














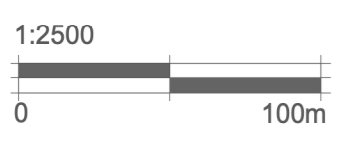


KEY

-  Other land controlled by the applicant, close to or adjoining the site
-  Development boundary
-  All modes access
-  Pedestrian access
-  Principal residential street through development and connecting Hoddesdon Road and Ware Road
-  Existing pedestrian route
-  Proposed pedestrian / cycle route
-  Adjacent bus stop
-  Residential Development
-  Potential Community Employment Hub
-  Development Focus
-  Public Open Space including SUDS and Strategic Landscape areas
-  SUDS
-  Community Orchard
-  Informal pitches / kick about
-  Strategic planting
-  Allotments
-  Extent of Pluvial flooding - EA Flood Mapping
-  Children's play area
-  Existing hedges
-  Existing trees / planting
-  Proposed trees / planting areas
-  Opportunity to create informal views towards Pump House within the layout

Schedule of Masterplan Areas:

Gross Site Area:	34.4ha
Net Residential Development:	15.3ha
Employment Hub	0.35ha
POS (including: SUDS; Strategic Planting Play Areas)	17.6ha



Concept Masterplan

Community Benefits

1. New multi-functional public open spaces will be created which will be accessible to the existing and new community and could include play areas, kick about space and allotments. This large open space also provides a strong landscape buffer to the A414 to the north;
2. Delivery of around 490 high quality new homes in a mix of sizes and tenures and including a percentage of affordable homes;
3. Recognising changes in working patterns, and more employees working from home, there is an opportunity to provide a local co-working hub space. Here a variety of facilities including meeting rooms / event space, hot desks, printing / admin facilitates, a cafe could be provided. This space could also be made available for community events.

Landscape and Ecology

4. Habitat creation is proposed through the site, in association with the proposed drainage features and retained hedgerows which will provide Ecological and biodiversity benefits;

5. Boundary hedgerows and trees have been largely retained and can be enhanced through new planting;
6. There is potential to link an on site Green Infrastructure network with strategic footpaths including the footpath running north towards High Street and the footpath running alongside New River;
7. The proposed development sensitively responds to the setting of the listed Rye Common Pumping Station and the canal by retaining a significant open space buffer which affords a new longer views towards these features;
8. Within the development opportunities exist to create new arrival spaces, high quality public realm and street spaces and distinctive character areas.

Access and Movement

9. There is opportunity to offer alternative link between Hoddesdon Road and Ware Road, potentially alleviating existing congestion issues on other junctions and forming a central street to the development which aids legibility and connectivity;
10. The development could include enhancements to the footpath network in the area, adding looped leisure footpaths through the POS and connecting to the existing public right of ways to the west. Enhanced permeability to a range of destinations surrounding the site can be provided through the development.

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drawing title: Concept Masterplan	date: October 2020	status: Preliminary

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