

# ILLUSTRATIVE MASTERPLAN







## Whittlesey East Cambridgeshire



### Legend

- A** Site Access from Eastrea Road
- B** Site Access from Drybread Road
- C** Local Centre - with parking and service yard  
1 no. 4,000 sqft / 372 sqm convenience store  
2 no. 1,500 sqft / 140 sqm units  
3 no. 1,000 sqft / 93 sqm units
- D** 70 bed Nursing Home
- E** 50 bed Extra Care Hub  
45 no. 1 bed @ 500 sqft / 46 sqm  
5 no. 2 bed @ 625 sqft / 58 sqm
- F** 15 Close Care Bungalows - With communal garden area  
6 no. 1 bed @ 500 sqft / 46 sqm  
9 no. 2 bed @ 625 sqft / 58 sqm
- G** Main Avenue - linking Drybread Road with Eastrea Road
- H** The Crescent
- I** The Mews
- K** Homezones and Parking courts
- L** Central Public Open Space
- M** Equipped Play Areas
- N** Sports Fields
- O** Properties fronting Public Open Space
- P** Properties fronting Eastrea Road
- Q** Properties fronting Drybread Road
- R** Native Woodland Planting
- S** Existing Trees Retained
- T** Sustainable Drainage Ponds - with reedbeds and island planting
- U** Swales

### Landuse Budget

-  Total site area = 19.94 ha
-  Total residential area = 13.15 Ha  
Circa 460 dwellings at 35 per hectare
-  Local Centre = 0.5 ha
-  Nursing Home = 0.62ha
-  Extra Care and Close Care Facilities = 0.57 ha
-  Amenity Open Space = 5.1 ha

SCALE: 1:1250 @ A1