

**NOTES**

- DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/ VERIFIED ON SITE. IF IN DOUBT ASK.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS IN METRES UNLESS NOTED OTHERWISE.
- ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

- KEY**
- Phase 3 - Development Housing Cells
  - Phase 3 - Retail
  - Phase 3 - Employment
  - Carriageway
  - Verge
  - Proposed Footway
  - Proposed Cycleway
  - Proposed Swale
  - Play Area
  - Cell Access
  - Indicative Pond Location
  - Open Areas
  - 40m Wide Landscaping/Screening Zone
  - Existing & Proposed Planting
  - Street & Footway Trees

P1	27.11.12	PRELIMINARY ISSUE	SJB	TAJ
Rev	Date	Details of issue / revision	Drw	Rev

**ISSUES & REVISIONS**

**BWB** CONSULTANCY | ENVIRONMENT  
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Client

**Strawsons**  
Property

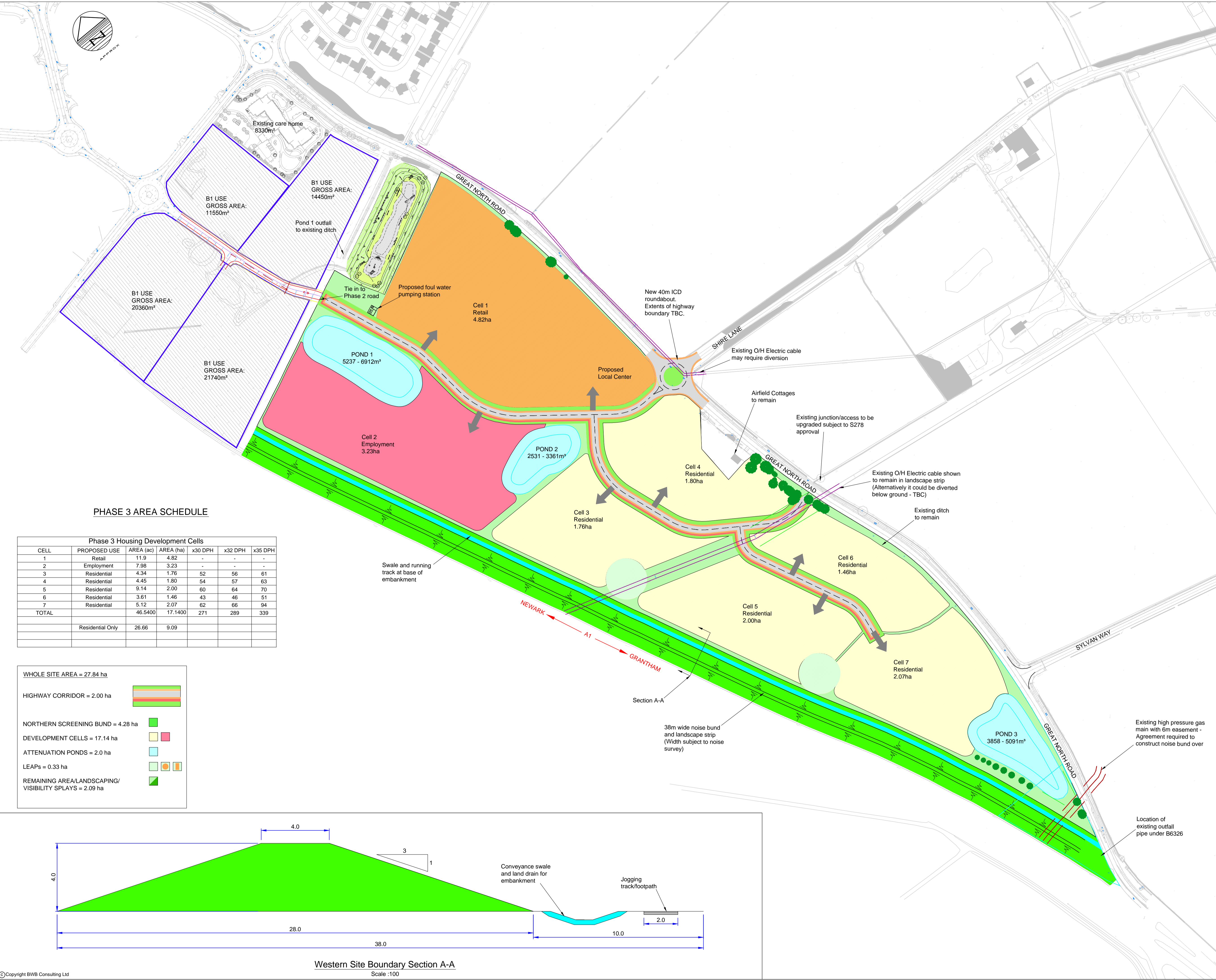
Project Title  
**FERNWOOD PHASE 3**

Drawing Title  
