



KEY:

- Red Line Boundary
- Existing Development
- Indicative existing trees
- Indicative proposed trees
- Indicative trees to be removed

DESIGN PRINCIPLES

The illustrative masterplan assumes the following:

1. 25 dwellings and 2no parking spaces per unit for illustrative purposes;
2. A linear access road extends from Loddon Road from which two streets extend towards Tunneys Lane;
3. The north-south streets are enclosed with trees creating a green and well connected framework;
4. A principle open space or 'green' is located at the entrance to the site;
5. Development is more informal and set back along Tunneys Lane in response to existing buildings;
6. The urban form is of a denser character to the south adjoining neighbouring residential uses;
7. Public open space, footpaths and private drives characterise the northern and eastern boundaries;
8. To the north of the access road, parking is within garages (detached) or off-street (semi-detached);
9. To the south of the access road, parking is within parking barns located along the southern boundary;
10. All existing trees are retained apart from for vehicular access (Exact tree removal tbc).

NOTES

- The Loddon Road access junction has been located according to the SLR Consulting Ltd 'Highways Suitability Technical Note';
- No specific unit mix has been specified. The study shows an illustrative range of properties only;
- Play space could be accommodated within the entrance 'green' or landscaped edges;
- Existing tree survey information is not available. Trees have been traced from aerial photographs.

Land at Loddon Road, Ditchingham - Illustrative masterplan

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