



- 1 Spine street and pedestrian/cycle way lead through the neighbourhood, allowing clear and convenient links.
- 2 Proposed woodland belts along the northern and eastern boundary will vary in width and be a minimum 10m wide, to screen the buildings, break up the mass, and assimilate the new development into the existing wooded backdrop. The new woodland belts would be managed to enhance habitat creation and maximise Biodiversity Net Gain (BNG) opportunities throughout.
- 3 View corridors created to allow views to the north and east.
- 4 East-west and north-south tree and open space corridors are incorporated into the layout, in order to break up the mass of the built form, and ensure gaps between the roofs when seen from the north or east.
- 5 Existing public right of way retained along its current alignment, with new woodland located to the south of the path to retain open views where possible.
- 6 SuDS basins designed to visually integrate with the adjoining farmland, and sown with wildflower meadow grass.
- 7 Proposed woodland to link to existing woodland, to integrate the new development into the existing settlement.
- 8 Blocks and dwellings carefully orientated to break up the rooflines and ensure gaps between buildings, when viewed from the north or east.
- 9 Proposed Scout Hut located close to the public open space, to enable use of the open space by the Scouts.
- 10 New play areas and recreational footways will link to the existing public rights of way, for easy access to new and existing residents.
- 11 A variety of public open spaces will provide a range of recreational and ecological opportunities and benefits.
- 12 Land which is visually most sensitive to be retained as agricultural land, to retain the setting of the village.
- 13 Street trees will be planted along the main streets to accord with recent good design guidance and to create an enhanced verdant character across the development.

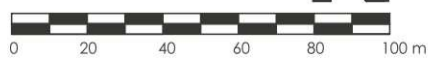
Site Boundary: 9.24ha

SURROUNDING CONTEXT
Existing public footpath

DEVELOPABLE AREA: Up to 160 units
 Residential development area (Medium Density): 3.07ha
 Residential development area (Lower Density): 1.77ha
 Proposed site for Pre-School: 0.12ha
 Proposed site for Scout Hut/community facility and associated infrastructure: 0.04ha

- ACCESS AND MOVEMENT**
- Proposed vehicular access point
 - Proposed emergency access point
 - Proposed spine road through the development
 - Proposed secondary streets
 - Proposed private drives and lanes
 - Proposed shared/focal space
 - Proposed recreational routes
 - Proposed combined cycle/footway along spine street

- GREEN INFRASTRUCTURE**
- Existing vegetation
 - Proposed public open space with new thicket and tree planting
 - Proposed wildflower planting
 - Proposed street tree planting
 - Proposed LEAP - Locally Equipped Area for Play
 - Proposed new Sustainable Drainage System (SuDS) basins
 - Proposed location for a foul pump station
 - Vistas to north and east



A	24.11.2021	JC	General minor updates & policy check
-	17022020	JC	Previous landscape comments incorporated
Rev	Date	By	Description

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Project Land East Ridgeway & Old Pinewood Way, Papworth Everard

Title Concept Masterplan

Client Bloor Homes

Scale 1:2000 @ A3 **Drawn** JC

Date November 2021 **Checked** SG

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