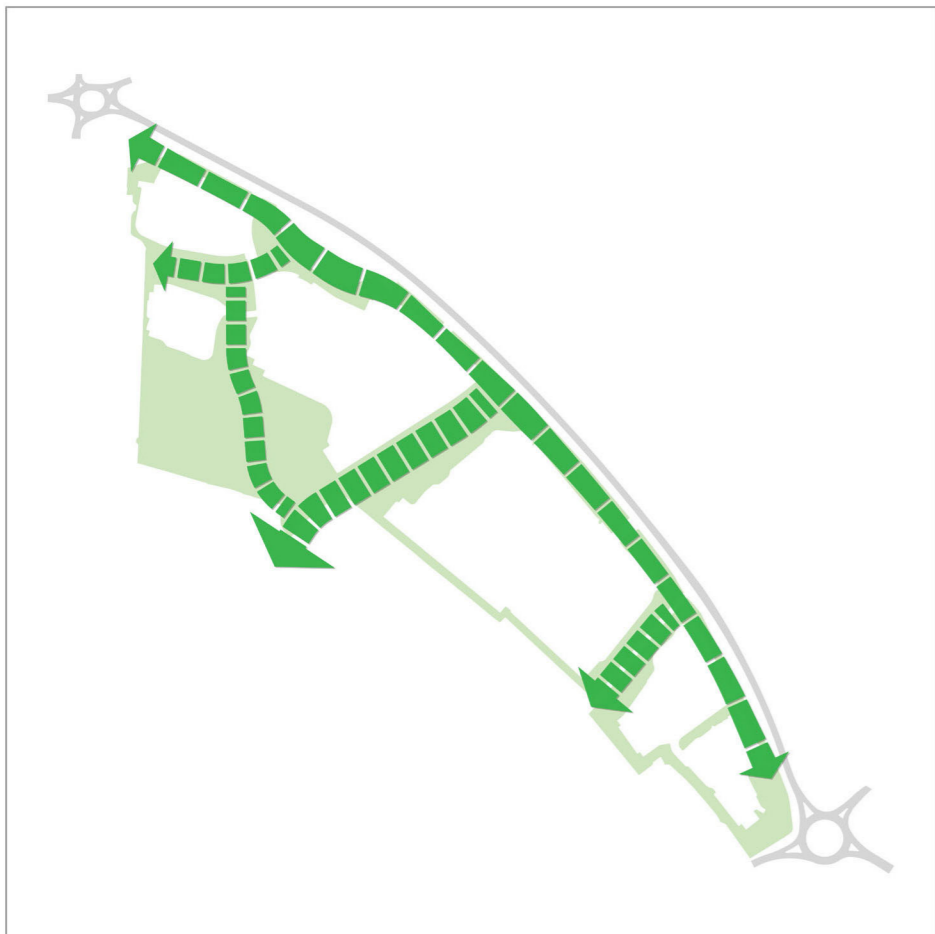
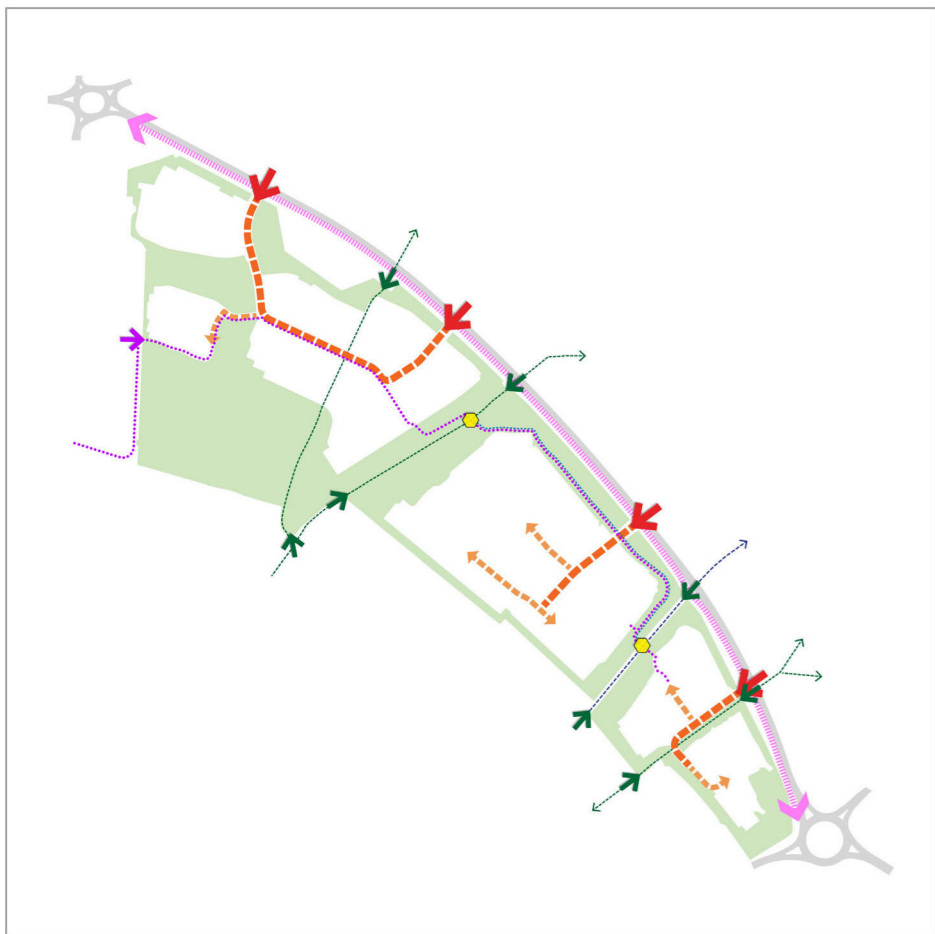


