



N.B. No dwellings are proposed beyond the existing PRoW.

- 1 Min. 8m secure landscape buffer / ecology zone in addition to extended new private gardens.
- 2 Leisure footway routes through open space/ landscape spaces and connecting with the existing PRoW.
- 3 Potential to explore rear shared parking courts and communal garden typologies.
- 4 Pedestrian connections from existing streets into new open spaces and streets.
- 5 Landscape buffer, extended new gardens and ecology corridors to Wellfield Close, Drovers Close and Meer Stones Road.
- 6 Approx. location for children's play (final location and design to be agreed through discussion). Play features to be naturalistic in design.

LEGEND					
	Site Boundary		Private Rear Gardens		Side Street
	Public Open Space		Existing Trees		Lane/ Private Drive
	SUDS Feature		Existing Hedgerows / Scrub		Leisure Footpath Loop
	Key Public Realm Space		New Street/ Open Space Trees		Potential Children's Play Area
	Building Frontages		Main Street		

Rev:	Date:	Description:	Initial:

Project:
Land off Windmill Lane
Balsall Common

Drawing:
06a - Illustrative Masterplan Layout

Scale:
1:2000@A3

Drawn:
AKP

Date:
11/03/2021

Checked:
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