



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
	5 PROPOSED ATTENUATION BASIN
	6 FRONTAGE OVER RETAINED COTTAGES, RESPECTING THE SETTING
	7 POTENTIAL CONNECTION TO FUTURE DEVELOPMENT

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