

J:\D3281 LAND EAST OF HIGH STREET, WALTHAM ON THE WOLDS\04 GRAPHICS\MR - MASTERPLAN\B EXPORTED IMAGES



- LEGEND**
- SITE BOUNDARY
 - OPEN SPACE
 - EXISTING VEGETATION
 - PROPOSED TREE PLANTING
 - CHILDREN'S PLAY - LEAP
 - SUDS POND
 - RESIDENTIAL BLOCK
 - SPINE STREET (WITH VERGE & TREE PLANTING)
 - SHARED SURFACE STREET
 - PRIVATE DRIVE
 - PAVEMENT
 - EXISTING PUBLIC RIGHT OF WAY (PROW)
 - 1 GREEN CORRIDOR
 - 2 RETAINED & ENHANCED HEDGEROW
 - 3 PROPOSED PUMPING STATION & 15M BUFFER
 - 4 DEVELOPMENT EDGE SET BACK TO ALLOW VIEWS TOWARDS THE CHURCH AND THE WINDMILL

ELEMENT	AMOUNT
SITE AREA	8.98 HA
BUFFERS	0.85 HA
SPINE STREET	0.54 HA
DEVELOPABLE AREA	7.59 HA
RESIDENTIAL AREA	4.58 HA
AVERAGE DENSITY	35 DPH
DWELLINGS	160 NO.
POPULATION	369 NO.
OPEN SPACE POLICY REQUIREMENT	1.84 HA
OPEN SPACE PROVIDED (INCL. SUDS)	3.01 HA

DRAFT

REV.	DESCRIPTION	APP. DATE



PROJECT TITLE
WALTHAM ON THE WOLDS-PHASE 1

DRAWING TITLE
CONCEPT MASTERPLAN

ISSUED BY London T: 020 7620 1453
DATE NOV. 2023 **DRAWN** SD
SCALE@A2 1:2,000 **CHECKED** AB
STATUS DRAFT **APPROVED** BS

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