

views towards  
Holcombe

towards Nunney  
First School

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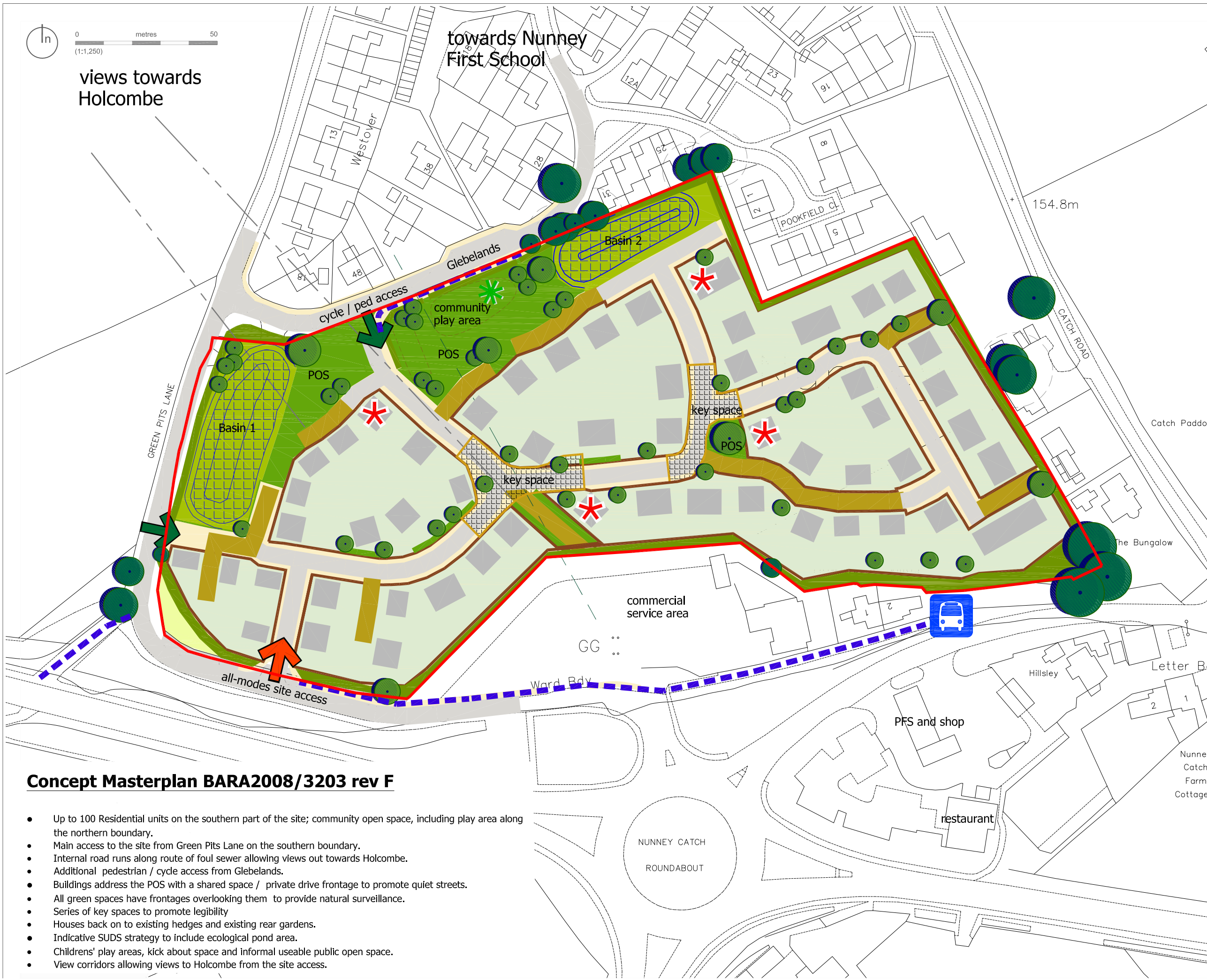
**Masterplan Legend**

- Development Boundary
- Access - all modes
- Access - pedestrian / cycle
- Existing / proposed Pedestrian routes
- private drives
- key spaces
- shared surface streets
- local bus stop locations
- Hedges new / retained
- Assumed foul sewer position (TBA)
- LEAP (play area)
- Public Open Space
- Strategic Open Space
- Existing trees / hedges (showing RFP that affect development areas.)
- Proposed trees / hedges
- Proposed Attenuation Area
- Key buildings / indicative built frontage

**Schedule of Masterplan areas:**

|  |               |
|--|---------------|
| Gross red line area:   | <b>3.53ha</b> |
| Net Residential Development:                                   | 2.55ha        |
| Public Open Space  | 0.29ha        |
| Strategic Open Space, Attenuation area, woodland, access road. | 0.41ha        |
| non-developed (incl roads, single frontage)                    | 0.29ha        |

**POS Calculation:**  
FIT Standard provision: 2.5ha / 1000 population.  
 $2.5 \times 34/\text{ha} = 87$  units  
 $87 \times 2.36(\text{household}) = 205$   
 $205 \times 2.5/1000 = 0.51\text{ha min useable POS required}$   
POS can include childrens' play, kick about and public open space



**Concept Masterplan BARA2008/3203 rev F**

- Up to 100 Residential units on the southern part of the site; community open space, including play area along the northern boundary.
- Main access to the site from Green Pits Lane on the southern boundary.
- Internal road runs along route of foul sewer allowing views out towards Holcombe.
- Additional pedestrian / cycle access from Glebelands.
- Buildings address the POS with a shared space / private drive frontage to promote quiet streets.
- All green spaces have frontages overlooking them to provide natural surveillance.
- Series of key spaces to promote legibility
- Houses back on to existing hedges and existing rear gardens.
- Indicative SUDS strategy to include ecological pond area.
- Childrens' play areas, kick about space and informal useable public open space.
- View corridors allowing views to Holcombe from the site access.

Client:  
**Barratt Homes (Bristol Division)**

Project:  
**Green Pits Lane, Nunney**

Drawing:  
**Concept Master Plan**

Scale:  
**1:1250 (A3)**

|   |                  |
|---|------------------|
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