



- Site Boundary - 12.74ha
- Illustrative Residential Blocks
4.07ha NDA - up to 150 dwellings
- Residential Ridge Heights limited up to 7.5m
- ➔ Proposed Vehicular Access Point
- ➔ Proposed New Pedestrian and Cycle Access Point
- ➔ Primary Access Route
- Indicative Internal Streets
- Existing Retained Trees and Hedgerows/
Woodlands
- Indicative Structural Woodland and Parkland
Planting
- Proposed Native Hedgerow Planting
- Indicative Street Tree Planting
- Indicative Pond Features (Wet/Dry)
- Public Open Space
- Agricultural Land
- 0.5m Contours
- Area Reserved for Agricultural Track
- Stormwater Drain with 7m Easement
- Pumping Station
- ✱ Informal/Natural Children's Play Area
- PROW - Existing Footpath
- - - PROW - Existing Bridleway
- Proposed Pedestrian Trail

client
Barwood Development Securities Limited

project title
Sketchley Lane, Sketchley

drawing title
Illustrative Masterplan

date	17 AUGUST 2021	drawn by	PW/CG
drawing number	edp4824_d041o	checked	BR
scale	1:2,500 @ A3	QA	RB