



"edge greens" permeate the built edge creating a greater sense of openness and softening the edge.



Key

- Application site boundary
- Other land under control of applicant
- Existing (retained) trees & hedgerow
- Indicative proposed planting
- Open space
- Indicative surface water attenuation basin
- Existing Public Right of Way
- Potential for equipped play/LEAP
- Key Views
- Visual links to the countryside
- Indicative development cell
- Potential locations of landmark buildings

Land Budget

Site Area - 8.5ha
 Net Residential Area - 5.0ha
 approx 150 dwellings

nineteen47
 CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project
 Land South of West Street,
 Comberton
 Drawing Title
 Masterplan

Project Code	Drawing Nr	Rev	Drawing Scale
n1260	005-01	-	1:2000 @ A3