

Illustrative layout

Land at West Hill, Wadebridge



- a Recently constructed employment units
 - b Approved development currently under construction
 - c Play park
 - d Coronation Park
 - e Supermarkets
- 1 Vehicular access from West Hill
 - 2 Entrance and arrival space
 - 3 Residential development with frontage onto West Hill
 - 4 Primary vehicular route and access to proposal
 - 5 Higher density development
 - 6 Lower density development
 - 7 Retained hedgerow and trees
 - 8 Landscape breaks and wildlife connections - including retained existing hedgerows, proposed tree planting and incidental green space
 - 9 Proposed footpath and cycle routes
 - 10 Ecology area - open space and attenuation drainage
 - 11 Barn form and reduced height development
 - 12 Incidental green space including opportunities for play
 - 13 Footpath connection to St Breock Primary School
 - 14 Community area for orchard / allotments/ ecological mitigation
 - 15 Parkland open space and ecology mitigation
 - 16 Attenuation features
- Cycle / ped route
 - SUDs
 - Tree lined streets
 - Food production
 - Play
 - Potential for self/custom build plots

Illustrative schedule

Type	Size (m2)	No.	%
1 bed apt	50 -60	35	11
2 bed apt	61 - 70	26	8
2 bed house	79	40	12
3 bed house	84 - 130	132	45
4 bed house	115 - 140	70	24

Total 325 dwellings

230604 - L 02 02 A 13th December 2023

