Outward facing residential edges;
 - Indicative offsets to existing trees; and
 - Existing watermain requiring diversion.

Notes:
This drawing is for illustrative purposes only and subject to detailed design and site survey.
In accordance with Richborough Estates constraints plan: RE/WHAS/CONS/01C

BAILY GARNER
Richborough Estates

CLIENT: RICHBOROUGH ESTATES LTD

PROJECT: LAND OFF FENTON HOUSE LANE WHEATON ASTON

DRAWING TITLE: PROPOSED ILLUSTRATIVE MASTERPLAN OPTION 1

JOB NUMBER:	DRAWING NUMBER:	REVISION:
33743	1	A
DATE:	D	C
28.10.2021	CJL	CJL
SCALE:		
1:1250BA1		
PURPOSE OF ISSUE:		
PRELIMINARY		