

POTENTIAL FOOTPATH ACCESS TO ADJOINING LAND

EMERGENCY VEHICLE AND PEDESTRIAN ACCESS ONLY.

EXISTING BOUNDARY PLANTING TO REDLANDS LANE RETAINED AND ENHANCED

LOWER DENSITY DETACHED LARGER 1½ AND 2 STOREY HOUSES IN MEWS SETTING WITH RESTRICTED SHARED PRIVATE DRIVE ACCESS ON TO REDLANDS LANE (SUBJECT TO L.A AGREEMENT) ALL TO MAINTAIN AND ENHANCE GREEN EDGE TO REDLANDS LANE AND INTEGRATE WITH CHARACTER OF EXISTING AREA.

DEVELOPMENT SET BACK FROM SITE ACCESS JUNCTION TO MAINTAIN EXISTING LANDSCAPE SETTING AND CHARACTER OF AREA, AND TO PROVIDE ATTRACTIVE/SPACIOUS ENTRANCE TO DEVELOPMENT.

PROPOSED ADDITIONAL PLANTING TO REPLACE EXISTING LOST BY ROAD ACCESS AND ASSOCIATED WORK.

ACCESS PROVIDED TO EXISTING PROPERTIES

RESIDENTIAL ACCOMMODATION

THIS DRAWING ILLUSTRATES A TOTAL OF 280 DWELLINGS COMPRISING :

- 203 No. 2/3/4 BEDROOM HOUSES (GENERALLY 2 STOREY, SOME WITH ACCOMMODATION WITHIN ROOF)
- 77 No. 1/2 BEDROOM APARTMENTS/F.O.Gs (GENERALLY 2½ STOREY SOME 3 STOREY)
- CAR AND CYCLE PARKING TO LOCAL AUTHORITY MAXIMUM STANDARDS

MANAGED AMENITY AREAS AROUND APARTMENT BUILDINGS TO SAFEGUARD EXISTING PLANTING.

MINIMUM 5M WIDE PLANTED FENCED STRIP TO NORTHERN SITE BOUNDARY BEHIND PROPOSED REAR GARDENS TO FORM PART OF A CONTINUOUS WILDLIFE CORRIDOR LINK BETWEEN PROPOSED PUBLIC OPEN SPACE AND EXISTING REDLANDS LANE BRIDLEWAY

EXISTING FIELD HEDGEROW RETAINED AND ENHANCED WITH ADDITIONAL PLANTING.

MEWS STYLE HOUSING AND APARTMENTS TO FRONT ONTO BOUNDARY WITH PUBLIC OPEN SPACE TO PROVIDE PROTECTION TO AND CLEARANCE FROM EXISTING TREES AND HEDGEROW.

FOOTPATH ACCESS TO PUBLIC OPEN SPACE

CENTRAL 'VILLAGE GREEN WITH LARGE TREE PLANTING

FOCAL BUILDINGS AT EITHER END OF CENTRAL AMENITY SPACE / VILLAGE GREEN AND AT KEY LOCATIONS THROUGH DEVELOPMENT

HOMEZONE COURTYARD AREAS LOCATED BEHIND MAIN STREET FRONTAGES.

CENTRAL 'VILLAGE' STREET ALIGNMENT AND DESIGN TO FACILITATE GLIMPSED VIEWS OF ST. JOHN THE BAPTIST CHURCH SPIRE THROUGH THE PROPOSED DEVELOPMENT

PRINCIPAL FOOT PATH ROUTE INTO PUBLIC OPEN SPACE

FOR DETAILS OF PUBLIC OPEN SPACE REFER TO SEPARATE DRAWINGS

VIEWS OF ST. JOHN THE BAPTIST CHURCH

EXISTING STRUCTURAL PLANTING RETAINED + ENHANCED TO FORM SOFT EDGE TO DEVELOPMENT AREA.

PROPOSED PARKING FOR PUBLIC OPEN SPACE AND OVERFLOW FOR SURGERY PARKING.

PROPOSED DOCTORS SURGERY BUILDING AND ASSOCIATED PARKING 54 SPACES.

NEW ROUNDABOUT ACCESS JUNCTION AND REROUTED SECTION OF REDLANDS LANE.

POTENTIAL DESIGN INFLUENCES



EMSWORTH & WESTBOURNE



RECENT DEVELOPMENTS

THE RESIDENTIAL PROPOSALS - ILLUSTRATIVE SITE LAYOUT

Linden Homes

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PLANNING ISSUE

HAMPSHIRE FARM SITE
EMSWORTH

SITE PLAN
RESIDENTIAL PROPOSALS

ILLUSTRATIVE LAYOUT

SCALE @ A1	DATE	AUTHOR	CHECK	DRAWING NO.	REVISION
1: 1000	20/01/10	MH/AC	-	PP1067/ 007-01	P1

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SCALE BAR = 10mm INTERVALS AT TRUE SCALE

PP1067 007-00 BASE PLAN.dgn