



**APPROVED OUTLINE DEVELOPMENT**  
REF: S.15/2804/OUT  
& UNDECIDED OUTLINE APPLICATION  
REF: S.20/1116/OUT

- LEGEND**
- Approved Outline Application S.15/2804/OUT
  - Application Red Line Boundary of H7 & H8
  - 50m Contour
  - Cam District
  - ★ Key Local Destination Points

- GREEN SPACE STRATEGY**
- POS Public Open Space
  - Strategic Landscape Area
  - LEAP Local Equiped Area of Play
  - River Cam
  - Existing Hedgerow
  - New Hedgerow
  - Existing Trees
  - New Trees

- ACCESS & MOVEMENT**
- Zone 3 Floodplain with Climate Change added
  - Existing Water Feature
  - AP Surface Water Attenuation Pond
  - Vehicle Route
  - New Principal Boulevard Route
  - Existing PRoW
  - Existing PRoW within site area

- Existing PRoW leading to District Centre
- New PRoW with footbridge leading to District Centre
- ★ New PRoW - Cycle & Pedestrian Route
- ★ Vista Focal Point
- ✓ Primary Vehicle Access

- DEVELOPMENT STRATEGY**
- Residential Development Area
  - Residential Development - Key Frontage
  - Employment Development
  - Development - Landmark Building

**SITE AREA = 12.6 ha**

**LEVEL OF DEVELOPMENT ANTICIPATED**  
TOTAL = 315 dwelling houses  
based on 25 dwellings per hectare

**AFFORDABLE = 95 dwelling houses**  
based on 30% of total anticipated

N

Job Title: **MILLFIELDS DEVELOPMENT: H7 & H8, Cam**

Drawing Title: **Concept Masterplan**

Drawn <b>HD</b>	Checked	Date <b>11.11.20</b>	Scale <b>1:1500 @A1</b>
Job Number	Work Stage	<b>INFORMATIVE</b>	
Graham Frecknall Architecture & Design 9 Agincourt Street Monmouth Monmouthshire NP25 3DZ Tel 01600 716418 Fax 01600 714507 E-mail@gfarchitects.co.uk		Drawing Number <b>1667.20</b>	Rev <b>A</b>

**AL.IN.16**