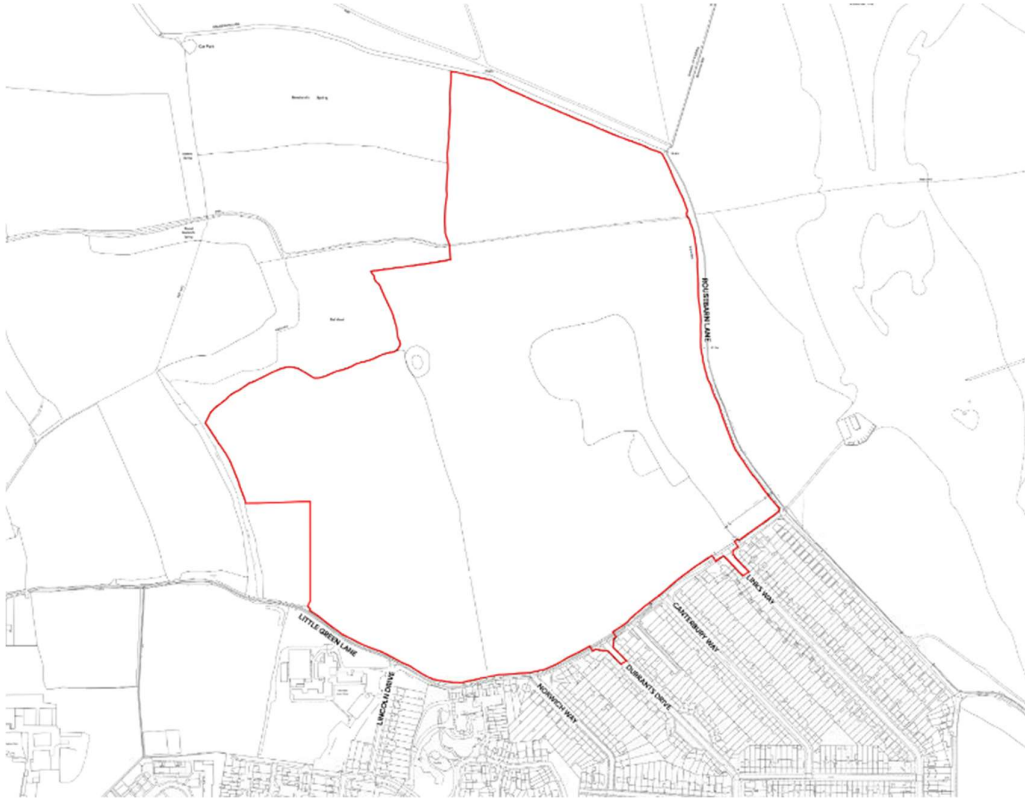


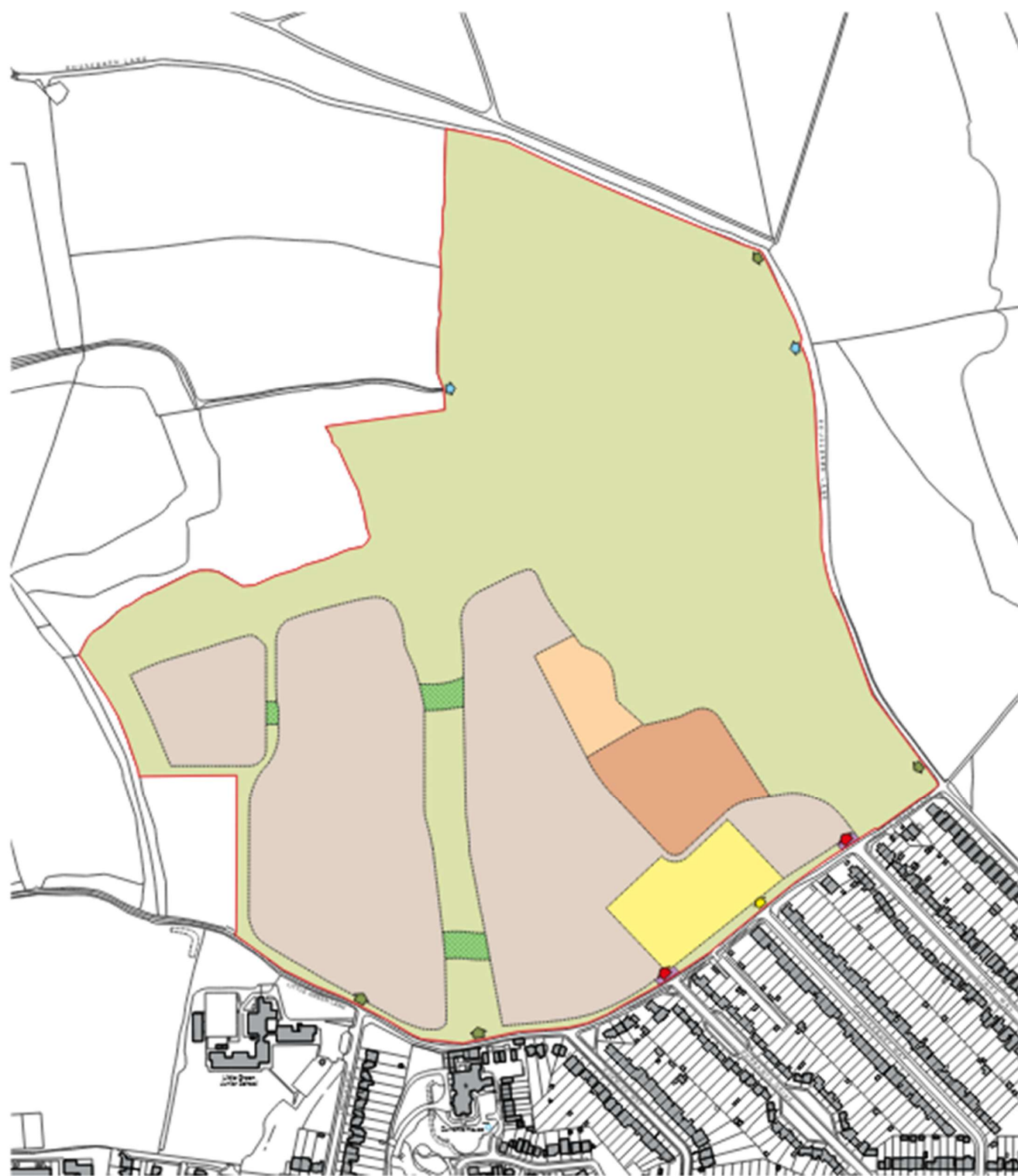
## Site Location



Aerial Image



# Land Use Parameters Plan



## LEGEND

Site boundary

## LAND USE PARAMETERS

- Indicates areas of land required for the proposed project, not within the site boundary and not subject to the project boundary.
- Indicates areas of land required for internal project use, not within the site boundary and not subject to the project boundary.
- Proposed internal development (see Case 22A) and a proposed project for adjacent area and not subject to the project boundary.
- Proposed open space (see Case 22A) and a proposed project for adjacent area and not subject to the project boundary.

- Proposed internal development (see Case 22A) and a proposed project for adjacent area and not subject to the project boundary.
- Proposed open space (see Case 22A) and a proposed project for adjacent area and not subject to the project boundary.
- Proposed internal development (see Case 22A) and a proposed project for adjacent area and not subject to the project boundary.
- Proposed open space (see Case 22A) and a proposed project for adjacent area and not subject to the project boundary.

## ACCESS PARAMETERS

- Proposed access points for all major project boundaries.
- Proposed access points for specific project boundaries.
- Proposed access points for pedestrian use.
- Existing public right of way access points.

