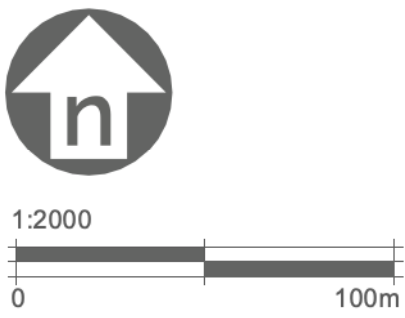




**Concept Masterplan**

1. Potential Access from St Margarets Drive for all modes.
2. Potential pedestrian / cycle access from the north leading from St Margarets Road can provide a more direct pedestrian access to the centre of the village, within a few minutes walk of the site.
3. An informal main street leads to courtyards and private drives, creating a legible, village style, residential environment.
4. Connected Green Infrastructure strategy which includes large usable areas of POS to the south and east which contribute to the rounding off of the settlement through the form of the development proposed. The green infrastructure area will provide ecological and visual connection to the green infrastructure edge to the approved development to the south west.
5. The proposed green space will include a new play area.
6. SUDS provided with opportunity for biodiversity net gain.
7. Walking routes.
8. The houses will be two-storey;
9. The site is well connected to the village centre with a bus stop (St Margarets Road) within 400m of the site. The village shop and primary school are within 10 minutes walk;
10. Buildings address POS with shared space / private drive frontage to promote quiet streets. Green spaces have frontages overlooking them to provide natural surveillance.

Site boundary	Shared surface residential street	Retained trees
All modes access	Private drive	Proposed trees / planting
Pedestrian only access	Focal building locations	Potential attenuation area (subject to drainage design)
Existing pedestrian route	Residential development blocks / indicative building locations	Play Area
New surfaced footpaths	Public Open Space	
New mown footpaths	Existing trees / hedgerows retained	
Residential street	Strategic ecological and planting corridors	



client:  
**Rainier Developments Limited**

project:  
**Land East of St Margaret's Drive, Alderton**

drawing title:  
**Illustrative Masterplan**

urbandesignbox.co.uk

job number:  
**RAN107**

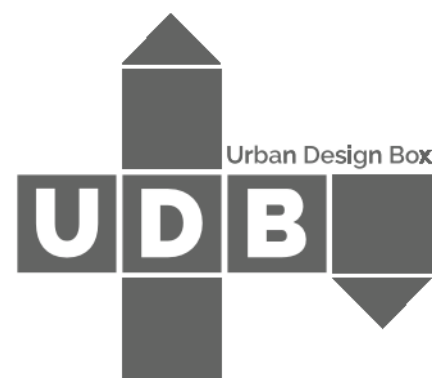
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date:  
**March 2022**

drawing number:  
**3001 revH**

drawn:  
**jvs**

status:  
**post-submission**



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