



Legend

- Potential Extent of Gitti 05 Allocation Site
- Potential Gitti 06 Allocation Site
- Baker Estates Development [Currently under construction]
- Employment Allocation Site 042
- Area of Outstanding Natural Beauty (AONB)
- Pebblebed Heaths Buffer
- Residential Development Parcels
- Green Open Space
- Retained Vegetation with Ecology Buffer
- Attenuation Feature
- Existing Watercourse
- * LAP
- * LEAP
- Railway
- Motorway [M5]
- Existing Highways
- Proposed Spine Road
- Proposed Secondary Road
- Proposed Tertiary Road
- Proposed Private Road
- Shared Pedestrian/Cycle Network
- Informal Pedestrian Routes
- Rerouted Farm Track Access

Key Principles

- 1 New Access from Hayne Lane
- 2 New Access from Baker Estates Development
- 3 No Development in AONB
- 4 Existing Vegetation Retained with Appropriate Ecology Buffers
- 5 Potential Pedestrian / Cycle Link to Employment Site
- 6 Significant Green Buffer to the West
- 7 Reduced Density Frontage to Site Edges

Residential Parcel Areas and Densities [Combined Masterplan]

Parcel	Area [Ha]	Density [per Ha]	Numbers
A1	0.45	45	20
A2	0.24	45	11
A3	0.44	40	18
A4	0.20	40	8
A5	0.65	30	19
A6	0.22	30	7
A7	0.68	25	17
	1.97	36	100
B1	1.49	35	52
B2	0.90	35	32
B3	0.64	35	23
	3.04	35	106
C1	0.47	35	16
C2	0.35	35	12
C3	1.15	35	40
C4	0.85	25	21
	2.82	33	90
D1	0.43	35	15
	0.43	35	15
Total	8.25		311