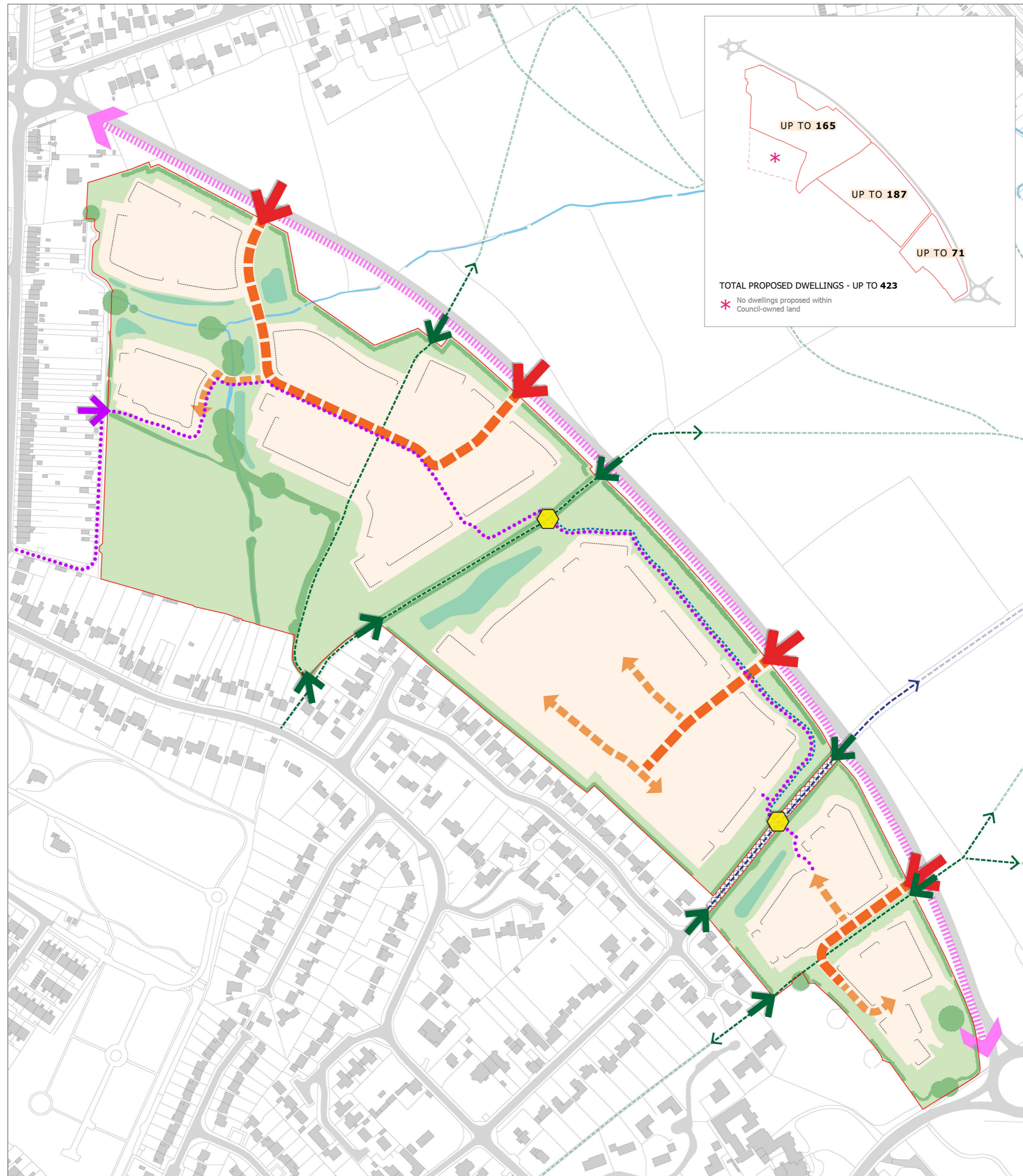
BAT MITIGATION ZONE (Indicative Cross Section)



