



Recreational footpath route - connection to Co-op foodstore

Surface water attenuation ponds

Emergency access route

Retention of existing hedgerows

Potential to extend roads at a later date

Buffer planting along boundary to mitigate visual impacts

Playspaces located for strong surveillance

Houses and plots located to avoid water main and 6m easement

Retention and enhancement of existing watercourses and culverts

Buffer planting between housing and waste transfer station site road

Retention and realignment of existing public right of way routes

Service road provided for existing waste transfer station

- Site Key**
- Application Site Boundary
 - Residential Area
 - B1 Employment Area
 - Playspace (LAP/LEAP)
 - PROW (realigned)
 - Claimed PROW (realigned)
 - Primary Access Road
 - Secondary Access Road
 - Shared Surface
 - Footpath Links
 - Existing Trees & Vegetation
 - Proposed Trees
 - Water Main 6m Easement
 - Existing Watercourse/culverts
 - Proposed Surface Water Attenuation Areas

Appendix 2

Rev : .	Date	Drawn by
Scale	1:2500@A3	MAR 2017
PC		
Project No.	1694	MP-01
Drawing No.		
Revision.	-	
Issue	Date	By
Chkd	Appd	



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Project Title
Land at Ty Du, Nelson

Drawing Title
Proposed Illustrative Masterplan

