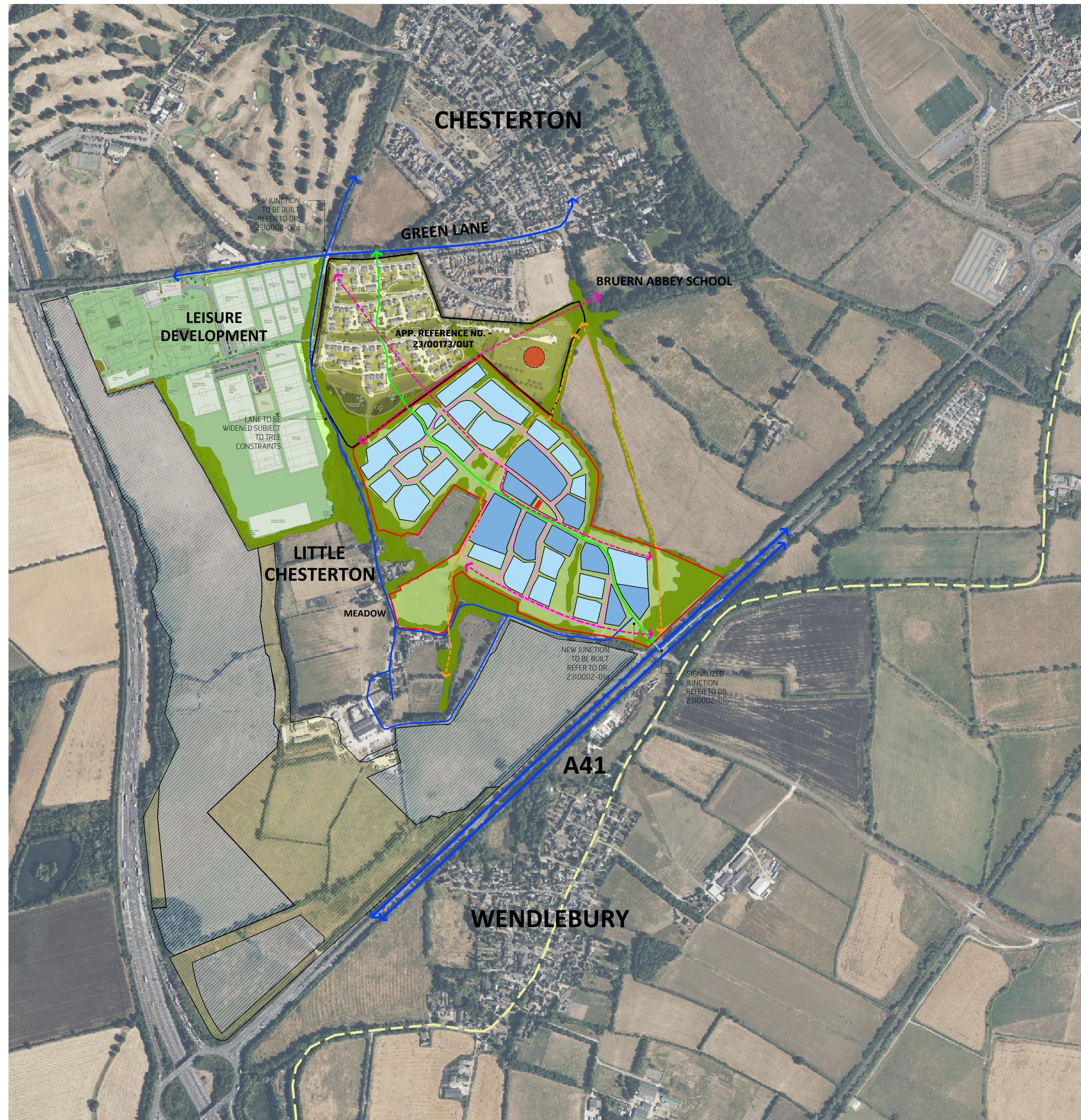


OPTION B - separate development only in land owned by Client /w spine road connection

REV.	AMENDMENT	BY:	DATE
A	Revised plan in line with Bidwells comments	TS	02.11.23
B	Revised development densities across site	TS	04.12.23
C	Revised key	TS	07.12.23



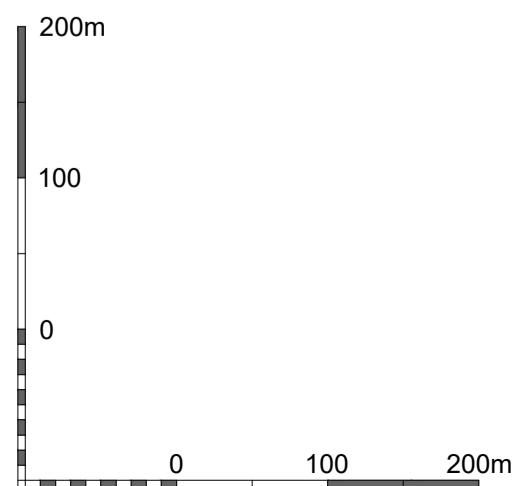
LAND USE:

- Medium density - Residential development**
 - Total site area: 7.93 hectares (19.59 Acres)
 - Assumed density: 30 dph (gross)
 - Residential capacity: 238 Units
- High density - Residential development**
 - 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**



N

Brooks Murray Architects
41 Tabernacle Street, London, EC2A 4AA
+44 (0)2077399555 admin@brooksmurray.com

brooks
murray

CLIENT:
BIDWELLS PLANNING
JOB:
CHESTERTON

DRAWING TITLE:
PROPOSED OPTION B
TITLE2
SCALE:
1:5000 @ A1
DATE:
OCTOBER 2023
STATUS:
FEASIBILITY
DRAWING NUMBER: 1350 - 71 REV: C ISSUED BY: TS