





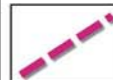




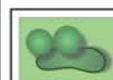



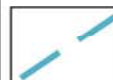






-  Site Boundary: 4.45ha
-  Potential residential area: 2.76ha
Approx. 100 dwellings @ 35 dph
-  Potential vehicular access point
-  Existing main vehicular routes through Costessey and existing bus stops
-  Potential spine road through development
-  Potential secondary roads
-  Existing public footpath
-  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

Rev	Date	By	Description

CSA
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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 -