





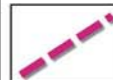




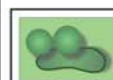



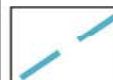




-  Site Boundary: 4.45ha
-  Potential residential area: 2.76ha
Approx. 100 dwellings @ 35 dph
-  Potential vehicular access point
-  Existing main vehicular routes through Costessey and existing bus stops
-  Potential spine road through development
-  Potential secondary roads
-  Existing public footpath
-  Potential recreational routes
-  Potential pedestrian linkages
-  Shared surfacing designed with pedestrian priority
-  Existing vegetation
-  New public open space: 1.69ha
(To include new landscaping & tree planting, SuDs feature & Children's Play Area)
-  Children's Play Area: 700sqm
-  Potential location for SuDs feature
(Opportunity to enhance wildlife biodiversity and form integral part of green infrastructure)
-  Existing overhead powerline
(To be undergrounded)
-  Existing water main
-  Existing facilities in Costessey
-  Green Hills - Important Local Open Space

COSTESSEY

New area of public open space will provide a new children's play area and sensitive green edge to the adjacent Grade II Listed Church

The privacy and amenity of adjacent properties will be respected

New green corridor will aid legibility through the development and add interest to the roofscape when viewed from the south

Framed views to the countryside beyond

Potential SuDs Feature

New woodland belt will filter views of the development and create soft development edge

Rev	Date	By	Description

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Project Land south of Town House Road, Costessey

Title Concept Masterplan Option 1

Client Taylor Wimpey UK Ltd

Scale 1:1250 @ A2	Drawn SM
Date March 2018	Checked RR
Drawing No. CSA/3022/112	Rev -