

KEY
Site Boundary

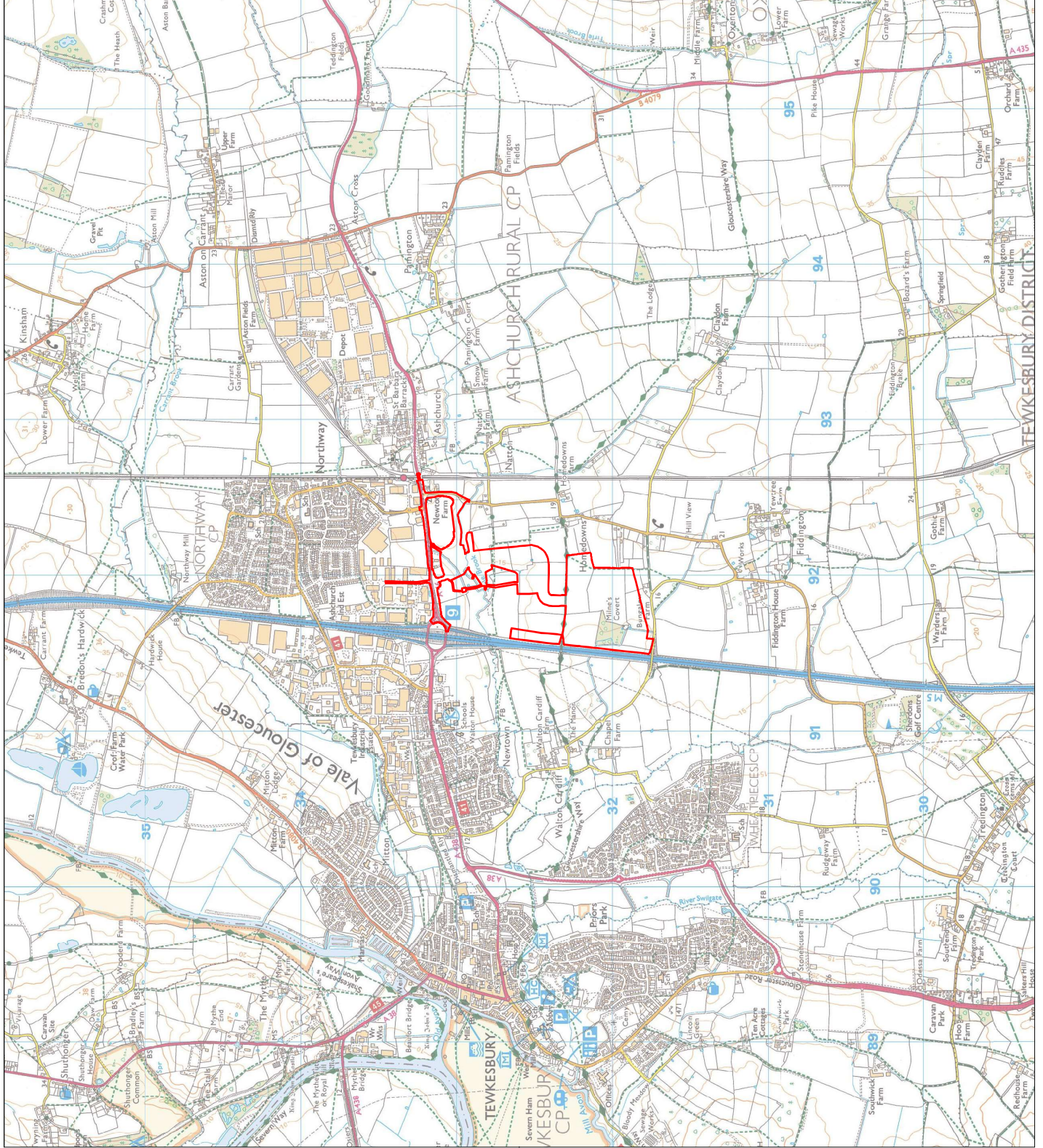
