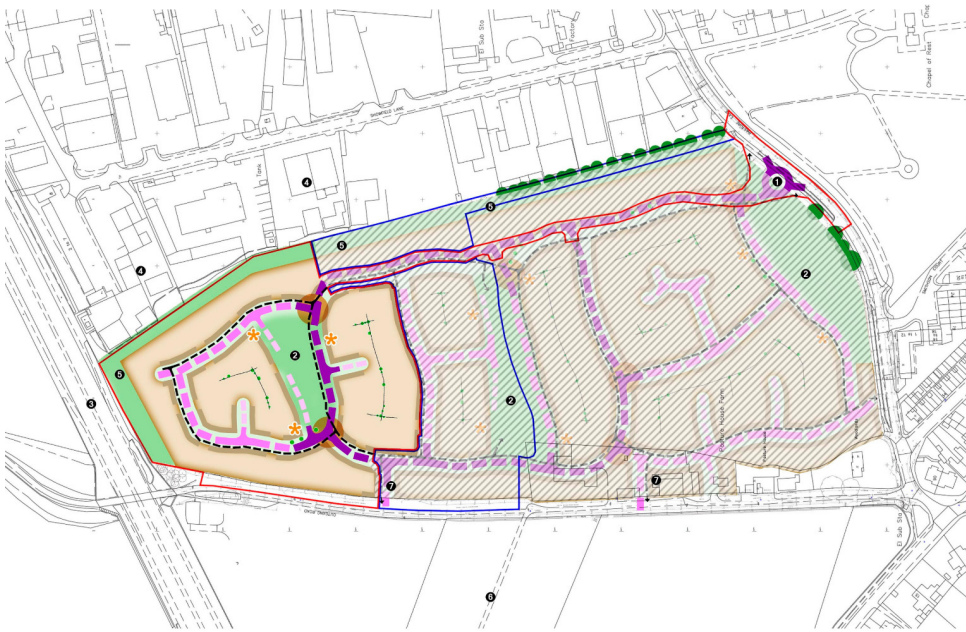


ILLUSTRATIVE MASTERPLAN



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- PRIMARY ROADS
- SECONDARY ROADS
- PROPOSED RESIDENTIAL DEVELOPMENT
- REAR BOUNDARIES TO DWELLINGS
- EXISTING HEDGEROWS / TREES TO BE RETAINED
- KEY NODAL SPACES WITHIN DEVELOPMENT
- KEY DWELLINGS IN PROMINENT POSITIONS
- PEDESTRIAN CONNECTIONS

- 1 Primary vehicle entrance point within Phase 1
- 2 Areas of open space distributed throughout the masterplan
- 3 A64 dual carriageway
- 4 Existing adjacent commercial and industrial estate
- 5 Landscaped acoustic buffer around Northern and Eastern boundary
- 6 Adjacent existing allotments bounded by open arable fields
- 7 Emergency access points

DEVELOPMENT SUMMARY

Outline Approval
 227 DWELLINGS
 GROSS AREA = APPROX 8.42 HA

Proposed Development
 87 DWELLINGS
 GROSS AREA = APPROX 3.11 HA
 (excluding access road)

TOTAL DWELLINGS = 314 DWELLINGS
GROSS AREA = 11.53HA

DATE VALID
07/01/16

