



Brookside

Diben Lane

New development frontage along Diben Lane set back behind mix of hedgerow, tree planting, open space, footpath and parking

Extend development eastwards as far as existing hedgerow pattern to the north of Diben Lane. Continue hedgerow planting and introduce new tree planting along this development edge to maintain an attractive green rural approach into the village

Introduction of new belt of tree planting as a buffer between existing properties on the eastern edge of the village and any new development

New housing to extend south from Diben Lane, creating a line of development inkeeping with the pattern of growth in the village as a whole

Housing to front onto new village green in the centre of the development with primary street and shared surface streets extending off of the green

- Site Boundary
- Housing Layout
- Front Gardens
- Potential Vehicular Access
- Primary Access Street
- Lane / Shared Surface
- Footpath
- Hedgerow
- Tree Planting
- On-Street Parking Provision



Area	Hectareage / Acreage
Development Area	1.9 / 4.7

Unit Type	Unit numbers
Detached	31
Semi-detached	6
Terraced	4

TITLE: Diben Lane - Masterplan Layout
 DATE: 28 June 2019
 SCALE: NTS

M 07751166836
 E dan@tipistudio.co.uk
 W www.tipistudio.co.uk