

KEY:

- Site Boundary
- Water body
- Existing woodland/trees
- Proposed woodland/trees
- Proposed open space
- Proposed development cells
- Proposed access
- Potential Emergency Access
- Proposed main road
- Existing Public Right of Way
- Proposed footpath network



**Land off Rushgreen Road
 Lymm, Warrington**

Illustrative Masterplan - Area 1

Drwg No: 630CD-10A
 Drawn by: AH
 Rev by: CAW
 QM Status: Checked
 Scale: NTS @ A3

Date: 19.09.17
 Checker: CAW
 Rev checker: CAW
 Product Status:
 Issue

Area 1:	3.29 ha
Developable Area:	1.98 ha
Spine Road:	0.01 ha
Green Infrastructure:	1.30 ha
Potential Yield:	
@30 dph:	59 units
@35 dph:	69 units



KEY:

-  Site Boundary
-  Water body
-  Existing woodland/trees
-  Proposed woodland/trees
-  Proposed open space
-  Proposed development cells
-  Proposed 0.6ha school extension
-  Proposed access
-  Potential Emergency Access
-  Proposed main road
-  Existing Public Right of Way
-  Proposed footpath network



Area 1:	3.29 ha
Developable Area:	1.98 ha
Spine Road:	0.01 ha
Green Infrastructure:	1.30 ha
Area 2:	9.02 ha
Developable Area:	4.56 ha
Spine Road:	0.66 ha
School Extension:	0.60 ha
Green Infrastructure:	3.20 ha
Area 1 + 2:	12.31 ha
Total Developable Area:	6.54 ha
School Extension:	0.60 ha
Spine Roads:	0.67 ha
Green Infrastructure:	4.50 ha
Potential Yield:	
@30 dph:	196 units
@35 dph:	229 units



**Land off Rushgreen Road
Lymm, Warrington**

Illustrative Masterplan - Area 2

Drwg No: 630CD-11A	Date: 19.09.17
Drawn by: AH	Checker: CAW
Rev by: CAW	Rev checker: CAW
QM Status: Checked	Product Status: Issue
Scale: NTS @ A3	

KEY:

- Site Boundary
- Water body
- Existing woodland/trees
- Proposed woodland/trees
- Proposed open space
- Proposed development cells
- Proposed 0.6ha school extension
- Proposed access
- Potential Emergency Access
- Proposed main road
- Existing Public Right of Way
- Proposed footpath network



**Land off Rushgreen Road
Lymm, Warrington**

Illustrative Masterplan - Area 3

Drwg No: 630CD-12A
Drawn by: AH
Rev by: CAW
QM Status: Checked
Scale: NTS @ A3

Date: 19.09.17
Checker: CAW
Rev checker: CAW
Product Status:
Issue



Area 1:	3.29 ha	Areas 1, 2 and 3	15.05 ha
Developable Area:	1.98 ha	Total Developable Area:	8.13 ha
Spine Road:	0.01 ha	School Extension:	0.60 ha
Green Infrastructure:	1.30 ha	Spine Roads:	0.75 ha
		Green Infrastructure:	5.57 ha
Area 2:	9.02 ha	Potential Yield:	
Developable Area:	4.56 ha	@30 dph:	244 units
Spine Road:	0.66 ha	@35 dph:	285 units
School Extension:	0.60 ha		
Green Infrastructure:	3.20 ha		
Area 3:	2.74 ha		
Developable Area:	1.59 ha		
Spine Road:	0.08 ha		
Green Infrastructure:	1.07 ha		

KEY:

- Site Boundary
- Water body
- Existing woodland/trees
- Proposed woodland/trees
- Proposed open space
- Proposed development cells
- Proposed 0.6ha school extension
- Proposed access
- Potential Emergency Access
- Proposed main road
- Existing Public Right of Way
- Proposed footpath network



**Land off Rushgreen Road
Lymm, Warrington**

Illustrative Masterplan - Area 4

Drwg No: 630CD-13A
Drawn by: AH
Rev by: CAW
QM Status: Checked
Scale: NTS @ A3

Date: 19.09.17
Checker: CAW
Rev checker: CAW
Product Status:
Issue



Area 1:	3.29 ha	Area 4:	8.95 ha
Developable Area:	1.98 ha	Developable Area:	3.61 ha
Spine Road:	0.01 ha	Spine Road:	0.40 ha
Green Infrastructure:	1.30 ha	Green Infrastructure:	4.94 ha
Area 2:	9.02 ha	Total Site Area:	24.0 ha
Developable Area:	4.56 ha	(Areas 1, 2, 3 and 4)	
Spine Road:	0.66 ha	Total Developable Area:	11.74 ha
School Extension:	0.60 ha	School Extension:	0.60 ha
Green Infrastructure:	3.20 ha	Spine Roads:	1.15 ha
Area 3:	2.74 ha	Green Infrastructure:	10.51 ha
Developable Area:	1.59 ha	Potential Yield:	
Spine Road:	0.08 ha	@30 dph:	352 units
Green Infrastructure:	1.07 ha	@35 dph:	411 units