



PROPOSED HEDGE PLANTING TO INFILL GAPS AND COMPLETE BOUNDARY

PUBLIC OPEN SPACE TO FORM AN EXTENSION TO BIRDWELL COMMUNITY PARK

2 WILDLIFE PONDS WITHIN OPEN SPACE

VEHICLE ACCESS

PEDESTRIAN & CYCLE ACCESS

ASH TREE RETAINED WITH SUITABLE STAND-OFF TO DWELLINGS

SAFEGUARDED LAND - NEUTRAL GRASSLAND

SURFACE WATER ATTENUATION BASIN WITH STANDING WATER FOR BIODIVERSITY BENEFITS

PEDESTRIAN LINK TO PUBLIC FOOTPATH

SURFACE WATER DRAINAGE FEATURE WITH STANDING WATER FOR BIODIVERSITY BENEFITS

EXISTING HEDGES RETAINED

DWELLINGS OVERLOOKING RECREATION GROUND

OAK TREE FORMS A FOCAL POINT

RETAINED MIXED SCRUB

PEDESTRIAN LINK TO COMMUNITY PARK

REV	DATE	DESCRIPTION	BY	CHECK
E	15.03.21	MASTERPLAN UPDATED WITH PROPOSED HABITAT FEATURES	LB	
D	25.04.20	PROW TO WESTERN BOUNDARY ADJUSTED TO REFLECT EXISTING ROUTE AS SHOWN ON PROW PLAN	LS	LB
C	17.04.20	DETAILED MASTER PLAN FORMULATED SHOWING POTENTIAL EXTENTS OF HOUSING DEVELOPMENT	LS	LB
B	31.01.20	OPEN SPACE AMENDED TO ACCOMMODATE 30m STAND-OFF TO POTENTIAL NEAP EXTENSION OF EXISTING PLAYSPACE	LB	TS
A	30.01.20	MASTERPLAN REVISED IN RESPONSE TO PRE-APP: OPEN SPACE LOCATED ADJACENT TO COMMUNITY PARK. RED LINE AMENDED TO BE COMPLETELY WITHIN ALLOCATION. EMERGENCY LINK REMOVED.	LB	TS



CLIENT: HARWORTH GROUP

PROJECT: HAY GREEN LANE BIRDWELL

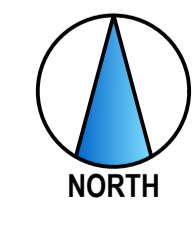
DRAWING: ILLUSTRATIVE MASTERPLAN

DRAWING NUMBER: 17 5085 11

SCALE @ A1: 1:1000

DRAWN: LB DATE: 06.11.19

CHECKED: TS DATE: 06.11.19



# 11 / ILLUSTRATIVE MASTERPLAN

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14 MARINER COURT / CALDER PARK / WAKEFIELD / WF4 3FL  
01924 383322 / www.jrpassoc.co.uk / info@jrpassoc.co.uk  
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