



- 1 A new road alignment will provide easier movement options and pedestrian access alongside the carriageway.
- 2 A new local centre will serve the new and existing residents and will be located at a focal point where the main route joins a primary junction.
- 3 Landscape gaps provided will retain long distance views and can incorporate the existing utilities on site.
- 4 Open space corridors within the development act as green fingers crossing the site and can accommodate the existing utilities crossing the site and / or attenuation basins.
- 5 Opportunities to retain, enhance and provide ecological habitats are proposed along the existing watercourses which will protect the biodiversity of the area
- 6 Informal open spaces will be located around existing trees and tree groups within the site.
- 7 A new primary school will be located along the primary route through the site, providing a new focal point with the adjoining local centre for the development and surrounding settlement.
- 8 Sports facilities of the school could be shared use, providing the school with extra facilities in school hours and a public resource at other times.
- 9 The existing Village Green along Sticky Lane and Green Lane is proposed to be enhanced and enlarged by additional open space to the west of the current Green. Footpath links will provide adequate connections between the site, the Village Green and the existing development to the north.
- 10 New proposed green areas and corridors connect the existing designated Local Green Area east of Church Lane could be designated as Local Green Spaces.
- 11 The residential developments are arranged in a clustered formation within the site. Low density housing is proposed along the edge of the development around small incidental spaces to retain the semi-rural character in some places.
- 12 The public footpaths crossing the site will be retained, where possible, and diverted in other locations to improve the desired movement for pedestrians.
- 13 The existing allotment area along the A38 will be relocated.
- 14 The land currently occupied by the allotments will be developed as residential land.
- 15 Pedestrian / cycle connections provided to existing footpath / cycle network.
- 16 Potential pedestrian / cycle connection to POS area of Sellars Farm development to the north west.

Key

- Site Boundary
- Residential
- School site
- Local Centre
- Allotment
- Open Space (formal and informal)
- Open Space outside site boundary
- Attenuation basins
- Main vehicular access
- Secondary vehicular access
- Main vehicular route
- Other vehicular routes
- Potential access restrictions for cars to reduce traffic along Church Lane
- Existing footway
- Existing footpath
- Potential new and diverted footpath
- Existing footpath to be diverted
- Potential pedestrian and/or cyclist-connection
- Potential connections to school site

Residential	308774sqm	30.88	ha	76.300	ac
Local Centre	3884 sqm	0.39	ha	0.960	ac
School Site	28281 sqm	2.83	ha	6.988	ac
Community Orchard	6596 sqm	0.66	ha	1.630	ac
Allotments	10754 sqm	1.08	ha	2.657	ac
Formal POS	115341sqm	11.53	ha	28.501	ac
Informal POS	80317 sqm	8.03	ha	19.847	ac
Retained GI	53283 sqm	5.33	ha	13.167	ac

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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	02.09.21	KN	TW
P2	Phase 1 redraw	03.09.21	KN	TW
P3	Gen. amendments	06.09.21	KN	TW
P4	Additional land for development identified	07.09.21	KN	TW
P5	Drainage information updated	07.09.21	KN	TW
P6	Gen. amendments	27.09.21	KN	TW
P7	Gen. amendments	30.09.21	KN	TW

Project: **Hardwicke Court, Gloucestershire**
 Drawing: **Illustrative Framework Masterplan Preferred Option**

Client: **Redrow Homes SW**
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