



legend

- Site boundary
- Other land within the control of the applicant



DRAFT



client:
Rainier Developments Limited
project:
Land East of St Margaret's Drive, Alderton
drawing title:
Site Location Plan

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job number: RAN107	drawing number: 1001
scale 1:2000 @ A3	drawn jvs
date: March 2022	status: Preliminary





Concept Masterplan

1. Potential Access from St Margaret's Drive for all modes.
2. Potential pedestrian / cycle access from the north leading from St Margaret's Road can provide a more direct pedestrian access to the centre of the village, within a few minutes walk of the site.
3. An informal main street leads to courtyards and private drives, creating a legible, village style, residential environment.
4. Connected Green Infrastructure strategy which includes large usable areas of POS to the south and east which contribute to the rounding off of the settlement through the form of the development proposed. The green infrastructure area will provide ecological and visual connection to the green infrastructure edge to the approved development to the south west.
5. The proposed green space will include a new play area.
6. SUDS provided with opportunity for biodiversity net gain.
7. Walking routes.
8. The houses will be two-storey.
9. The site is well connected to the village centre with a bus stop (St Margaret's Road) within 400m of the site. The village shop and primary school are within 10 minutes walk.
10. Buildings address POS with shared space / private drive frontage to promote quiet streets. Green spaces have frontages overlooking them to provide natural surveillance.

	Site boundary		Focal building locations		Retained trees
	All modes access		Residential development blocks / indicative building locations		Proposed trees / planting
	Pedestrian only access		Public Open Space		Potential attenuation area (subject to drainage design)
	Existing pedestrian route				Play Area
	New surfaced footpaths				Retained views
	New mown footpaths				
	Residential street				
	Private drive				
	Existing trees / hedgerows retained				
	Strategic ecological and planting corridors				



1:2000



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Illustrative Masterplan

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