



KEY:

	PRIMARY VEHICLE ROUTES
	SECONDARY VEHICLE ROUTES
	PRIVATE DRIVES
	PROPOSED RESIDENTIAL DEVELOPMENT
	REAR BOUNDARIES TO DWELLINGS
	PROPOSED TREES & HEDGEROWS
	EXISTING HEDGEROWS / TREES TO BE RETAINED
	KEY NODAL SPACES WITHIN DEVELOPMENT
	KEY DWELLINGS IN PROMINENT POSITIONS
	PROPOSED PEDESTRIAN ROUTES
	EXISTING PUBLIC RIGHT OF WAY

- 1** PRIMARY VEHICLE ACCESS POINTS FROM HIGHMOOR PARK
- 2** RENOVATED COTTAGES
- 3** EXISTING ROADS / TRACK
- 4** AREA OF PUBLIC OPEN SPACE INCLUDING LEAP
- 5** PROPOSED ATTENUATION BASIN
- 6** FRONTAGE OVER RETAINED COTTAGES, RESPECTING THE SETTING
- 7** POTENTIAL CONNECTION TO FUTURE DEVELOPMENT
- 8** DENSE WOODLAND / HEDGE PLANTING
- 9** NEW AREA OF PUBLIC OPEN SPACE (INCORPORATING NATIVE TREES) TO BE MINIMUM WIDTH OF 25m (DWELLING TO DWELLING)
- 10** NEW FOOTPATH THROUGH PUBLIC OPEN SPACE TO BE MINIMUM 2m WIDE
- 11** PROPOSED NEW HEDGEROW / TREE PLANTING TO SOUTHERN BOUNDARY
- 12** RETAINED / IMPROVED HEDGEROW / TREE PLANTING ALONG EXISTING FOOTPATH BETWEEN HIGHMOOR PARK AND HIGHMOOR FARM

DEVELOPMENT SUMMARY:

GROSS SITE AREA: 12.34 AC / 5 HA

NETT DEVELOPABLE AREA: 8.97 AC / 3.63 HA

DWELLINGS ACHIEVABLE @ 30 - 35 DPH : 109 - 127

FORMAL PUBLIC OPEN SPACE (NOT INC SUDS): 0.67 HA / 1.66AC