GREEN LINKS - The concept diagram has been largely influenced by existing landscape assets, including vegetation, the watercourse, and PROW. These are linked together to create a green infrastructure network of public spaces that provide for local amenity, movement, drainage, and wildlife.



MOVEMENT NETWORKS - A network of retained and proposed routes connect the land interests within the allocation area. Four points of vehicular access are shown from Elizabeth Way, which features a strategic cycle route.



The scaling of this drawing cannot be assured

Revision	Date	Drm	Ckd
D - graphic changes	13/10/20	GR	AT

- Allocation Area
- PROW
- Bridleway
- Diverted PROW
- Development Area (including roads)
- Public Open Space
- Watercourse
- Existing Vegetation and Indicative Buffer Planting
- Primary Movement Route
- Secondary Movement Route
- Elizabeth Way Strategic Cycle Route
- Vehicle Access
- Retained Pedestrian Access
- Pedestrian/Cycle Access
- Potential Ped/Cycle Access Between Land Interests
- Potential Cycle Route
- Indicative Drainage Features

Project  
Land South West of Elizabeth Way

Drawing Title  
Concept Masterplan

Date	Scale	Drawn by	Checked by
12/12/19	1:2500@A2	GSB	AT
Project No.	Drawing No.	Revision	
24687	9300	D	

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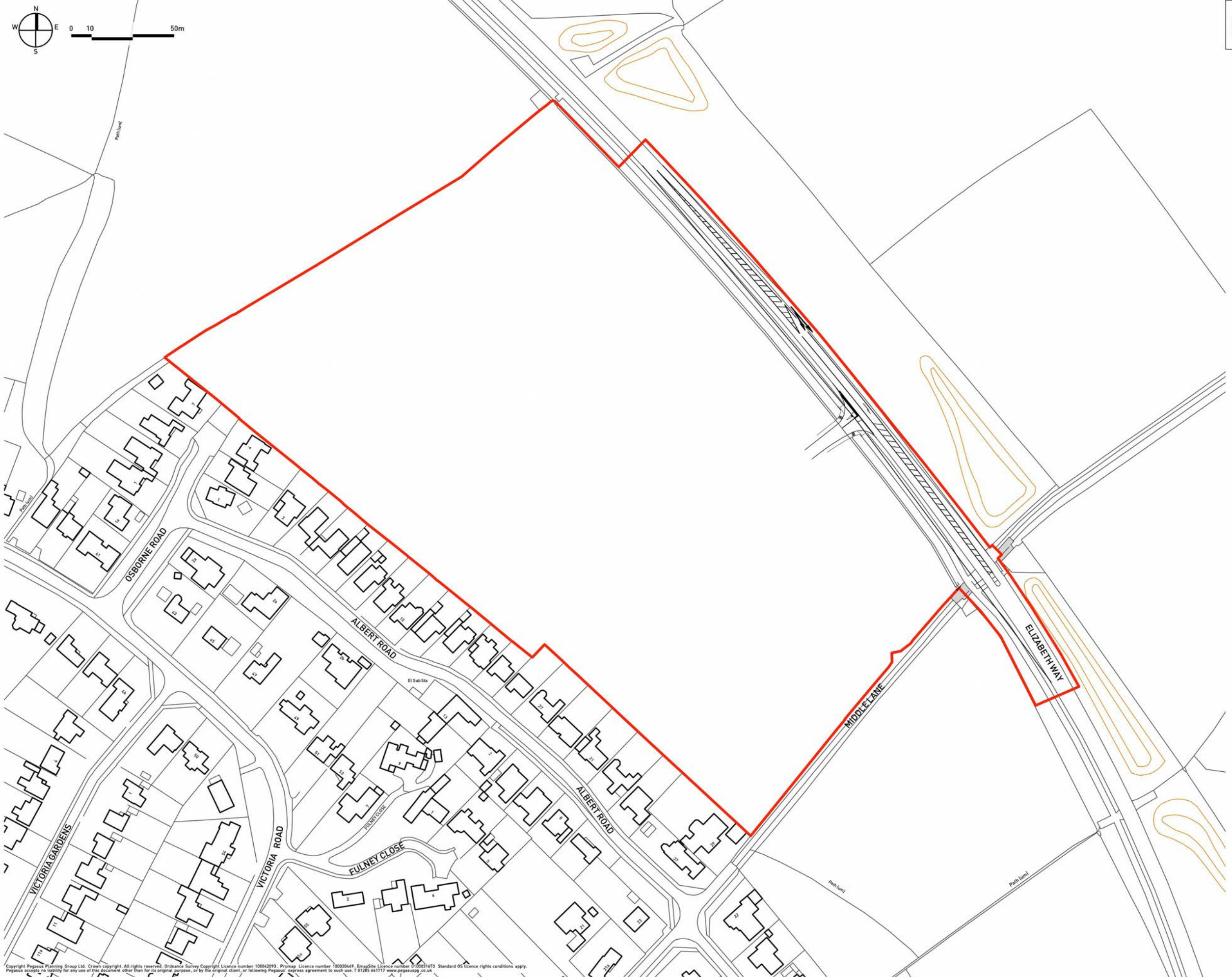
BSI ISO 9001 Quality Management