0 100 feet



## Illustrative Masterplan

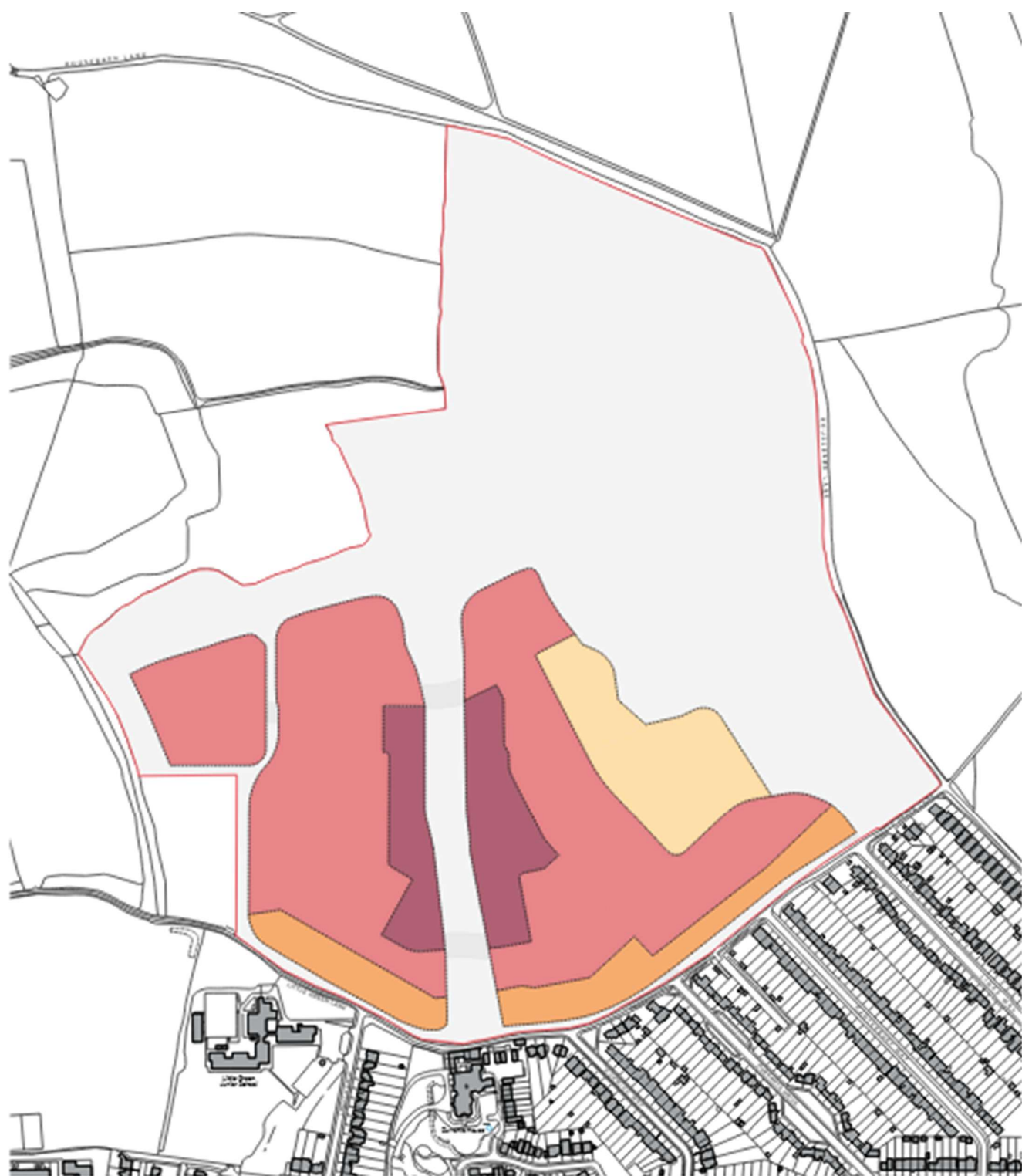


### ILLUSTRATIVE MASTERPLAN | Not to scale

#### LEGEND

	SITE LOCATION		COMMUNITY ORCHARD		PROPOSED HEDGEROW
	PUBLIC OPEN SPACE AND AMENITY SPACE		AREA FOR PLAY		SHALE
	HARD LANDSCAPE FEATURE SQUARES/ FOCAL SPACES WITH PEDESTRIAN/CYCLE PRIORITY		SUSTAINABLE DRAINAGE		MOORLANDS
	EXISTING TREES		TRAIL ROUTE (20M)		PROPOSED SHARED-PEDESTRIAN / CYCLE WAY ALONG CANTERBURY ROAD
	NEW TREE PLANTING		PROPOSED NATIVE THicket PLANTING		
	WILDFLOWER / LONG GRASS		PROPOSED ORNAMENTAL SHRUBS		

# Indicative Building Heights



## LEGEND

Site boundary

Up to 2 stories

Up to 3 stories

Up to 3.5 stories

Up to 2 stories

Up to 2 stories

Up to 2 stories

Up to 2 stories

Up to 2 stories

Up to 2 stories

Up to 2 stories

Up to 2 stories

Up to 2 stories

Up to 2 stories



**PROPOSED PRIORITY CROSSROADS BETWEEN SITE ACCESS, LINKS WAY AND LITTLE GREEN LANE WITH EXISTING MAJOR MINOR ARM PRIORITY CHANGED**

**RAISED TABLE DESIGN WITH PEDESTRIAN PRIORITY OVER MINOR ARMS AT JUNCTIONS AND DRIVEWAY ACCESS RETAINED**

**JUNCTION RADII AND DRIVEWAY ACCESS DENOTED BY EDGE OF FOOTWAY KERBING (SUBJECT TO FURTHER CONSULTATION WITH LHA)**

**2.4m x 43m VISIBILITY SPLAY**

**2.4m x 43m VISIBILITY SPLAY**

**2.4m x 43m VISIBILITY SPLAY**

**2.4m x 43m VISIBILITY SPLAY**

D	UPDATES FOLLOWING CLIENT COMMENTS	00-00	B/H	C/D
E	UPDATES FOLLOWING CLIENT COMMENTS	10-20	B/H	C/D
F	UPDATES FOLLOWING CLIENT COMMENTS	10-20	B/H	C/D
G	UPDATES FOLLOWING LHA COMMENTS	27-10	B/H	C/D

R/I: DESCRIPTION DATE BY I/JV

**hub** Hub Transport Planning Ltd  
 Phase 1B  
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 Borehampton  
 BA12 9LQ  
 T: 01242 428122

**LITTLE GREEN LANE CROXLEY GREEN**

**PROPOSED SITE ACCESS LINKS WAY**

DATE:	AUTHORED:	SHELL:	DATE:	DATE:
B/HB	OM	AS SHOWN	A3	17.12.24

PROJECT NO: 724544 DRAWING NO: 002