



KEY

	Total residential area = 6.05 Ha (Circa up to 215 dwellings)
	Proposed tree & hedgerow planting
	Existing tree & hedgerow planting retained
	Main site access from Audley Avenue
	Emergency access from Audley Avenue
	Pedestrian access from Meadow View Road
	Pedestrian access to adjoining public open space & sports pitches
	Main Street - 'Loop Road'
	Existing play area to be upgraded
	Proposed balancing pond
	New buffer planting adjacent to cemetery
	New buffer planting adjacent to industrial Land
	New frontage landscape along Audley Avenue Incl 3m wide footpath / cycleway
	Existing pond
	Deeper rear gardens for new dwellings
	Reinforced buffer planting along A41
	New green links through site
	New public open space
	Lombardy Poplar trees to be replaced with more appropriate species
	Allotment extension
	Indicative location of proposed substation

ILLUSTRATIVE MASTERPLAN

Land North of Audley Avenue, Newport

DRAWING No. 2880/L/02 REV E