Offices at Birmingham Bristol Cambridge Cardiff Ebbwfleet Edinburgh Glasgow Leeds London Manchester Newcastle Reading Southampton



**KEY: SITE LOCATION PLAN**

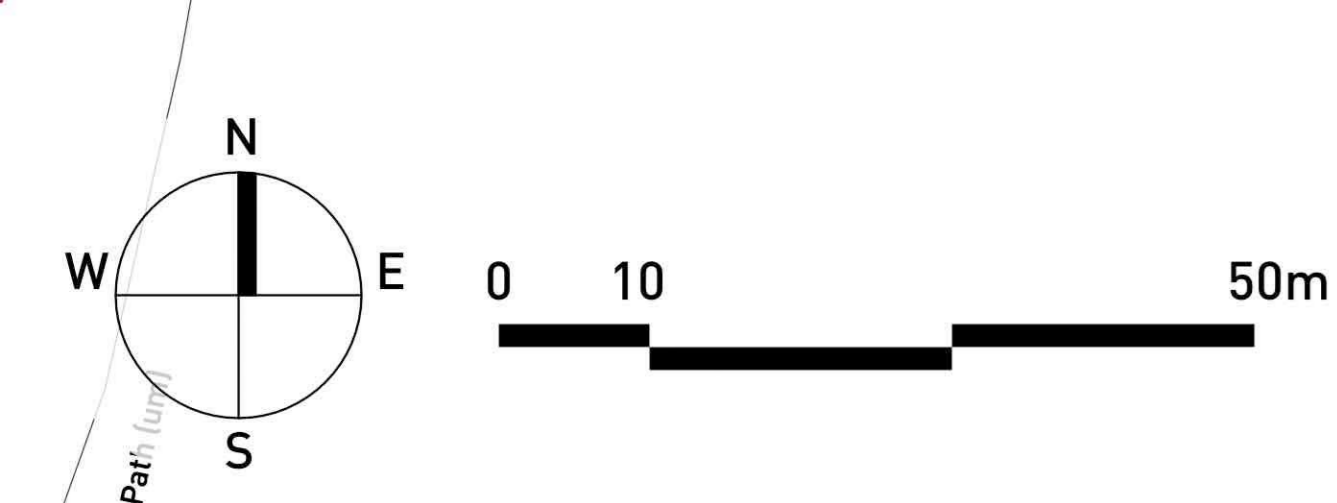
 APPLICATION BOUNDARY



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**ELIZABETH WAY, TROWBRIDGE - SITE LOCATION PLAN**





- KEY: SITE LAYOUT**
- APPLICATION BOUNDARY
- SURFACE MATERIALS:**
- GARDEN/POS/HIGHWAY VERGE (SEE DETAILED LANDSCAPE PROPOSALS)
  - TARMACADUM
  - BLOCK PAVING
- MOVEMENT:**
- PRoW (PUBLIC RIGHT OF WAY LOCATION)
  - CYCLE WAY/PATH (SURFACED)
- ENCLOSURE DETAILS:**
- 1.8M HIGH BRICK WALL
  - 1.8M HIGH TIMBER PANEL FENCING
  - 1.8M HIGH CLOSE BOARDED FENCING
  - 1.2M HIGH TIMBER PANEL FENCING
  - 1.5M HIGH POST & WIRE FENCE
  - 1.5M CLOSE BOARD WITH 0.3M TRELIS
  - LOW LEVEL HEDGEROW (SEE DETAILED LANDSCAPE PROPOSALS)
  - 600MM COCK & HEN RECON STONE WALL
  - 900MM ESTATE RAILING
- LANDSCAPING:**
- ATTENUATION POND (SEE DETAILED ENGINEERING PROPOSALS)
  - SWALE/ RAIN GARDEN (SEE DETAILED LANDSCAPE PROPOSALS)
  - INDICATIVE TREE PLANTING (SEE DETAILED LANDSCAPE PROPOSALS)
  - RETAINED VEGETATION (SEE TREE RETENTION PLAN)
  - RETAINED TREE (CATEGORY A)
  - RETAINED TREE (CATEGORY B)
  - RETAINED TREE (CATEGORY C)
  - ROOT PROTECTION ZONE
  - TREE REMOVED
- OTHER:**
- DWELLING PLOTTED AS SHOWN IN HOUSE PACK
  - DWELLING HANDED FROM HOUSE PACK
  - BIN COLLECTION POINT
  - GATE/PERSONNEL DOOR
  - AFFORDABLE HOUSING (SHARED OWNERSHIP)
  - AFFORDABLE HOUSING (RENTED)
  - DRAINAGE/SWALE CORRIDOR WITH EXISTING HEDGE REINFORCEMENT
  - 6 X 4ft TIMBER SHED
- ECOLOGY**
- 7.5m CORE ECOLOGICAL ZONE
  - 15m ECOLOGICAL BUFFER ZONE

HouseType	Sq.ft	Sq.m	St.	Beds	Pers	No's
<b>OPEN MARKET HOUSING</b>						
2B Kenley	614	57.0	2	2	4	19
