





Site Boundary



Existing Water Bodies



Proposed Attenuation Basins



Residential Development
Total Dev Area - 16.54 Ha
Circa 600 dwellings
11.63 Ha @ 32 dph = 372 dwellings
3.38 Ha @ 55 dph = 186 dwellings
Land developed by expansion of adjacent parcels
0.96 Ha @ 28 dph = 27 dwellings
0.57 Ha @ 28 dph = 16 dwellings



Mixed Use Local Centre Built Form
4 Storeys
Circa. 16 apartments



Expansion of Adjacent Residential Parcels



Built Form



High Density Continuous Frontage



Activity Trail



Site Topography



Proposed Trees



Existing Vegetation



Play Space with Offset
NEAP/ MUGA



Proposed Streets



Proposed Private Drives



Existing Roads



Proposed Pedestrian/
Cycle Routes



Existing Public Right of Way/
Cycle Route



Existing Bridleway



Pedestrian Link



Traffic Speed



0

50

100 m

Planning | Design | Environment | Economics | Heritage
East Midlands
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Former Staveley Works, Works Road, Staveley - **Concept Masterplan**
I Drawn by: KC / WJB | Approved by: WJB | Date: 09/08/22 | Scale: 1:2500 @ A1 | DRG: P22-0547_DE_004 Sheet No: 1 Rev: D | Client: Harworth Group |

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