



- Site Boundary
- Other land within ownership of applicant
- Proposed dwellings
- 1 Proposed vehicular access point
- 2 Proposed pedestrian and cycle links
- 3 Proposed amenity open space
- 4 Proposed attenuation pond
- 5 Proposed location for local pump station
- Locally Equipped Area for Play (LEAP)
- Proposed landscaping
- Existing trees and hedgerows
- Root Protection Area (RPA)
- Local cycle route

Shared surfacing and focal buildings create key points through the development

A grouping of new dwellings will create an attractive entrance to the new development

A 6.5 metre connection road with footways either side

The existing water course to be culverted underneath the proposed residential road

New SuDS features planted with marginal and wetland species will enhance the site's diversity of habitats

Dwellings overlook the proposed amenity open space to ensure natural surveillance and to create an attractive outward-looking development edge

Existing trees and hedgerows will be retained where appropriate and form an integral part of the development's open space network

Minimum 5.5 metre wide spine road through the development

Residential development of 5 dwellings (Recently constructed development)

Local cycle route

G	26.05.16	SeM	Layout amended
F	05.05.16	SE	Text amendment
E	03.05.16	SE	Layout amended
D	18.01.16	AS	Layout amended
C	14.08.15	SE	Layout amended
B	23.02.15	SE	Layout amended to accommodate larger attenuation basins and 6m sewer easement
A	21.01.15	SE	Loop road amended.
Rev	Date	By	Description

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Project Land off Wellington Road, Muxton

Drawing Illustrative Masterplan  
Title

Client Seabridge Developments Ltd

Scale @ A2 1:1250 Drawing No. CSA/2352/111

Date Jan 2016 Rev G

Drawn AS Checked SE/RR