



- Site Boundary: **6.26ha**
- Potential residential area: **3.63ha**  
**Approx. 130 dwellings @ 35 dph**
- Potential vehicular access point
- Existing main vehicular routes through Costessey and existing bus stops
- Potential spine road through development
- Potential secondary roads
- Existing public footpath
- Potential recreational routes
- Potential pedestrian linkages
- Shared surfacing designed with pedestrian priority
- Existing vegetation
- New public open space: **2.63ha**  
(To include new landscaping & tree planting, SuDs features, Children's Play Area & LAP)
- Children's Play Area: 700sqm
- Local Area for Play: 100sqm
- Potential location for SuDs feature (Opportunity to enhance wildlife biodiversity and form integral part of green infrastructure)
- Existing overhead powerline (To be undergrounded)
- Existing water main
- Existing facilities in Costessey
- Green Hills - Important Local Open Space

Rev	Date	By	Description

**CSA**  
environmental

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**Project** Land south of Town House Road, Costessey

**Title** Concept Masterplan Option 2

**Client** Taylor Wimpey UK Ltd

<b>Scale</b> 1:1250 @ A2	<b>Drawn</b> AS
<b>Date</b> March 2018	<b>Checked</b> RR
<b>Drawing No.</b> CSA/3022/113	<b>Rev</b> -