

Accommodation Schedule

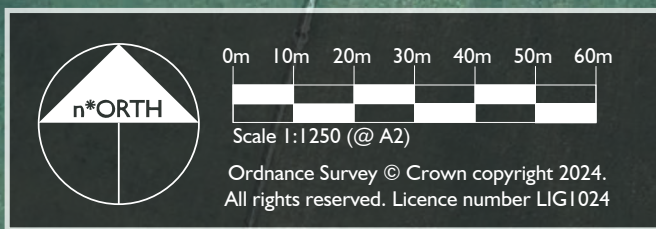
Site Area: 4.84 hectares
Undeveloped Land: 1.70 hectares
Net Developable: 3.14 hectares
Number of Homes: 125 homes
Net Density: 40 homes/ha
Gross Density: 26 homes/ha

Notes:

1. Site Access from Plott Lane.
2. Attenuation basin located at lowest part of the site in the south-east corner.
3. Secure boundary created to rear gardens of existing houses along Plott Lane.
4. Green buffer along western boundary (minimum 10m) accommodating pedestrian route.
5. Secure boundary created to rear of existing houses along Squires Road.
6. Existing Public Right of Way retained within green corridor (minimum 10m wide).
7. Houses orientated side on (or corner turning house types used) along north-east boundary. Existing boundary hedgreow retained.
8. Potential future link through to adjoining land.
9. Existing Public Right of Way retained along western boundary.
10. Children's play area with 20m offset to nearest habitable room windows located within area of public open space connecting with green buffer and Public Right of Way along western boundary.
11. New tree planting along northern boundary filters views of the development from the north and provides visual screening to rear of houses. Potential for alternate arrangement in this part of the site with active frontage facing north subject to required offset to existing trees.

Key

- Site Boundary
- Site with Planning Consent for Housing Development
- Existing Trees
- Proposed Trees (Indicative)
- Existing Hedgerows
- Green Infrastructure
- Built Frontage
- Rear/Front Gardens
- Square/Raised Table/Focal Space
- Primary Street
- Secondary Street
- Shared Surface Street
- Shared Private Drives
- Footpath
- Existing Public Right of Way
- Vehicle Gateway/Primary Access
- Pedestrian Gateway



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Project Title

Land at Squires Road, Stretton, Dunsmere

e*SCAPE Job No.

023-028

Client

Taylor Wimpey Strategic Land

Drawing Number

023-028-003

Revision

REV A

Drawing Title

Illustrative Masterplan

Scale

1:1250 @ A2

Date

Jan '24