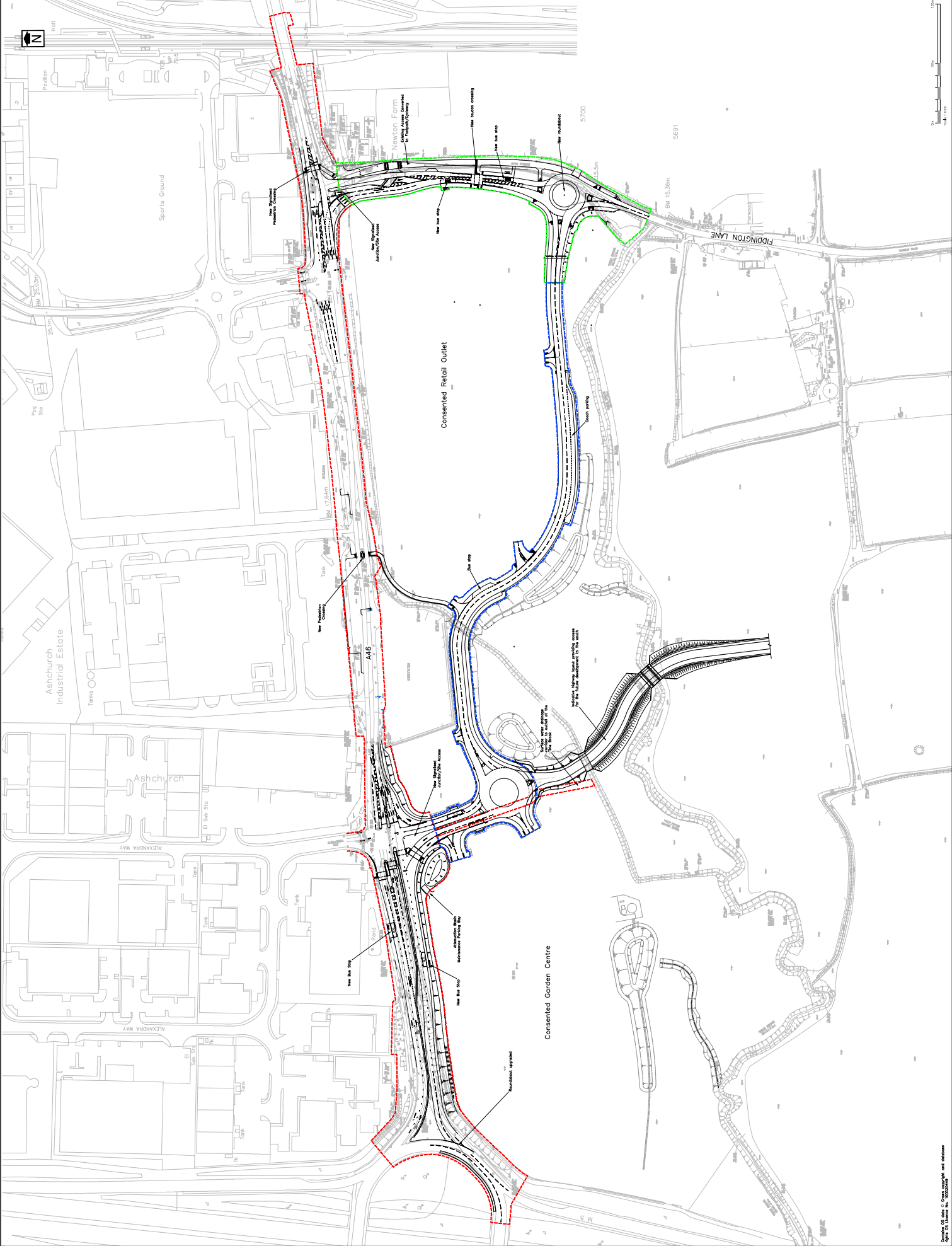


