

**LEGEND**

- Approved Outline Application S.15/2804/OUT
- Application Red Line Boundary of H7 & H8
- 50m Contour
- Cam District
- Key Local Destination Points

**GREEN SPACE STRATEGY**

- POS Public Open Space
- Strategic Landscape Area
- LEAP Local Equiped Area of Play
- River Cam
- Existing Hedgerow
- New Hedgerow
- Existing Trees
- New Trees

- Zone 3 Floodplain with Climate Change added
- Existing Water Feature
- AP Surface Water Attenuation Pond
- ACCESS & MOVEMENT**
- Vehicle Route
- New Principal Boulevard Route
- Existing PRoW
- Existing PRoW within site area

- Existing PRoW leading to District Centre
- New PRoW with footbridge leading to District Centre
- New PRoW - Cycle & Pedestrian Route
- Vista Focal Point
- Primary Vehicle Access

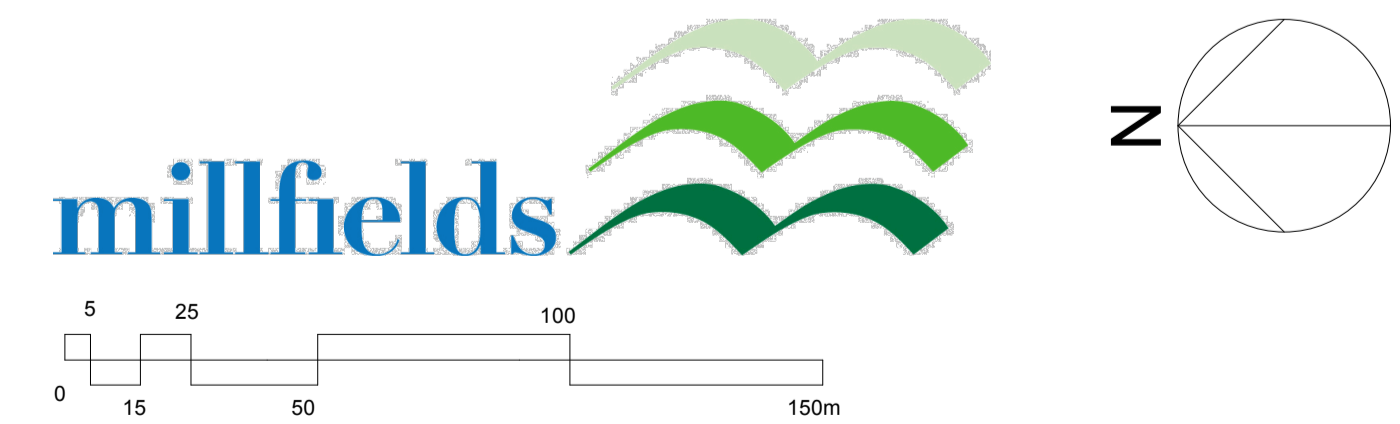
**DEVELOPMENT STRATEGY**

- Residential Development Area
- Residential Development - Key Frontage
- Employment Development
- Development - Landmark Building

**SITE AREA = 12.6 ha**

**LEVEL OF DEVELOPMENT ANTICIPATED**  
TOTAL = 315 dwelling houses  
based on 25 dwellings per hectare

**AFFORDABLE = 95 dwelling houses**  
based on 30% of total anticipated



Job Title	Drawing Title		
MILLFIELDS DEVELOPMENT: H7 & H8, Cam	Concept Masterplan		
Drawn <b>HD</b>	Checked	Date <b>11.11.20</b>	Scale <b>1:1500 @A1</b>
Graham Frecknall Architecture & Design 9 Agincourt Street Monmouth Monmouthshire NP25 3DZ Tel 01600 716418 Fax 01600 714507 E-mail@gfarchitects.co.uk	Job Number <b>1667.20</b>	Work Stage <b>INFORMATIVE</b>	Rev <b>A</b>
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