

	Application boundary
	Consented development site*
	Retail area
	Residential parcels
	Public open space
	Existing trees and hedges
	Proposed trees and hedges
	Proposed play space (with 30m offset)
	Proposed surface water attenuation
	Swale features
	Proposed semi-natural open space
	Agricultural land
	Primary vehicle route
	Secondary vehicle route
	Potential public art
	Key public spaces
	Lanes/private drives
	Vehicular site access
	Potential pedestrian access
	Potential pedestrian links
	Existing PROW
	Existing Public Byway
	Illustrative building frontages
	Potential location for informal parking
	Strategic pedestrian crossing

* Planning reference: P13V1810/O

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client	Welbeck Strategic Land II LLP
project title	Land at North Shrivvenham
drawing title	Illustrative Masterplan
date	31 AUGUST 2016
drawing number	EDP 24017/103e
LP	drawn by
CG	checked





- Application Boundary
- Consented development site*
- Residential
- Retail
- Open Space (including children's play)
- Landscaped Acoustic Bund
- Woodland Buffer
- Area reserved for attenuation feature
- Existing Public Right of Way (PROW)
- Primary Site Access - All Modes
- Indicative Site 1 Connection Point - All Modes
- Existing Trees and Hedges to be Retained
- Highways/Infrastructure
- Retained Agricultural Land

* Planning reference: P13/V1810/O

Note 1: Existing hedgerow breaks for pedestrian/cycle connections not illustrated.
 Note 2: All zone boundaries allow for a limit of deviation of 10m either side of the line.

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client	Welbeck Strategic Land II LLP
project title	Land at North Shrivvenham
drawing title	Parameter Plan: Land Use, Access and Circulation (Based on Illustrative Masterplan EDP2401_103e)
date	31 AUGUST 2016
drawing number	EDP 2401/789
scale	1:5000@A3
drawn by	LP
checked	CG



Legend

- Application Boundary
- Consented development site*

Residential

- Predominantly 2 Storey with Opportunity for up to 2.5 Storey (Max. 11.5m)
- Up to 2 Storey (Max. 10m)

* Planning reference: P13/V1810/O

Note 1: All zone boundaries allow for a limit of deviation of 10m either side of the line.
 Note 2: Building heights in metres to ridge from finished floor level (FFL).
 Note 3: FFL may vary by +/- 2m from existing ground level above Ordnance Datum (AOD).



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client

Welbeck Strategic Land II LLP

project title

Land at North Shrivvenham

drawing title

Parameter Plan: Building Heights
 (Based on Illustrative Masterplan EDP2401_103e)

date 31 AUGUST 2016 drawn by LP
 drawing number EDP 2401/79f checked CG
 scale 1:5000@A3

1:2500 @ A1 / 1:5000 @ A3