



	Site Boundary:	11.77ha
EXISTING		
	Existing Building to be Demolished	
	Existing Pond (Retained)	
	Existing Trees and Hedgerows (Purple hatch indicates vegetation to be removed)	
BUILT DEVELOPMENT		
	Proposed Residential Area [up to 300 dwellings @ 40 dph]	7.53ha
	Proposed Surface Water Pumping Stations (Indicative Location)	0.03ha
ACCESS		
	Proposed Vehicular Access	
	Proposed Pedestrian Access	
	Potential Future Pedestrian / Cycle Connection	
	Proposed Indicative Road Network	
	Proposed Informal Recreational Footpath	
GREEN INFRASTRUCTURE		
	Proposed Tree & Hedgerow Planting	
	Potential Indicative SuDS Basins	
	Usable Public Open Space (The division of proposed uses is set out on the table below)	3.71ha
	Local Equipped Area of Play	400m2
	Teenage Provision	225m2
	Allotments & Community Gardens	0.15ha

