EXISTING FOOTPATH

EXISTING DEVELOPMENT

LANDSCAPE BELT

GREEN

SWALES EITHER SIDE OF THE HIGHWAY

LANDSCAPE BELT

EXISTING DEVELOPMENT

POS TO INCORPORATE ATTENUATION
1756m³ storage volume / approx 1m depth

EXISTING DITCH

VIEWS TO CHURCH

EXISTING FOOTPATH

AREA TO BE IMPROVED TO HIGHWAY STANDARDS

PROPOSED FOOTPATH CONNECTION

Site Boundary: 4.8465ha

Proposed residential area: 3.1958ha

Proposed public open space to serve the new development. To include new landscaping

Proposed vehicular access point

Proposed main road through development

Proposed secondary roads and private drives

Existing vegetation

Proposed Landscape Buffer

Low density development on Southern edge

Existing hedgerow to be retained

N

0m 5m 10m 15m 20m 25m 30m

Scale Bar

Project: Land of South of Swaynes Lane, Comberton	Scale: 1/500 @ A1
Drawing: Concept Masterplan	Date: 24/02/2020
	Drawing by: Jack Edwards

HOPKINS HOMES

[redacted]

COMBERTON