











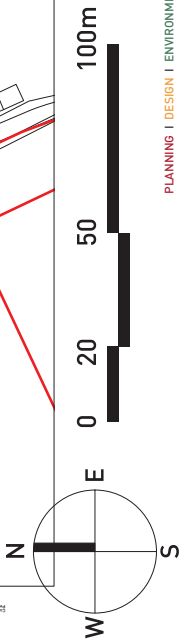


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|---|----------------------------|
|  Robert Hitchins The Complete Development Solution <small>The Moor, Bodditon, Gloucestershire, GL5 1DT Tel: 01452 88006 www.roberthitchins.co.uk</small> | |
| Drawing Number: 348.P.1 | Revision: R |
| Drawn By: POK | Checked By: GRJ |
| Date: 17.04.2020 | Scale: 1:2500@A3 |
| Site Name: Land off Brook Lane, Twigworth | |
| Drawing Title: Location Plan | |
















KEY:

-  APPLICATION SITE
-  PROPOSED VEHICULAR AND PEDESTRIAN/CYCLE ACCESS
-  RESIDENTIAL DEVELOPMENT (UP TO 160 DWELLINGS)
-  INFORMAL OPEN SPACE WITH LANDSCAPE PLANTING
-  POTENTIAL LOCATION FOR ATTENUATION AREA
-  INDICATIVE LEAP/LAP LOCATION
-  EXISTING TREE/HEDGEROW TO BE RETAINED
-  INDICATIVE PLANTING
-  PROPOSED HEDGEROWS
-  EXISTING PUBLIC RIGHT OF WAY
-  POTENTIAL PEDESTRIAN/CYCLE LINKS

