

KEY

Boundaries

- Application site boundary (red line)
- Area of detailed proposal (Country Park)

Landuse

- Residential development
- Village hall preferred location (to the Parish Council)
- Iwade Country Park (no build)
- Green corridors within the development (no build)
- Open spaces within the development (no build)
- Streams and ponds (no build)
- Surface water flooding areas (no build area)
- Safeguarded space for Grovehurst Road/A249 junction improvement (no build area)
- Primary movement corridor (all modes)
- Primary movement corridor (pedestrian and cycle only)
- Central walking/cycling link
- Shelter belts
- Electricity pylons and lines

Scale and density

- Up to 2 storeys (9m) detached and semi-detached houses
- Indicative denser and higher residential area along avenue and green corridors (up to 3-storey high terraced/semi-detached houses and small blocks of flats - 12m)
- Up to 12m high (Village Hall)

Development offsets

- Gap along existing shelter belts (no buildings closer to 14m from fence) - new house fronts recommended
- Gap along gardens backs (no buildings closer to 15m) - new back gardens recommended
- Gap along house sides (no buildings closer to 5m) - new house sides recommended

