



	Site Boundary:	11.64ha
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]	7.56ha
	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	3.58ha
	Local Equipped Area of Play	400m2
	Teenage Provision	225m2
	Allotments & Community Gardens	0.15ha

