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**Key**

- 1. Proposed Primary Vehicle and Pedestrian Access (Glasshouse Lane)
- 2. Proposed Vehicle and Pedestrian Access (Crewe Lane)
- 3. Existing Secondary Vehicle and Pedestrian Access (Glasshouse Lane)
- 4. Proposed Pedestrian/Cycle Only Access
- 5. Primary Street
- 6. Secondary Street
- 7. Residential Lane
- 8. Shared Driveway
- 9. Rear Parking Area
- 10. Traffic Calming Road Surface
- 11. Bus Stop
- 12. Pedestrian/Cycle Route
- 13. Pedestrian Route
- 14. Attenuation Basin
- 15. Pumping Station
- 16. Acoustic Fence line
- 17. Equipped Area of Play (NEAP/LEAP)
- 18. Community Allotments
- 19. Existing and retained Woodland/Tree(s)
- 20. Existing and retained Hedgerow
- 21. Proposed Tree Planting
- 22. Public Open Space (POS)
- 23. Primary School and associated playing fields

**Notes**

- Site Area:** 30.98 Ha (76.6 Acres)
  - Developable Area:** 18.35 Ha (45.3 Acres)
  - Residential Developable Area:** 16.85 Ha (41.6 Acres)
  - Residential Yield:** Up to 620 Dwellings
  - Residential Density:** 36.8 Dph. (20.0 Dph. Gross)
  - Public Open Space Provision:** 12.63 Ha (31.2 Acres)
- Including:
- Equipped Play: -0.36 Ha (0.9 Acres)
  - Allotments: -0.72 Ha (1.8 Acres)
  - Amenity Space: -2.18 Ha (5.4 Acres)
  - Parks and Gardens: -4.25 Ha (10.5 Acres)
  - Natural Assets: -4.17 Ha (10.3 Acres)
  - Attenuations: -0.95 Ha (2.3 Acres)

*\* Site covered under Allocation DSI2 (Allocation of Land for Education) and ED2 (Land at Southcrest Farm, Kenilworth) within the Warwick District Local Plan 2111-2129 (Adopted Sept 2017).*



**CLIENT:**  
Catesby Estates Ltd.

**PROJECT:**  
Land East of Kenilworth  
(Crewe Garden Farm and Woodside)

**DRAWING:**  
Illustrative Masterplan

**PROJECT NUMBER:**  
CATU3007

**DRAWING NUMBER:** 10\_12  
**CHECKED BY:** NW

**REVISION:** 14  
**STATUS:** Final

**DATE:** November 2019  
**SCALE:** 1:2,500 @A2