2B Denford	614	57.0	2	2	4	19
2B Maidstone	830	77.1	2	3	5	15
2B Ellerton	830	77.1	2	3	5	14
3B Moraby	854	79.3	2	3	5	5
3B Ennerdale	917	85.2	2	3	5	15
3B Bewdley	927	86.0	2	3	5	8
4B Kingsley	1,080	100.3	2	4	6	9
4B Woodcote	1,217	113.1	2.5	4	7	21
4B Redleigh	1,317	122.4	2	4	8	6
sub total (Open Market)						131
<b>AFFORDABLE HOUSING</b>						
<b>AFFORDABLE RENT</b>						
1B Type 58	538	50.0	2	1	2	4
1B Type 59	584	54.3	2	1	2	4
2B Type 51	842	78.2	2	2	4	12
2B BEDALE	595	55.3	1	2	4	2
3B Type 52	926	86.0	2	3	5	8
3B ALTON	787	73.1	1	3	5	1
4B Type 55	957	88.9	2	3	5	1
4B Type 54	1104	102.6	2	4	6	2
sub total (Affordable)						56
<b>SHARED OWNERSHIP</b>						
2B Type 51	842	78.2	2	2	4	14
2B Type 52	926	86.0	2	3	5	4
3B Type 55	957	88.9	2	3	5	2
sub total (Shared Ownership)						20
<b>TOTAL</b>						187

ELIZABETH WAY, TROWBRIDGE - SITE LAYOUT





STREET SCENE A



STREET SCENE B



STREET SCENE C



ELIZABETH WAY, TROWBRIDGE - ILLUSTRATIVE STREETSCENE





STREET SCENE D



STREET SCENE E



ELIZABETH WAY, TROWBRIDGE - ILLUSTRATIVE STREETSCENE



View down Osborne Road looking towards the site (North Easterly direction)



View looking up Albert Road behind the site (South Easterly direction) giving indication of housing types in the vicinity of the site.



View looking down Albert Road behind the site (North Westerly direction) giving indication of housing variety in the immediate vicinity





View looking Across the site from Elizabeth Way (Westerly direction).



View looking Across the site from Elizabeth Way (Southerly direction).



View looking towards the site from Elizabeth Way (South Easterly direction).



View looking towards the site from Elizabeth Way (North Westerly direction).



View from Middle Lane (South Westerly direction).

