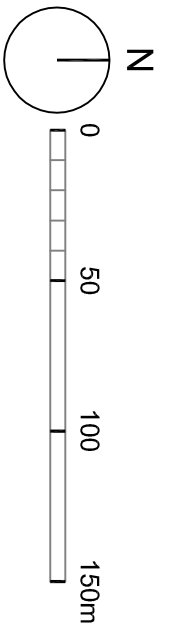


- KEY**
- Application Boundary - 8.80 Ha
 - Main Street
 - Secondary Roads
 - Emergency Access
 - Site Access
 - Pedestrian Links
 - Existing Contours
 - Existing Play Area to be Upgraded - refer to FPCR 2880L11
 - Balancing Ponds (indicative - exact requirements to be determined)
 - Existing Pond
 - Proposed Conveyance Channel
 - Existing Trees & Hedgerows Retained
 - Residential Area - 6.05 Ha Up to 215 dwellings @ 35.5 dph
 - Formal Public Open Space 1.96 Ha Incl Structural Landscape & Wildlife Areas
 - Informal Public Open Space 0.57 Ha Incl Balancing Pond, Wildlife Areas & Structural Landscape
 - Allotment Extension 0.22 Ha
 - Enhancements to Existing Public Open Space / Playing Fields
 - Indicative Location of Proposed Substation



St Modwen
Audley Avenue
Newport

DEVELOPMENT FRAMEWORK

1:1250 @ A1 / 1:2500 @ A3
February 2012
2880-L-01 F

environmental assessment
landscape design
ecology
architectural
urban planning

FPCR Environment and Design Ltd
Lodington Hall
Derby DE1 2BN
T: 01509 672712
F: 01509 674565
E: info@fpcr.co.uk
W: www.fpcr.co.uk