



NOTES

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050

100

150

200m

N

KEY

Application Site Boundary - Persimmon Homes

Application Site Boundary - Redrow Homes

Combined Site Boundary 70.44 Ha

Boundary between Persimmon/Redrow

Proposed Residential Development (Outline) /

Proposed Residential Development (Full)

(Combined Residential Area 31.36 Ha: Up to 1160 dwellings)

PS

Proposed Primary School: 2.0Ha (2 Form Entry)

LC

Proposed Local Centre: 0.8Ha including 0.2ha Use Class E (up to 400m2 floorspace) and 0.6ha specialist accommodation for the elderly

Proposed Main Street

Proposed Secondary Street

Proposed Segregated Cycleway

Proposed Footpath

Planned Pedestrian Paths within Neighbouring Developments

Planned Pedestrian/Cycle Paths within Neighbouring Developments

Stream Crossing Points

Proposed Play Area /MUGA

Proposed Flower Rich Grassland

Proposed Flower Rich Grassland with Scattered Trees

Proposed Attenuation Feature/ Permanent Water

Proposed Community Orchard Planting/ Existing Orchard

Existing Woodland & Trees

Existing Hedgerows

Proposed Hedgerows

Existing PRoW ( with reference)

Listed Buildings

A

Proposed Restricted Bus Route A to B

1

View towards Park Farm

2

View towards High Weald AONB

3

View towards and from High Weald AONB

Moated Site (Indicated on Historic Environment Record) & Buffer

Low Density Plot

4

Countryside Development

5

Persimmon Homes Mascalls Grange

Proposed Hop Pickers Route

Proposed Allotments

Retained Neutral Grassland

Proposed Woodland and Structural Planting (Wet woodland Species within flood area)

MUGA, LEAP & Outdoor Gym

P7B

Parcel Reference

C

Proposed Vehicular Access Points

D

Proposed Phase 1 Temporary Vehicular Access

Existing Settlement

1)

Interpretation Signage (with reference)

Indicative Swale Alignments

East Rhoden Stream Riparian Zone (10m offset from stream bank)

WWWTW

Proposed Waste Water Treatment Works & 50m Offset

Proposed Underground Electric Cable Diversion (route shown indicatively only)

P27

02/12/2022

Red line amended

CTH / KMN

P26

11/11/2022

layout updated

CTH / KMN

P25

07/11/2022

Development parcels updated

HJL / KMN

rev

date

description

dm

chk

fpcr

masterplanning

environmental assessment

landscape design

urban design

ecology

architecture

arboriculture

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client

Redrow Homes & Persimmon Homes

project

Land East of Paddock Wood

drawing title

Masterplan

scale

1:2500 @ A1

dm

KMN

chk

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