**INDICATIVE MASTERPLAN  
RETAIL OPTION**

Scale	1:2000	Drawn	C. Dodd
Size	A1	Reviewed	T. Jones

Drawing Status  
**PRELIMINARY**

Drawing No.	Revision
<b>NTH/2126/HDSK01</b>	<b>P1</b>



**PHASE 3 AREA SCHEDULE**

Phase 3 Housing Development Cells						
CELL	PROPOSED USE	AREA (ac)	AREA (ha)	x30 DPH	x32 DPH	x35 DPH
1	Retail	11.9	4.82	-	-	-
2	Employment	7.98	3.23	-	-	-
3	Residential	4.34	1.76	52	56	61
4	Residential	4.45	1.80	54	57	63
5	Residential	9.14	2.00	60	64	70
6	Residential	3.61	1.46	43	46	51
7	Residential	5.12	2.07	62	66	94
TOTAL		46.5400	17.1400	271	289	339
	Residential Only	26.66	9.09			

WHOLE SITE AREA = 27.84 ha

HIGHWAY CORRIDOR = 2.00 ha

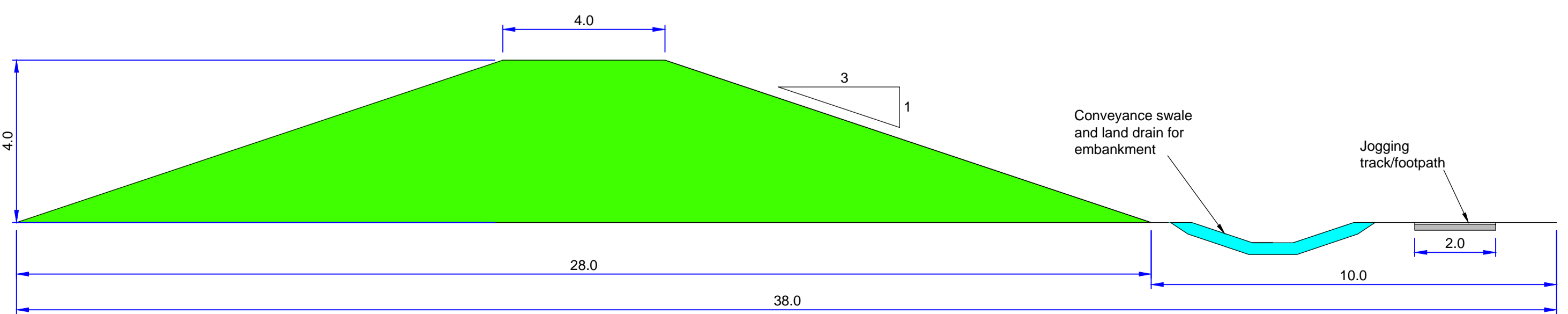
NORTHERN SCREENING BUND = 4.28 ha

DEVELOPMENT CELLS = 17.14 ha

ATTENUATION PONDS = 2.0 ha

LEAPs = 0.33 ha

REMAINING AREA/LANDSCAPING/  
VISIBILITY SPLAYS = 2.09 ha



Western Site Boundary Section A-A  
Scale :100