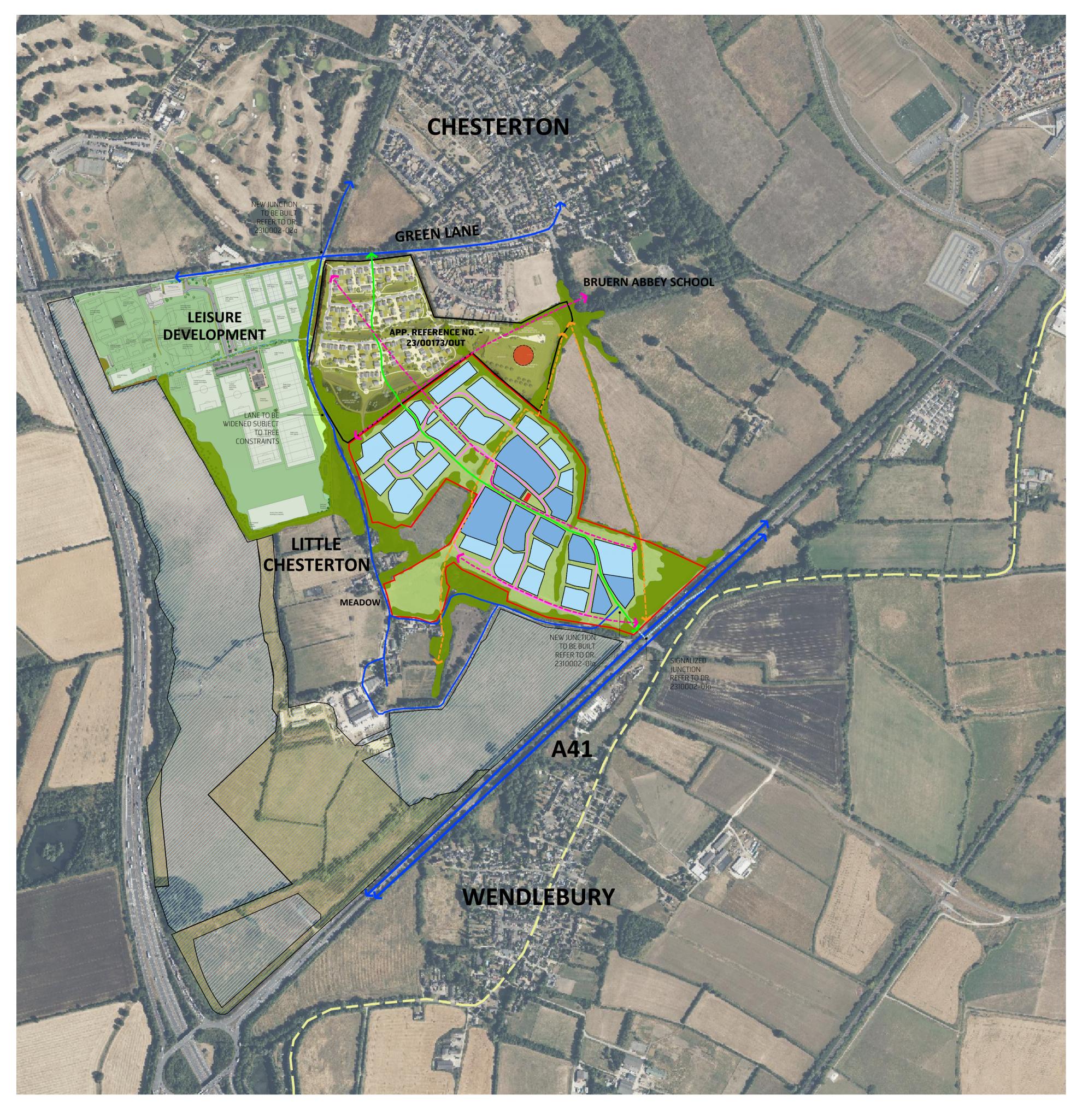
## **OPTION B** - separate development only in land owned by Client /w spine road connection



200n 100

200m 100 

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REV.	AMENDMENT	BY:	DATE		
А	Revised plan in line with Bidwells comments.	TS	02.11.23		
В	Revised development densities across site.	TS	04.12.23		
С	Revised key.	TS	07.12.23		

## LAND USE:



Medium density - Residential devlopment

Total site area: 7.93 hectares (19.59 Acres)

- Assumed density: 30 dph (gross) Residential capacity: 238 Units

High density - Residential devlopment

- Total site area: 4.48 hectares
- (11.07 Acres) Assumed density: 65 dph (gross) -
- Residential capacity: 291 Units

Neighbourhood centre

Employment zone

Siemens site (Ref: 22/01144/F)

Potential school zone

## Total residential capacity - 529 units + 150 units on Wates site

## KEY:

Site boundary - 27.88 Ha
 Existing roads
 New spine road
 Internal Residential Roads
 Proposed walking & cycling network
 Public right of way
 NCN Route 51
Proposed/Existing vegetation
Green grid



Brooks Murray Architects 41 Tabernacle Street, London, EC2A 4AA



CLIENT: BIDWELLS PLANNING JOB: CHESTERTON

DRAWING TITLE: PROPOSED OPT TITLE2	ION B	
scale: 1:5000 @ A1		
DATE: OCTOBER 2023		
status: FEASIBILITY		
drawing number: 1350 - 71	rev: C	ISSUED BY: TS