



- 1 Spine street and pedestrian/cycle way lead through the neighbourhood, allowing clear and convenient links.
- 2 Proposed woodland belts along the northern and eastern boundary will vary in width and be a minimum 10m wide, to screen the buildings, break up the mass, and assimilate the new development into the existing wooded backdrop.
- 3 View corridors created to allow views to the north and east.
- 4 East west and north south tree and open space corridors are incorporated into the layout, in order to break up the mass of the built form, and ensure gaps between the roofs when seen from the north or east.
- 5 Existing public right of way retained along the definitive alignment, with new woodland located to the south of the path to retain open views where possible.
- 6 SuDS basins designed to visually integrate with the adjoining farmland, and sown with wildflower meadow grass.
- 7 Proposed woodland to link to existing woodland, to integrate the new development into the existing settlement.
- 8 Blocks and dwellings carefully orientated to break up the rooflines and ensure gaps between buildings, when viewed from the north or east.
- 9 Proposed Scout Hut/ Community Facility located close to the pre school and green corridor to enable easy access to and use of the open space.
- 10 New play areas and recreational footways will link to the existing public rights of way, for easy access to new and existing residents.
- 11 A variety of public open spaces will provide a range of recreational and ecological opportunities and benefits.

**Site Boundary: 9.24ha**

**SURROUNDING CONTEXT**

- Existing public footpath

**DEVELOPABLE AREA: Up to 160 units**

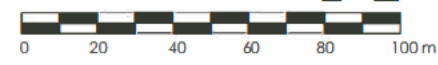
- Residential development area (Medium Density): 3.07ha
- Residential development area (Lower Density): 1.77ha
- Proposed site for Pre School: 0.12ha
- Proposed site for Scout Hut/community facility and associated infrastructure: 0.04ha

**ACCESS AND MOVEMENT**

- Proposed vehicular access point
- Proposed emergency access point
- Proposed spine road through the development
- Proposed secondary streets
- Proposed private drives and lanes
- Proposed shared/focal space
- Proposed recreational routes
- Proposed combined cycle/footway along spine street

**GREEN INFRASTRUCTURE**

- Existing vegetation
- Proposed public open space with new thicket and tree planting
- Proposed wildflower planting
- Proposed street tree planting
- Proposed LEAP - Locally Equipped Area for Play
- Proposed new Sustainable Drainage System (SuDS) basins
- Proposed location for a foul pump station
- Vistas to north and east



17022020	JC	Previous landscape comments incorporated	
Rev	Date	By	Description



<b>Project</b>	Land East Ridgeway & Old Pinewood Way, Papworth Everard		
<b>Title</b>	Concept Masterplan		
<b>Client</b>	Bloor Homes		
<b>Scale</b>	1:2000 @ A3	<b>Drawn</b>	JC
<b>Date</b>	February 2020	<b>Checked</b>	SG
<b>Drawing No.</b>	CSA/2571/143	<b>Rev</b>	-