



| T 01509 670806 | F 01509 672247 | www.pegasuspg.co.uk | Team: PS/BW | Date: January 2014 | Scale: 1:2,000 @ A0 | drwg: EMS.2552-005C | Client: Larkfleet Homes |



Percentage Coverage Number of storeys

Approx. floor area

18.24 ha 33.0 dph

3,048 sq m 32,808 sq ft

Application site boundary

132kV Extra High Voltage (EHV)

Land reserved for Primary School

Proposed indicative built form

Potentially retained building for conversion to changing facilities

overhead lines supported by pylons (30m offset from CL to development zone edge)

Existing buildings

Existing pond

Residential area

Local Centre

Location of foul water

Bus route

Bus route

14m wide corridor

Tertiary routes

Pedestrian/cycle links

(requiring 3rd party land)

Retained trees & hedgerow

Proposed planting (see Landscape Masterplan)

Area of open space

water attenuation

Sports pitches

Areas of natural grassland and low level vegetation

Swales and area of surface

Existing archaeological feature

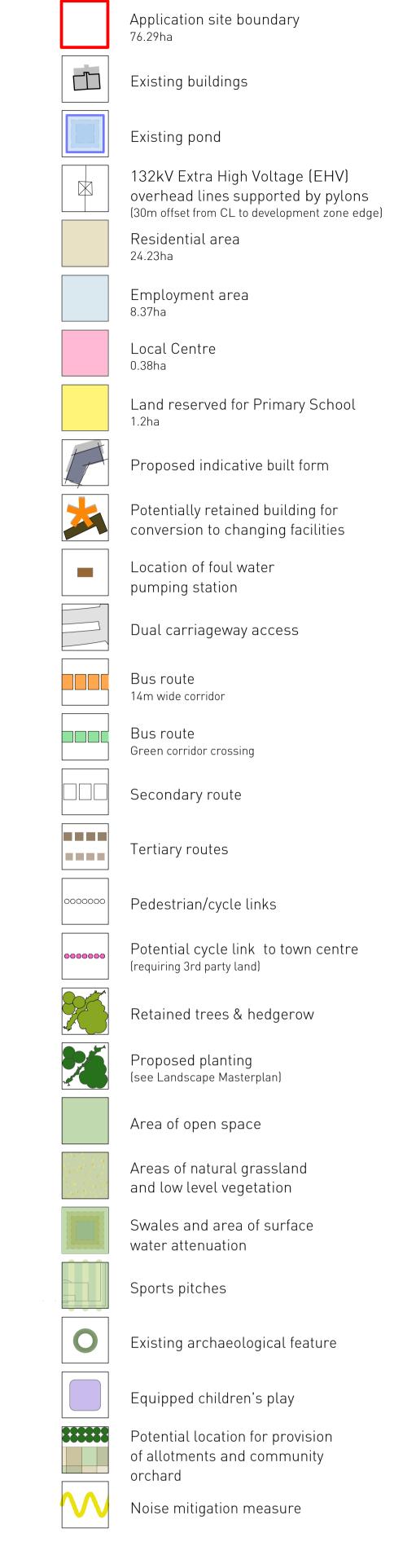
Equipped children's play

Potential cycle link to town centre

Green corridor crossing

pumping station

Dual carriageway access



KEY

PHASE 1 & 2 (TOTA	L)			
Residential				
Net Area		24.23 ha		
Density	33.0 dph			
TOTAL DWELLINGS	800 units (max)			
House Type	Area	Mix	Number	
2 Bed	650 sqft	30%	240 units	
3 Bed	800 sqft	50%	400 units	
4 Bed	1,100 sqft	20%	160 units	

Employment Use			
Net Area	8.276 ha	82,760	sq m
Percentage Coverage		40%	
Approx. floor area		33,104	sq m
		356,328	sq ft

Local Centre			
Net Area	0.38 ha	3,810	sq m
Percentage Coverage		40%	
Number of storeys		2	
Approx. floor area		3,048	sq m
		32,808	sq ft



