

KEY - MASTERPLAN

SITE BOUNDARY

PRIMARY ACCESS

SECONDARY ACCESS/  
EMERGENCY LINK

PROPOSED PEDESTRIAN  
& CYCLE CONNECTIONS

PRIMARY HIGHWAY LOOP  
WITH ALTERNATING  
GREEN VERGE

SECONDARY ROADS

TERTIARY  
ROADS/PRIVATE DRIVES

PROPOSED  
INDICATIVE PLOTS

KEY FRONTAGE/ KEY NODES

21M BACK TO BACK  
DISTANCE TO BE  
RESPECTED

EXISTING TREE  
GROUPS/HEDGEROWS TO  
BE RETAINED

INFORMAL OPEN SPACE  
WITH LANDSCAPE  
PLANTING

EQUIPPED PLAY  
NEAP WITH 30M BUFFER

EQUIPPED PLAY  
LEAP WITH 20M BUFFER

PLAY FACILITIES  
LAP WITH 5M BUFFER

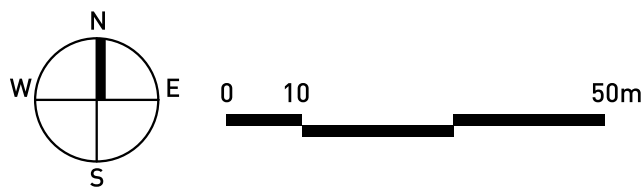
PROPOSED DRAINAGE  
INFRASTRUCTURE

INDICATIVE TREE  
PLANTING

1M CONTOURS

INDICATIVE NOISE BUND UP TO  
5M HIGH INCLUDING POTENTIAL  
ACOUSTIC FENCING ALONG RIDGE  
OF BUND (EXACT DETAILS TBC)

3M BUND ACCESS AND  
MAINTENANCE TRACK



LAND OFF ABBERD LANE, CALNE- CONCEPT MASTERPLAN

Pegasus  
Group

DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE

| www.pegasusgroup.co.uk | TEAM/DRAWN BY: KLB | APPROVED BY: SH | DATE: 08/06/2022 | SCALE: 1:1000 @ A1 | DRWG: P21-3061\_04 SHEET NO: \_\_ REV: E | CLIENT: ROBERT HITCHINS LTD |