

Land Budget

Overall Site Area	2.6ha
Net developable area	1.7ha
Development density	33dph
Dwelling numbers	57
Green Infrastructure	0.4ha
Informal Recreation and Play	0.4ha
SuDS	0.1ha
Total Landscape Framework/POS	0.9ha

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Development Framework Plan

- Application Boundary (2.6ha)
- Land Use/Quantum/Building Heights

Residential land use

Residential - Upper density threshold

Residential - Lower density threshold

Residential Frontages onto open space /green infrastructure corridor

Residential Street frontages
- Landscape and Open Space Framework

Green infrastructure corridor

Proposed structural planting

LAP: Local Area for Play

Attenuation Basin

SuDS

Existing trees and vegetation to be retained

Informal Recreation
- Access and Movement

Main Residential Street (min 5.5m)

Private Drives (min 4.1m)

Shared Surface / Courtyard

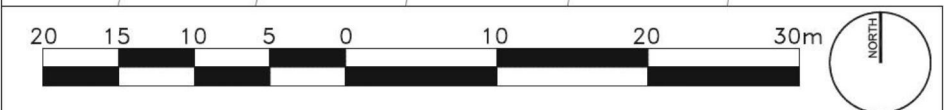
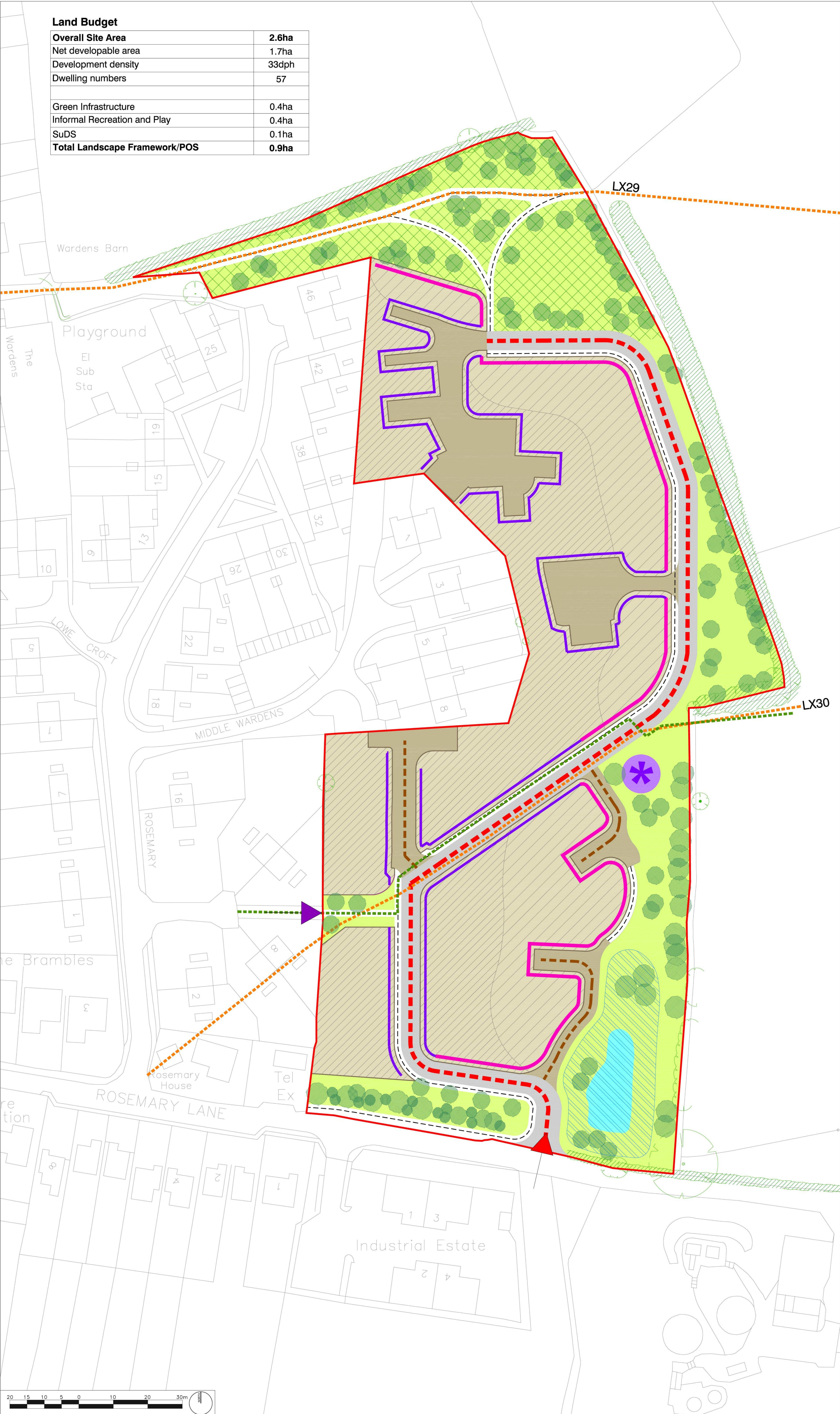
Vehicle entrance (7.3m width)

Pedestrian entrances

Existing public right of way

Undefined public footpath

Proposed pedestrian links



Rev	Description		Date
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Purpose of Issue			
For Planning			
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Client			
LWD Developments LLP			
Project			
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Development Framework Plan			
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