



Key

- Application boundary
- 1 Access off London Road
- 2 Main access route
- 3 Courtyard / private drive
- 4 Potential for attenuation features
- 5 Parkland
- 6 Tree lined street
- 7 Green buffer
- 8 Orchard planting
- 9 Shared space
- 10 Lower density development fronting the open space and parkland
- 11 Green corridor
- 12 POS including play



Rockbears		A
Illustrative Masterplan		CW / SK
231019 L 02 02	NTS	Sep 2025

CliftonEmerydesign

Bristol • Exeter • London • Plymouth
www.cliftonemerydesign.co.uk mail@cliftonemerydesign.co.uk

Drawing Status FOR INFORMATION

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. THIS DRAWING IS COPYRIGHT.