



Concept Masterplan Legend

- Site Boundary
- Potential access - all modes
- Potential access - pedestrian / cycle
- Existing surrounding roads
- Existing on-site Pedestrian routes
- Proposed new on-site Pedestrian routes
- Existing built-up area
- Existing trees retained
- Existing hedgerow retained
- Proposed amenity tree planting
- potential attenuation area
- Proposed surface water drainage swale
- LEAP or LAP (play area)
- Public Open Space
- Ecological enhancement area to include wet areas, rough grassland and scrub
- Shared private drives / pedestrian areas
- indicative development parcels / frontage
- indicative focal buildings (different materials / detailing)
- Key Space / Shared Surface Square

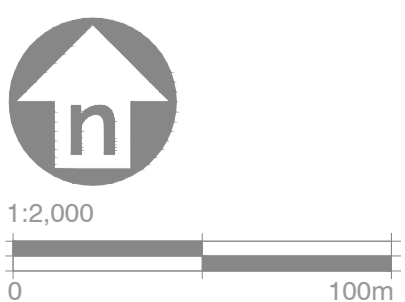
Chilton Woods Sudbury - Application Masterplan ref: B/15/01718 Fig 3 May 2017 extents

- residential development parcels
- public open space
- primary school
- proposed streets
- proposed pedestrian routes
- proposed planting

- Concept Masterplan
- Access to the site from Waldingfield for vehicles and pedestrians;
 - Potential ped/cycle connectivity to future development to the north, east and west indicated.
 - Landscape corridor and swale providing potential pedestrian connectivity to future potential development;
 - Easement to Chilton Priory - no buildings;
 - Existing hedges and trees retained to boundaries and supplemented by new structural boundary planting along the west and southern boundaries. Proposed community orchard planting along western boundary to Chilton Priory.
 - Linked POS network with circular walking routes, play and informal open space areas.
 - The entire site is within a easy walk of an existing bus stop on Waldingfield Road / Sudbury Health Centre;
 - Buildings address POS with shared space / private drive frontage to promote quiet streets.
 - All green spaces have frontages overlooking them to provide natural surveillance.
 - Development with extended rear gardens adjoining the existing gardens to St Mary's Close;

Schedule of Masterplan areas:

Gross red line area:	6.02ha
Net Residential Development:	3.70ha
(Indicative numbers)	130
Useable Public Open Space including:	1.78ha
Woodland, hedges and Attenuation Area	



client:
Catesby Estates Limited

project:
Land North of Waldingfield Road, Sudbury

drawing title:
Concept Masterplan

urbandesignbox.co.uk

Copyright of Urban Design Box. This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes. No liability or responsibility is accepted arising from reliance upon the information contained within this drawing. DO NOT SCALE DRAWINGS.

job number:
CAT109

scale:
1:2000@A3

date:
July 2017

drawing number:
3202_4

drawn:
jvs

status:
planning

