



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.

All areas shown are approximate and should be verified before forming the basis of a decision.

Do not scale other than for Planning Application purposes.

All dimensions must be checked by the contractor before commencing work on site.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.

Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.

Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

- Site Boundary
-  Proposed Residential Development
-  Proposed Integrated Retirement Community
-  Accessible Open Space to include BNG Enhancements
-  Existing Trees / Woodlands Retained
-  Proposed Areas of Native Planting
-  Proposed SUDs - Sustainable Drainage Areas [Indicative Location]
-  Landform
-  Indicative Play Area Locations
-  Existing Play Facilities
- ● Retained Existing PRoW [Public Right of Ways]
- ● Proposed upgraded PRoW to Ped/Cycle route
- ● Proposed upgraded footpath to Ped/Cycle connection route
- ● Proposed Ped/Cycle link on Site
- ● Integrated Cycle on-street provision
- ● Proposed Ped/Cycle link through Development
- ● New Pedestrian link on Site
-  Vehicular access

The Masterplan is for illustrative purposes only and not a parameter or planning control plan.

Rev	Date	Description	Initials
PROJECT	Nutfield Green Park		
TITLE:	Illustrative Masterplan		
SCALE:	1:2500 @A1		
DATE:	10/2023		
DRAWING No:	SK 23		
DRAWN BY:	BPV/LL/AA/ATM		

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