

1. Proposed SANGs - Informal grassland character
2. High Ridge House with private access from Ridge Lane
3. Owens Farm with private access from Newnham Road
4. Proposed new hedgerow features to reinstate the historic field pattern
5. Existing Public Right of Way (PROW) and existing hedgerow
6. Proposed SANG car parking arranged informally along entrance route
7. Landscape buffer provides rural transition between farmland and new development
8. New entrance and tree lined route to new development
9. Existing Pumping station requiring access
10. Potential SUDs basin and landscape structure planting – size and location to be evolved as part of the landscape strategy
11. Potential location of play Area
12. New entrance in hedgerow and arrival into community square – the heart of the new development
13. Main building comprising nursing care at the heart of the site 2.5 storeys.
14. Low rise built form arranged in clusters around a 'social' courtyard space takes reference from farmsteads
15. Community garden located adjacent to the community square, accessible by the residents and local community
16. Orchard to enhance biodiversity and a social focus within the site
17. 'Social Hub' comprises a 'barn-like' structure housing community facilities
18. A range of green spaces forms the 'green grid' including a walled sensory garden.
19. Consented Highridge Farm development



PROPOSED SITE PLAN

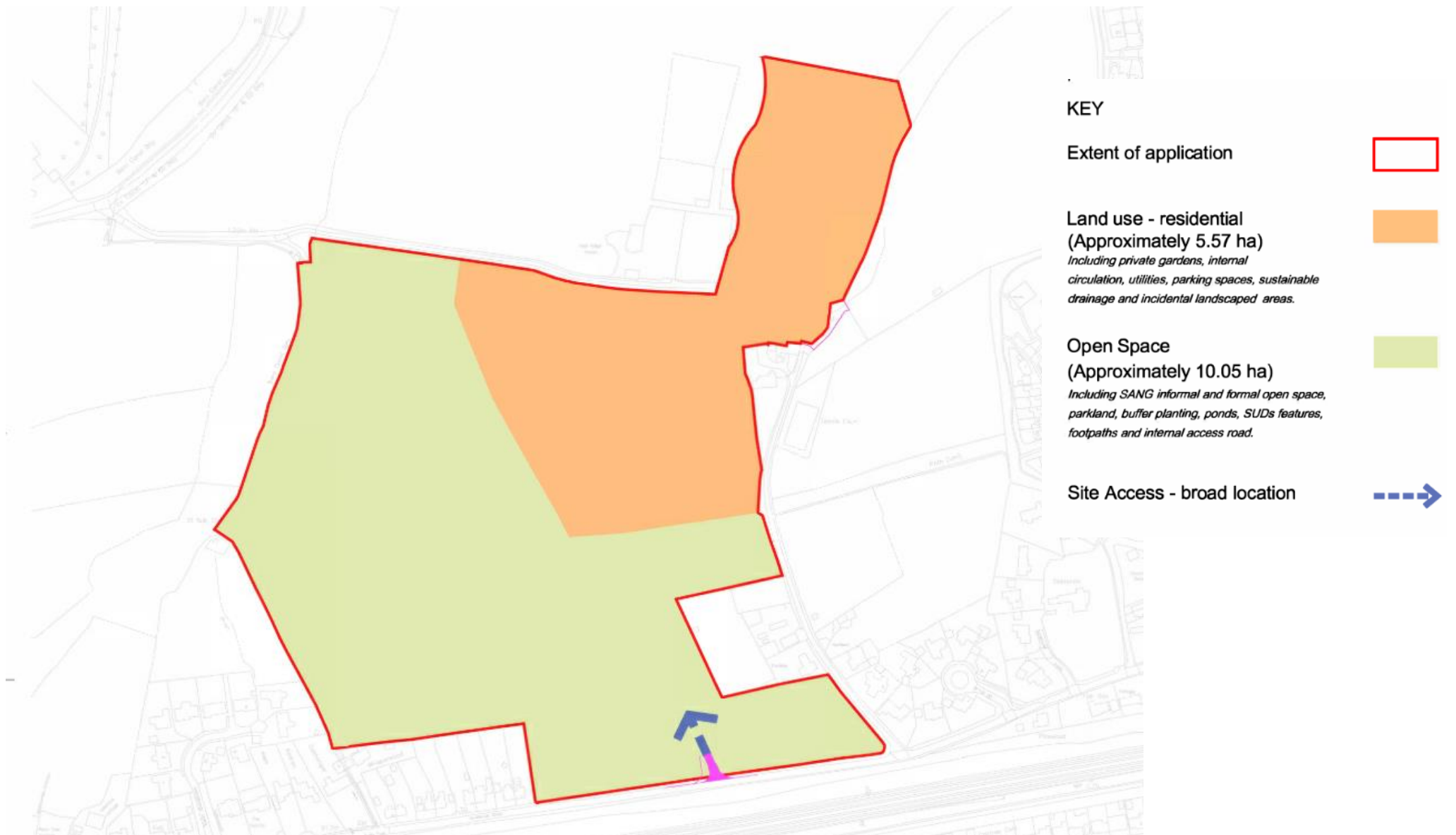
Outline Application Area (Retirement Care Living Development)



Change of Use Application Area (Detailed Suitable Alternative Green Space)



**Distribution
of uses
on the site.**



LAND USE PARAMETER PLAN



KEY

Maximum building storey heights are as described below. All building heights (18m) are to ridge level and exclude any point features. All heights are measured above proposed ground floor level. Proposed ground floor levels will be within a limit of deviation of 1 metre below to 1 metre above existing ground level

Extent of application



Building height up to 3 storeys (up to 18m)



Building height up to 2.5 storeys (up to 15m)



Building height up to 1.5 storeys (up to 7m)



Primary spine street - indicative alignment



BUILDING HEIGHTS PARAMETER PLAN