

REVISIONS TO THE MASTERPLAN SHALL BE APPROVED BY THE CLIENT AND THE LOCAL AUTHORITY. ALL CHANGES TO THE MASTERPLAN SHALL BE APPROVED BY THE CLIENT AND THE LOCAL AUTHORITY. THE MASTERPLAN IS A PRELIMINARY DESIGN AND IS NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE CLIENT AND THE LOCAL AUTHORITY.



Gross Site Area - 8.29 ha  
Development Area - 6.20 ha  
P.O.S. - 1.53 ha

- LEGEND
- INDICATES APPROXIMATE POSITION AND SIZE OF EXISTING TREES
  - PROPOSED INDICATIVE TREE PLANTING SUBJECT TO DETAILED LANDSCAPING DESIGN
  - INDICATES IMPROVEMENT TO EXISTING ACCESS OFF DERBY ROAD
  - INDICATES POSSIBLE FUTURE ACCESS TO SAFEGUARDED LAND
  - INDICATES ASSUMED EXTENT OF FLOOD ZONE 2 (BASED ON LATEST E.A. MODELLED DATA)
  - INDICATES NEW HEDGEROW PLANTING TO WESTERN BOUNDARY
  - INDICATES EXISTING HEDGEROWS TO BE RETAINED WHEREVER POSSIBLE
  - INDICATES EXISTING PUBLIC FOOTPATH ALIGNMENT
  - INDICATES EXISTING COMMERCIAL USE TO BE INCLUDED IN DEVELOPMENT BOUNDARY
  - INDICATES GROSS SITE AREA = 8.29 HA
  - INDICATES NETT DEVELOPABLE SITE AREA = 6.20 HA

Potential Development of Land off Derby Road, Draycott

white ridge  
architecture  
urban design  
masterplanning

SEABRIDGE  
DEVELOPMENTS LIMITED

Proposed Development off Land off  
Derby Road, Draycott

Appendix B

Scale: NTS  
Date: 15/05/25  
Drawn: 2206/APPB  
Rev: A