



- NOTES**
- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
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- KEY**
- LOWER RESIDENTIAL DENSITY
25-30 dph
Area approx. 3.8 Ha @ 27.5 dph = 105 dwellings
 - MEDIUM RESIDENTIAL DENSITY
30-35 dph
Area approx. 15.6 Ha @ 34 dph = 530 dwellings
 - HIGHER RESIDENTIAL DENSITY
35-40 dph
Area approx. 9.6 Ha @ 38 dph = 365 dwellings
 - Indicative Proposed Residential Development
 - Indicative Proposed Education Facility
 - Indicative Proposed Activity Hub/Local Centre
 - Indicative Location for Care Home
 - Indicative Proposed Green Space
 - Proposed Watersports Lake
 - Proposed Elstow Brook Diversion
 - Potential View Corridor to Cardington Hangers
 - Potential View Corridor to St Lawrence's Church
 - Existing Cycle Network
 - Existing Public Footpaths
 - Proposed Vehicular Access into Site
 - Indicative Proposed Primary Vehicular Routes
 - Indicative Proposed Cycle Paths
 - Indicative Proposed Diversion of NCR51
 - Indicative Proposed Informal Footpaths

REV	DESCRIPTION	DRN	CHD	DATE	
<input type="checkbox"/>	PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>	TENDER
<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>	AS BUILT		

SCALE 1:2500 @ A0 DATE MAR 2022

DRAWN CM CHK

DRAWING NO. 18776/2004 REV -

TITLE Bedford River Valley Park Enabling Development

DETAILS Initial Concept Plan Overlay Residential Density Plan

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