



- Site Boundary: 8.90ha
- Potential residential area: 5.66ha  
Approx. 200 dwellings @ 35 dph
- ➔ Potential vehicular access point
- ➔ Potential emergency and pedestrian/cycle access
- ➔ Existing main vehicular routes through Cottessey 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: 3.21ha  
(To include new landscaping & tree planting, SuDs features & Children's Play Areas)
- ✱ Children's Play Areas
- ✱ 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 Cottessey
- ✱ Green Hills - Important Local Open Space

# COTESSEY

West End Cue Club

To Taverham and A47

St. Augustines Catholic Primary School

Hart stores & Cottessey Post Office

The Harte of Cottessey Public House

Garage

The Catholic Church of Our Lady & Saint Walstan (Grade II Listed)

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

Play Area: 700sqm

Play Area: 570sqm

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

Potential SuDs Feature

Framed views to the countryside beyond

Potential SuDs Feature

New woodland belt will filter views of the development

Potential vehicular access point

Potential new pedestrian footway to existing bus stop

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

Rev	Date	By	Description

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

☎ 01462 743647  
✉ ashwell@csaenvironmental.co.uk  
🌐 csaenvironmental.co.uk

**Project** Land south of Town House Road, Cottessey

**Title** Concept Masterplan Option 3

**Client** Taylor Wimpey UK Ltd

<b>Scale</b> 1:1250 @ A2	<b>Drawn</b> SM
<b>Date</b> March 2018	<b>Checked</b> RR
<b>Drawing No.</b> CSA/3022/114	<b>Rev</b> -