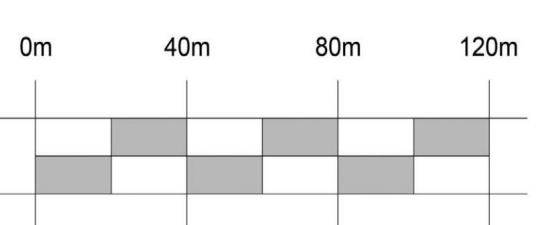




- ① New Homes set within a strong landscape framework. The development will aim to enhance existing site features to ensure a sensitive integration within the existing context.
- ② Flexible community / commercial space conveniently located at the heart of the site providing new and existing community with well connected facilities, such as community shop and cafe, subject to demand at detailed design stage.
- ③ Retention of existing and planting of new trees and hedgerows with the support and creation of habitats to ensure a minimum 10% Biodiversity Net Gain.
- ④ High quality large open green space including pocket parks, wild meadows and recreational parks that will provide areas for community events.
- ⑤ New pedestrian links will connect to existing Public Rights of Way and existing facilities and will also provide access to wider open space.
- ⑥ Creation of an independent cycle and pedestrian link with a forward-thinking sustainable travel strategy.
- ⑦ Creation of a trim trail supporting outdoor exercise and socialising that interconnects between the green spaces and outdoor facilities.
- ⑧ Provision of a number of play spaces located sensitively within the landscape.
- ⑨ Provision of Allotments / Community growing space.
- ⑩ Provision of Orchards.
- ⑪ Sustainable drainage systems will be integrated into green spaces, combining green and blue infrastructure.
- ⑫ Re-aligned and improved watercourse to soften the landscape features and help to promote Biodiversity Net Gain.
- ⑬ The creation of informal organic spaces / Community gardens connected by green corridors.
- ⑭ The creation of a formal green integrated into the development connected by green corridors.
- ⑮ Creation of a seating area for public use at the Heart of the Site.

- Public Right of Way
- ✿ Play spaces
- Trim Trail
- Connection Nodes
- 🌳 Orchards

Scale Bar 1:2000



Development  
Land South of Dunsfold Road,  
Alfold Crossways

Drawing Title  
Illustrative Masterplan

Drawn Date Scale @ A1 Rev Date Note

AH December 24 1:2000@A1

Status Status Code Revision Revision Number

Drawn  
Check

C01

Drawing Number (Project - Originator - Functional Breakdown - Spatial Breakdown - Form - Discipline - Number)

H145 - THA - PO1 - ZZ - D - A - 0008