FIGURE 1.1
Site Location Plan

DRWG No: P20-1160_03 Sheet No: - REV: A
Date: 10/02/2021
Scale: 1:25,000 @ A3

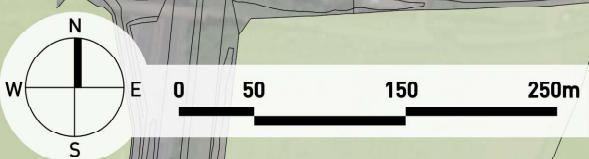


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
















KEY - ILLUSTRATIVE MASTERPLAN

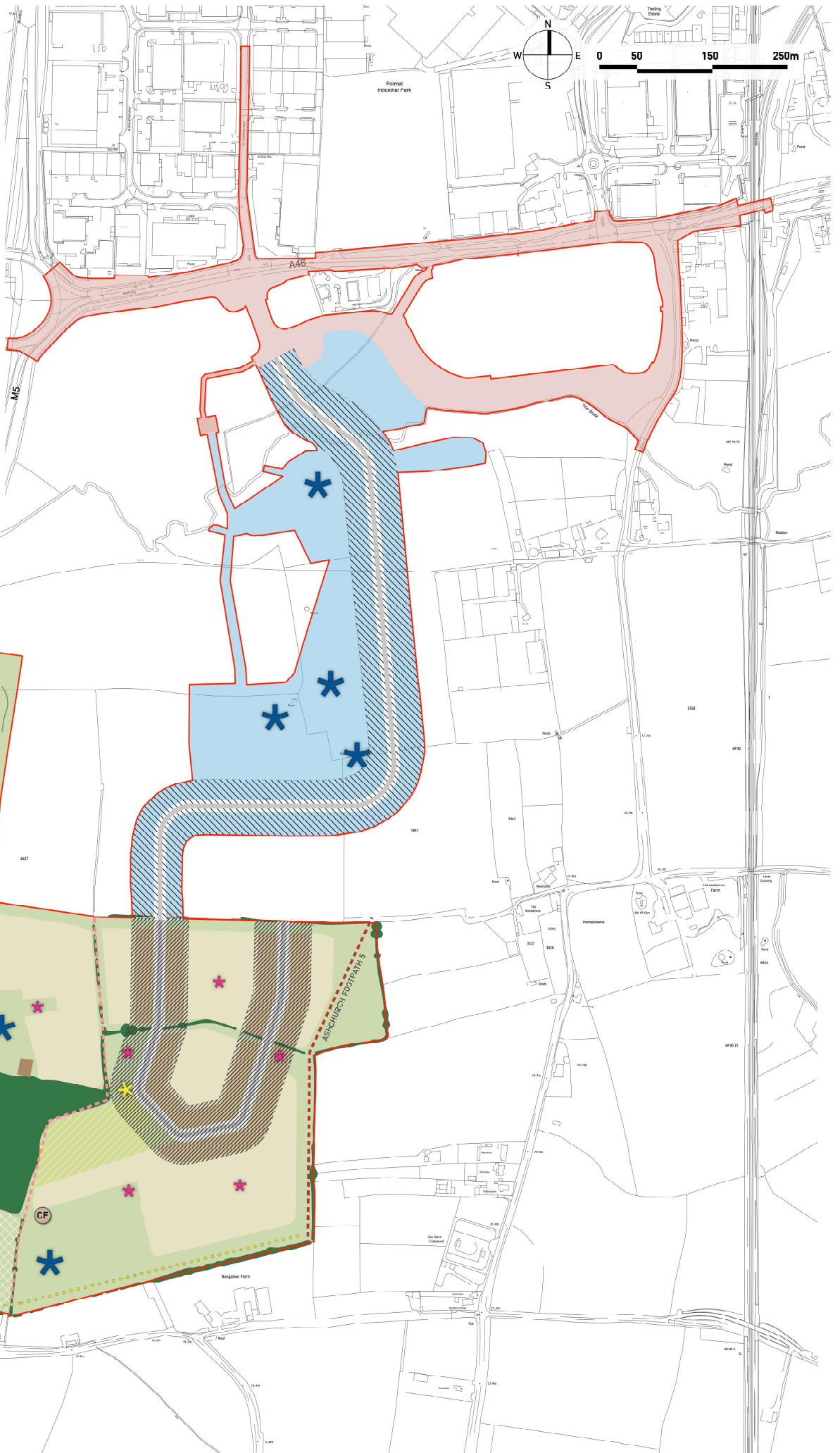
- SITE BOUNDARY** (S2 Z3HA)
- LAND USE**
 - RESIDENTIAL
 - KEY FRONTAGES ENCLOSING PRIMARY LINK
 - PROPOSED BUILDINGS TO BE FINISHED IN DARKER TONES TO REDUCE VISUAL PROMINENCE
 - PROPOSED BUILDING TO FACE WEST TO SCREEN TRAFFIC NOISE
 - PROPOSED PRIMARY SCHOOL IFE
 - PROPOSED SPORTS PITCHES & MUGA
 - SPORTS PITCH CHANGING FACILITY (DETAIL TO BE AGREED)
 - PROPOSED PLAY AREAS
 - OPEN SPACE AND GREEN INFRASTRUCTURE
 - HIGHWAY WORKS/SPINE ROAD
 - ALLOTMENTS (LAF A TO RF AGRFF)
- BLUE/GREEN INFRASTRUCTURE**
 - EXISTING TREE GROUPS/HEDGEROWS (SUBJECT TO SURVEY)
 - INDICATIVE TREE PLANTING
 - PROPOSED NOISE BUND LOCATION (IN GROUP FORMING SECOND LEVEL WITH 2M FENCE ON TOP)
 - PROPOSED DRAINAGE INFRASTRUCTURE
- UTILITIES**
 - EXISTING GAS LINE AND 6M EASEMENT
 - EXISTING WATER LINE AND 6M EASEMENT
- PLAY SPACES**
 - LOCAL EQUIPPED AREA OF PLAY (LEAP)
 - LOCAL AREA OF PLAY (LAP)
- MOVEMENT**
 - POTENTIAL ACCESS
 - ENHANCED PRIMARY HIGHWAY LINK (MAIN STREET) TO ACCOMMODATE BUS LOOP
 - PEDESTRIAN PRIORITISED STREET
 - TIERTIARY STREET
 - SHARED SURFACE STREET
 - EXISTING PUBLIC BRIDLEWAY
 - EXISTING PUBLIC FOOTPATH



