



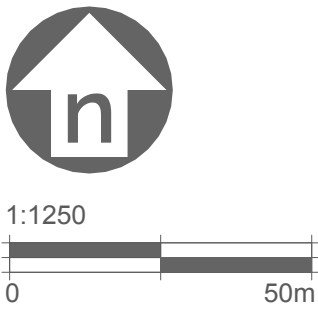
- Development boundary
- Proposed primary access
- Existing pedestrian route
- Potential pedestrian route
- Residential street
- Private drive
- Indicative building locations
- Focal building locations
- Local Area of Play (100m sq; 5m offset from dwellings)
- Residential development blocks
- Public Open Space
- Retained planting buffer
- 1m noise bund with 2m acoustic fence over
- Retained trees
- Retained boundary hedge
- Proposed trees / planting
- Attenuation area /swale
- Indicative position of proposed fenced substation (precise location to be determined at Reserved Matters)

Schedule of Masterplan Areas

Gross site area:	2.29ha (red line)
Net Residential Development:	1.34ha (approx 44 homes @ average 32.8 homes / hectare)
Public Open Space (taken from Supplementary Planning Document on Developer Contributions March 2013)	
(Policy Minimum)	0.32ha
Public Open Space	0.32ha
Landscaped Bund	0.06ha
SUDS	0.15ha
total POS:	0.53ha
Strategic Planting areas	0.29ha
Access Roads	0.13ha

Concept Masterplan

1. Main access to the site from Main Street, which incorporates pedestrian access and leads to a loop, providing a legible residential layout;
2. Retained orchard planting within public open space which is located on the northern edge to create a green edge to development;
3. Buildings address POS. All green spaces have frontages overlooking them to provide natural surveillance;
4. Existing hedges and trees to the boundaries are retained within public open space or strategic landscape belts and are supplemented by new structural boundary planting. New structural planting has been proposed to strengthen the northern boundary to the A142.
5. Potential pedestrian connection through the development connecting to existing footpaths bounding the site;
6. Attenuation / ecological area including pond and swale;
7. The houses will be two-storey with potential use of roof space for an additional accommodation level (2.5 storey) to create a varied roofscape across the site.
8. A hierarchy of streets creates a legible residential environment. This includes main and secondary streets, shared surface areas, and loops within development parcels, creating a highly accessible environment.



client:
Catesby Strategic Land Ltd

project:
Main Street, Witchford

drawing title:
Concept Masterplan

job number:
CAT111

scale:
1:1250 @ A3

date:
July 2019

drawing number:
3202 revE

drawn:
JVS

status:
post-submission

urbandesignbox.co.uk
Copyright of Urban Design Box. This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing. DO NOT SCALE DRAWINGS.

