










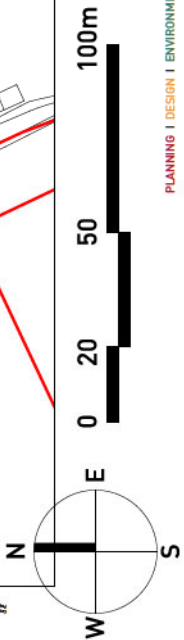


Site Name: Land off Brook Lane, Twigworth	Drawing Number: 348.P.1		Revision: R	
	Drawing Title: Location Plan	Drawn By: POK	Checked By: GRJ	Date: 17.04.2020
		Scale: 1:2500@A3	 The Complete Development Solution The Manor, Salford, Greater Manchester, M6 6 7T www.roberthitchins.co.uk	



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

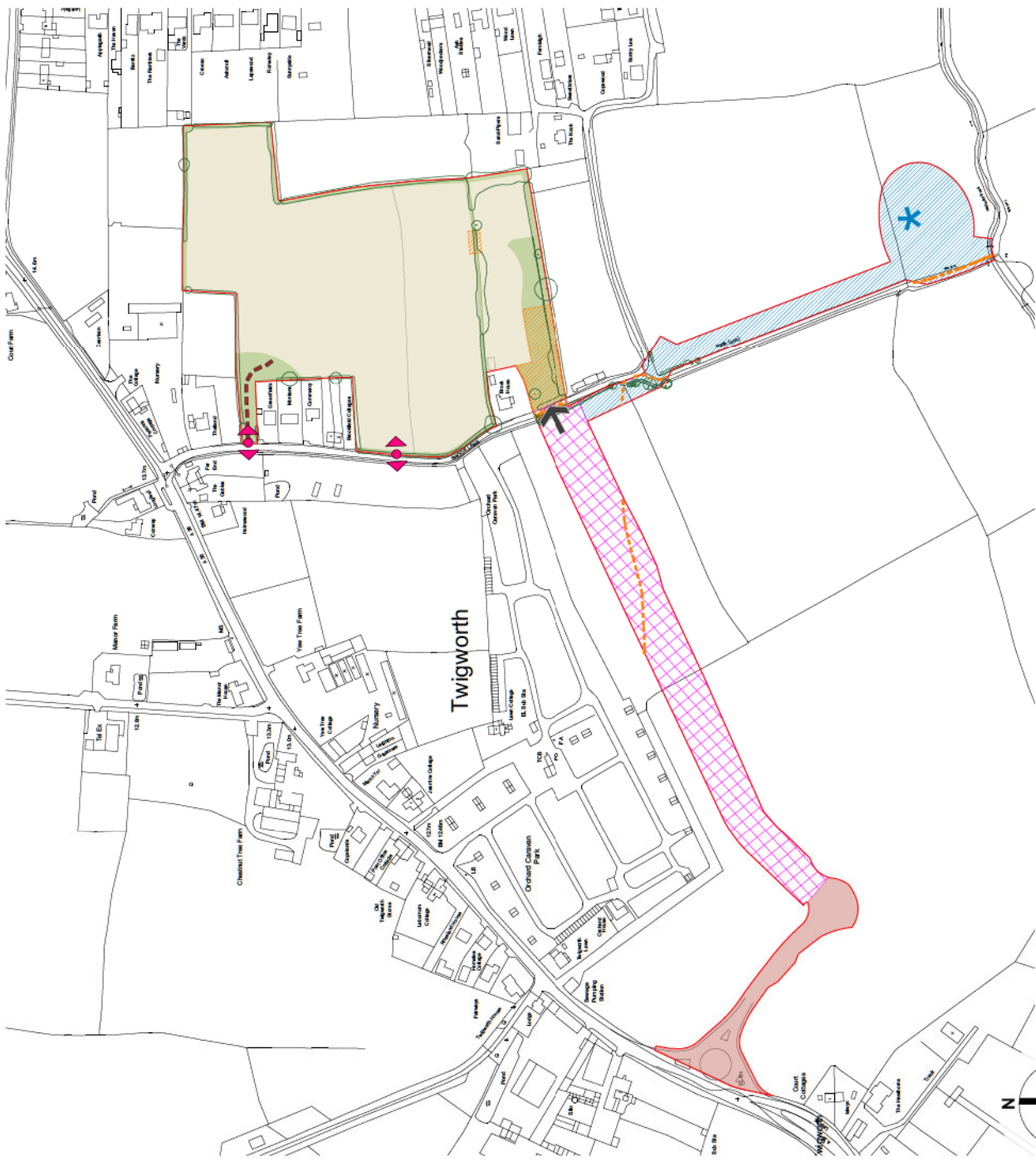


MASTERPLAN DRAWN BY ROBERT HITCHINS
LAND OFF BROOK LANE, TWIGWORTH - ILLUSTRATIVE MASTERPLAN

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