KEY : PARAMETERS

-  **ES PROJECT AREA (S2.23HA)**
TO INCLUDE RESIDENTIAL DEVELOPMENT, OPEN FOREST SPACE, AN ARBOR, RECREATION, INFORMAL OPEN SPACE, POTENTIAL URBAN DRAINAGE INFRASTRUCTURE, SUBJECT TO DETAIL, MAXIMUM FLOOD ELEVATION UP TO 1.5M ABOVE FUTURE GROUND LEVEL.
-  **BUILT DEVELOPMENT UP TO 2 STOREY**
TO INCLUDE RESIDENTIAL DEVELOPMENT, OPEN FOREST SPACE, AN ARBOR, RECREATION, INFORMAL OPEN SPACE, POTENTIAL URBAN DRAINAGE INFRASTRUCTURE, SUBJECT TO DETAIL, MAXIMUM FLOOD ELEVATION UP TO 1.5M ABOVE FUTURE GROUND LEVEL.
-  **BUILT DEVELOPMENT UP TO 2.5 STOREY**
TO INCLUDE INDUSTRIAL DEVELOPMENT, AMENITY OPEN SPACE, INFORMAL OPEN SPACE, URBAN DRAINAGE INFRASTRUCTURE, SUBJECT TO DETAIL, MAXIMUM FLOOD ELEVATION UP TO 1.5M ABOVE FUTURE GROUND LEVEL.
-  **PRIMARY ACCESS CORRIDOR**
-  **LAND USE FLEXIBILITY ZONE**
THIS ZONE ALLOWS FOR THE REVISION OF LAND PARCEL BOUNDARIES AND RELOCATION OF LAND USE WITHIN THE ZONE.
-  **ACCESS CORRIDOR FLEXIBILITY ZONE**
MAXIMUM WIDTH OF 17M TO ACCOMMODATE VEHICULAR, PEDESTRIAN AND CYCLE ACCESS.
-  **SURFACE WATER AND FOUL SEWER FLEXIBILITY ZONE**
TO INCLUDE SURF, ATTENUATION POND, OVERFALLS, FLOOD COMPENSATION STORAGE, AND THE LAYING OF BELOW GROUND PIPES.
-  **CONSENTED INFRASTRUCTURE**
TO INCLUDE HIGHWAYS, TRAILS, HIGHWAYS, ROADS, FOUL DRAINAGE PUMPING STATION, DRAINAGE SLUICES.
-  **PROPOSED PRIMARY SCHOOL UP TO 3 STOREY**
MAXIMUM BUILDING HEIGHT UP TO 12.5M ABOVE FUTURE GROUND LEVEL.
-  **EXISTING PUBLIC RIGHT OF WAY (PROW)**
-  **POTENTIAL FOOTPATH LINK**
-  **EXISTING VEGETATION RETAINED**
SOME HERONS, OR HERONS MAY BE REQUIRED FOR ACCESS.
-  **SUDS ATTENUATION PONDS**
INDICATIVE LOCATIONS SUBJECT TO DETAILED DESIGN.
-  **GREEN INFRASTRUCTURE/INFORMAL OPEN SPACE**
TO INCLUDE ALL OPEN SPACES AND SUDS IN ACCORDANCE WITH THE OPEN SPACE STRATEGY.
-  **INDICATIVE LOCATION OF LOCAL EQUIPPED AREA OF PLAY (LEAP)**
-  **INDICATIVE LOCATION OF LOCAL AREA OF PLAY (LAP)**
-  **FORMAL RECREATION**
-  **CHANGING FACILITIES**
TO INCLUDE FORMS OF RECREATION DETAIL AND AREA TO BE AGREED.
-  **NOISE BUND**
TO ACHIEVE EXISTING GROUND LEVEL WITH 3M HOY FENCE ON TOP.
-  **PUMPING STATION**

NOTE - FUTURE GROUND LEVEL ALLOWS FOR A MAXIMUM OF 1.5M ABOVE THE EXISTING GROUND LEVEL TO ALLOW FOR DRAINAGE ENGINEERING, CUT AND FILL, AND THE ALIGNMENT OF STREET AND BUILDINGS TO CONSISTENT LEVELS.



LAND TO THE NORTH WEST OF FIDDINGTON - PARAMETER PLAN Pegasus Design