



- 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: PM, EJT | DATE: 09/04/21 | SCALE: 1:1250 @A0 | DRWG: 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 RISE 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

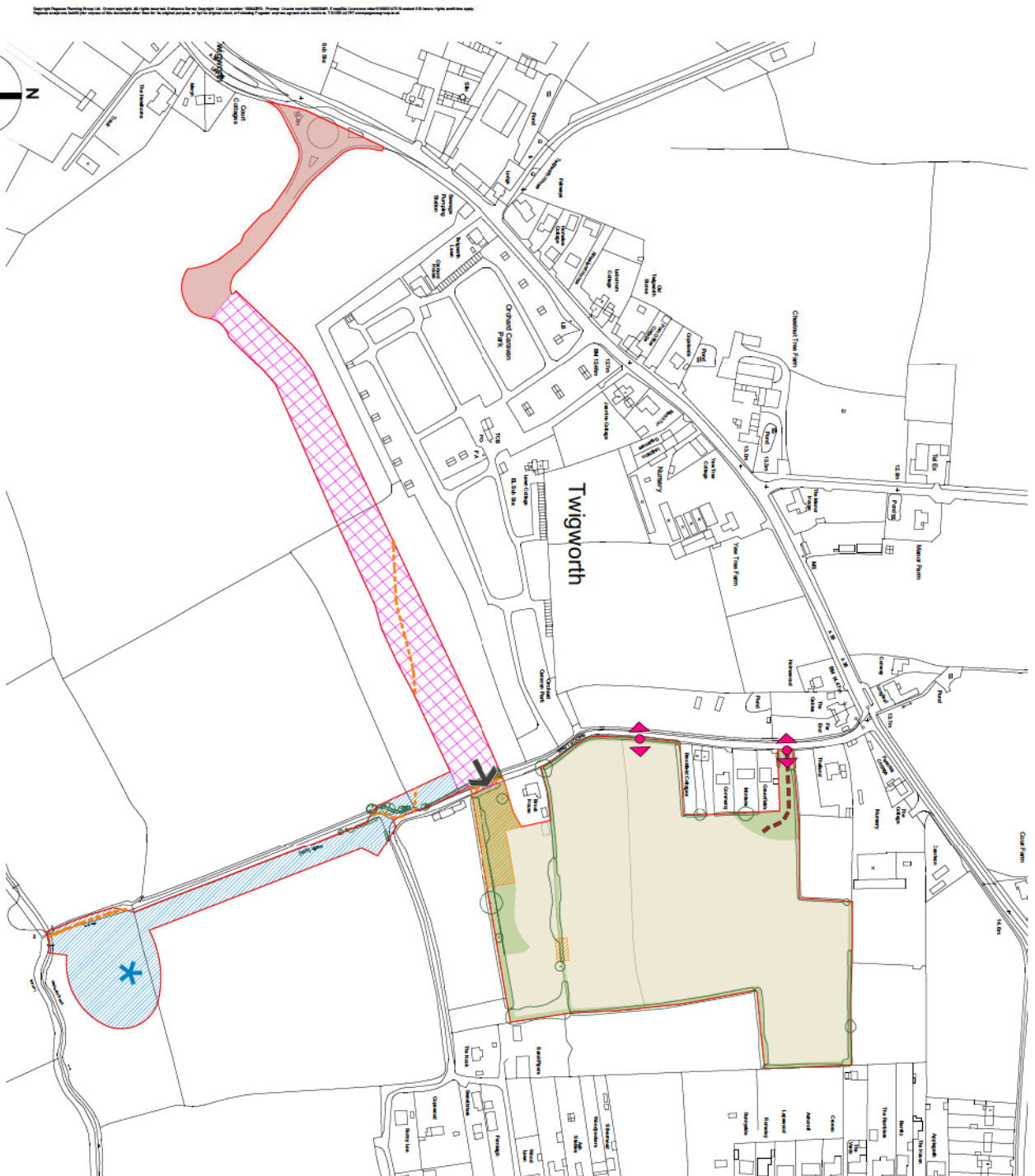
PROPOSED VEHICULAR AND PEDESTRIAN/CYCLE ACCESS

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