

Accommodation Schedule

Site Area: 16.18 hectares
Undeveloped Land: 7.17 hectares
Net Developable: 9.01 hectares
Number of Homes: 360 homes
Net Density: 40 homes/ha
Gross Density: 22 homes/ha

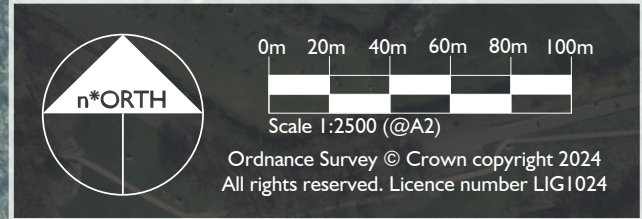
Notes:

- 1. Primary access from Coventry Road.
- 2. Potential secondary access into the site from Sandford Way and Coventry Road.
- 3. Secure boundary created to existing houses along Halfway Lane.
- 4. Existing Public Right of Way retained along current alignment within green corridor.
- 5. Children's play area with 20m offset to nearest habitable room windows located within area of public open space connecting with existing Public Right of Way.
- 6. Existing trees retained to create green corridors through the site for the movement of wildlife and visual amenity.
- 7. Attenuation basins located within areas of public open space on areas of lower ground.
- 8. Land retained as Public Open Space with potential for community orchard.
- 9. Series of smaller play areas located within areas of public open space for ease of access by residents.
- 10. Network of pedestrian routes through the site connect houses with the development's open spaces.
- 11. Potential connection to existing access road.

Key

- Site Boundary
- 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
- Existing Access Road
- Footpath
- Existing Public Right of Way
- Vehicle Gateway (Primary Access)
- Pedestrian Gateway
- Potential Secondary Access

Discussions ongoing to include this land within site. We will notify the Council when an agreement is reached.



e*SCAPE

urbanists

Project Title
Land at Sandford Way, Dunchurch

e*SCAPE Job No.
023-028

Client
Taylor Wimpey Strategic Land

Drawing Number
023-028-003

Revision
REV A

Drawing Title
Illustrative Masterplan

Scale
1:2500 @ A2

Date
Jan '24