

Figure 4.5
Illustrative masterplan

O:\Current Sites\Alfold\Design\Drawings\AR_001B Alfold - Illustrative Masterplan (application - village green)



LEGEND:-

- SITE APPLICATION BOUNDARY
7.30 hectares / 18.03 acres
- EXISTING BUILT FORM
- EXISTING TREES, WOODLAND AND VEGETATION ON/ADJACENT SITE - ROOT PROTECTION AREA DASHED
- EXISTING TREES AND VEGETATION TO BE REMOVED TO ENABLE PROPOSALS
- EXISTING GREEN FRONTAGE/VERGE
- MAJOR/SIGNIFICANT ROAD INCORPORATING ACCESS PROPOSALS
- SECONDARY ROAD
- TRACK
- PUBLIC/HIGHWAY FOOTPATH
- ON-SITE CONTOURS AT .5m INTERVALS
- EMBANKMENT/OTHER SIGNIFICANT CHANGE IN GROUND LEVEL
- INDICATIVE HIGHWAYS ON-SITE WIDTH VARIES - 6.3m WIDTH WHERE PROPOSED BUS LOOP (SHOWN DASHED)
- INDICATIVE HIGHWAYS ON-SITE KEY SPACES - CONTRAST SURFACING
- INDICATIVE HIGHWAYS ON-SITE SHARED LEVEL SURFACE WITH GRASSED SERVICE VERGE
- 4.2m WIDE MAINTENANCE ACCESS EG: 'GRASSCRETE' SURFACE
- INDICATIVE 2.0m WIDE HIGHWAY FOOTPATHS
- PROPOSED PEDESTRIAN LINK
- PROPOSED BUS STOP LOCATION
- GREEN INFRASTRUCTURE INCLUDING: RETAINED GREEN FEATURES (TREES AND HEDGEROWS), OPEN LAND, INFORMAL GREEN SPACE, FORMAL PLAY SPACE, FOOTPATH LINKS, SUDs FEATURES, NEW TREE PLANTING
- INDICATIVE ON-SITE PLAY SPACE
- INDICATIVE SUDs FEATURE: ATTENUATION BASIN
- PROPOSED LOCATION OF FOUL WATER TREATMENT WORKS
- LOCATION FOR VILLAGE FACILITY INCORPORATING COMMUNITY SHOP, PLAY SPACE AND INFORMAL GREEN SPACE
- INDICATIVE 2/2.5 STOREY DWELLING WITH ASSOCIATED GARAGE/CARPORT
- INDICATIVE DRIVEWAY/PARKING SPACES
- INDICATIVE PRIVATE AMENITY FRONT AND REAR GARDENS

NOTE:-
THIS ILLUSTRATIVE MASTERPLAN IS TO BE READ IN CONJUNCTION WITH **RGP TRANSPORT PLANNERS** DETAILED DRAWING NO.:
• 2014/2175/007 - PROPOSED ACCESS ARRANGEMENT.