

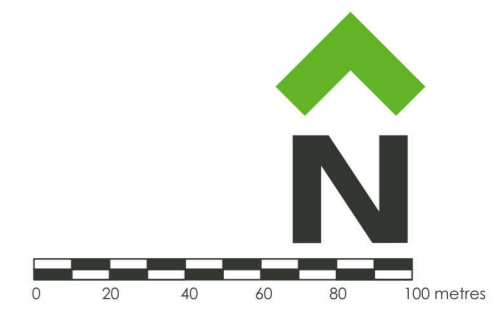


Potential vehicular, pedestrian and cycle access

Avenue street tree planting along the spine street creates a verdant route through the development aiding space legibility and street hierarchy as well as breaking up the scale of the built development

Trim Trail Stations could be provided along the recreational routes within this area to further promote a healthy and active neighborhood

Opportunity to provide a community orchard which will allow new and existing residents to pick fruit, as well as helping create habitat



- Site Boundary: 10.39ha
- Proposed residential area: 5.30ha (Up to 200 units @ 37dph)
- Potential vehicular and pedestrian access point
- CONTEXT**
- Existing contours
- CIRCULATION**
- Potential primary streets within the development
- Potential secondary streets
- Indicative lanes and private drives
- Existing public footpaths
- Potential recreational routes through the development
- Potential pedestrian/ cycle links
- FLOOD RISK & DRAINAGE**
- Existing watercourses and ponds
- Extent of surface water flooding
- Proposed location for drainage (SuDS) basin
- GREEN INFRASTRUCTURE & PLAY PROVISION**
- Existing trees and hedgerows to be retained
- Proposed public open space to serve the new development
- Proposed structural tree planting
- Proposed new tree planting
- * Potential children's play areas
- * Potential Trim Trail Stations
- UTILITIES**
- Existing foul water rising main
- Proposed foul water pumping station and offset

A	07.12.21	SM	Amended to clients comments
Rev	Date	By	Description

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Project	Highfields, Caldocete		
Title	Concept Masterplan Option B		
Client	Vistry Group		
Scale	1:2000 @ A2	Drawn	KP
Date	November 2021	Checked	RR
Drawing No.	CSA/5682/106	Rev	A