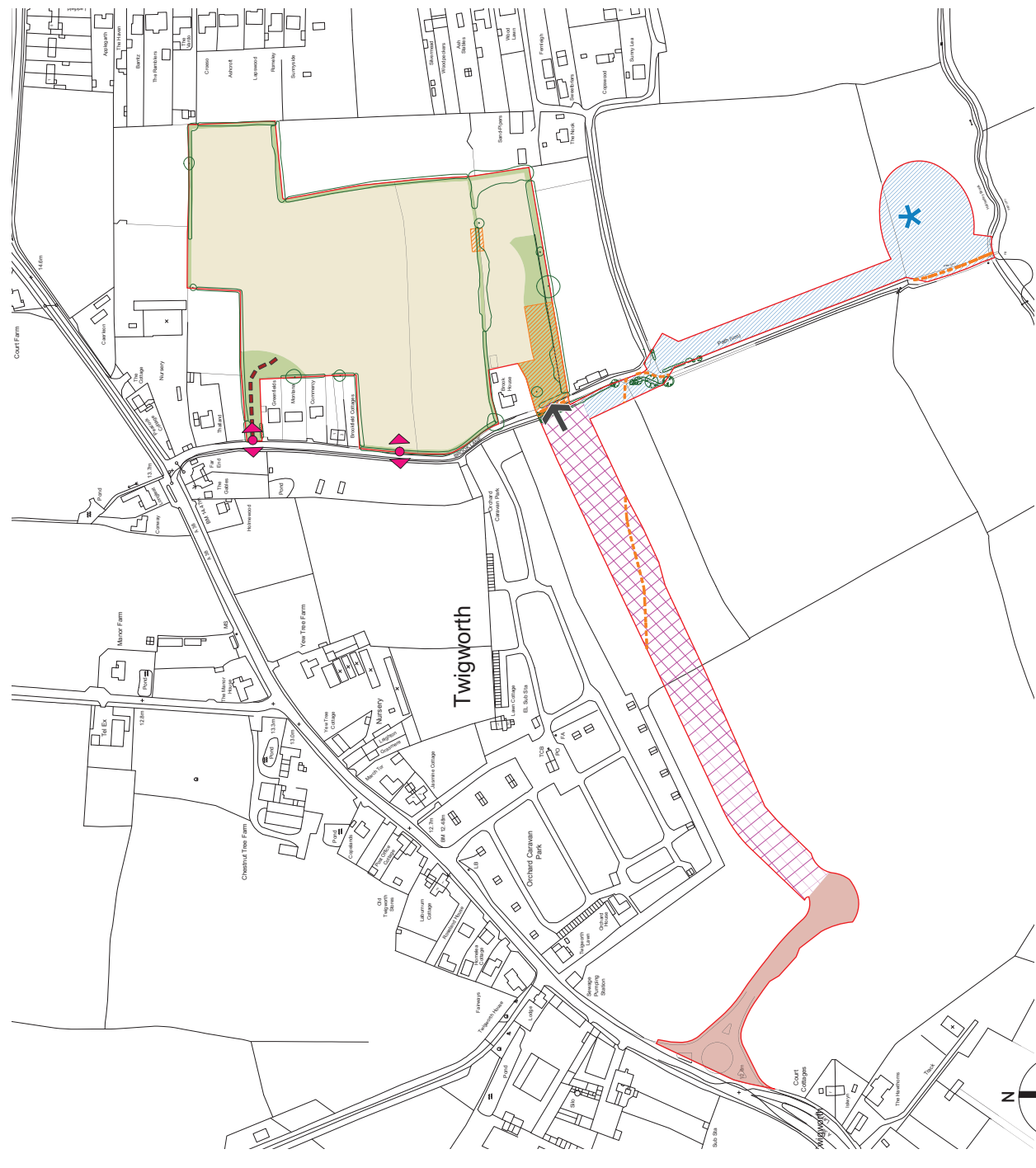


MASTERPLAN DRAWN BY ROBERT HITCHINS
LAND OFF BROOK LANE, TWIGWORTH - ILLUSTRATIVE MASTERPLAN
 PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: BL | APPROVED BY: PJM: EJT | DATE: 09/04/21 | SCALE: 1:1250 (A0) | ORWG: P20-1011_07 | SHEET NO: 05 | REV: B | CLIENT: ROBERT HITCHINS LTD |

KEY:

-  **ES STUDY AREA**
-  **RESIDENTIAL**
TO INCLUDE AMENITY GREEN SPACE, INCIDENTAL INFORMAL OPEN SPACE, PLAY AREAS, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ROADS AND LANDSCAPING, PREDOMINANTLY 2 STOREY BUT WITH ALLOWANCE FOR UP TO 2.5 STOREY (MAXIMUM RIDGE HEIGHT UP TO 10.5M ABOVE PROPOSED GROUND LEVEL)
-  **GREEN INFRASTRUCTURE**
TO INCLUDE SUSTAINABLE URBAN DRAINAGE, INFORMAL FOOTWAYS, FOOTWAYS, CYCLEWAYS, PLAY AREAS
-  **BUILT ACCESS**
-  **ACCESS CORRIDOR FLEXIBILITY ZONE**
A MAXIMUM ACCESS CORRIDOR WIDTH OF 12.5M AND ACCESS POINT TO BE LOCATED WITHIN THIS ZONE
-  **HIGHWAY CORRIDOR FLEXIBILITY ZONE**
A MAXIMUM HIGHWAY CORRIDOR WIDTH OF 10.5M AND ACCESS POINT TO BE LOCATED WITHIN THIS ZONE, IN ADDITION TO GREEN INFRASTRUCTURE
-  **SURFACE WATER SEWER FLEXIBILITY ZONE**
CORRIDOR FOR THE LAYING OF A BELOW GROUND SURFACE WATER SEWER
-  **EXISTING TREE/HEDGEROW**
(SUBJECT TO DETAILED SURVEY AND TREE/HEDGEROW REMOVAL AND ASSESSMENT)
-  **INDICATIVE PRIMARY SUDS LOCATION**
-  **PROPOSED VEHICULAR AND PEDESTRIAN/CYCLE ACCESS**
-  **PROPOSED PEDESTRIAN/CYCLE ACCESS**
-  **PROPOSED PEDESTRIAN/CYCLE LINKS**
-  **EXISTING FOOTPATH/PUBLIC RIGHT OF WAY**

* FUTURE GROUND LEVEL ALLOWS FOR A MAXIMUM OF 1.5M ABOVE THE EXISTING GROUND LEVEL (THIS ESTABLISHES APPROPRIATE DRAINAGE, BALANCE CUT AND FILL AND ALIGN STREETS AND BUILDINGS TO CONSISTENT LEVELS)



LAND OFF BROOK LANE, TWIGWORTH - PARAMETERS PLAN