












-  Site Boundary (16.74ha)
-  Medium Density - 35dph  
6.15ha - up to 215 dwellings
-  Low Density - 20dph  
0.68ha - up to 14 dwellings
- Total NDA - 6.83ha  
Up to 229 dwellings
-  Public Open Space
-  Sustainable Drainage Corridor
-  New Woodland Planting
-  Proposed Vehicular Access
-  Proposed Pedestrian Access
-  1m Contours
-  Public Rights of Way
-  Oil Pipe with 3m Easement



Children's Play Space (LEAP)

Green corridors with additional tree planting help break up massing in elevated views from the east

Provision for potential future connection to Relief Road

Space allowed for either a signalled crossroads or roundabout junction on Long Lane

Extension to existing Long Lane footpath

Existing vegetation strengthened with new woodland planting, creating a sylvan character to small low density parcel

Sustainable Drainage Corridor - flood conveyance and attenuation

Wet meadow grassland with ecological scrapes and scattered parkland trees

Discrete courtyard, barn-style residential cluster

Existing woodland retained and extended around northern tip of site

Opportunity to provide a culvert under Long Lane to prevent flooding of the carriageway

Swales/Rain gardens convey runoff from wooded ridge

Houses fronting green space with courtyards opening into woodland to rear

Messengers Copse

Informal kickabout space

Opportunity to improve Cromwell Road flood alleviation scheme