



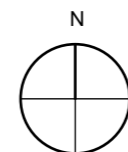
- Site area 19.65ha
- Open Space 3.25ha
- Developable area 10.75ha  
Includes primary route
- School area 2.1ha
- Attenuation basins 0.59ha  
Area excluded from open space calculation
- Flood zone 1.88ha
- Sports pitches 1.08ha
- Primary route
- Indicative vehicular access and parking  
for sports pitches.
- Easement
- Heritage Buffer

Revision:	Date:	Author:
A	12.08.19	HW/DW
B	20.08.19	HW/DW
C	22.08.19	HW/DW
D	02.09.19	HW/DW
E	07.11.19	CW
F	14.11.19	CW



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Project:	A development at Salph End, Bedford	
Client:	Manor Oak Homes	
Sheet title:	Parameters Plan	
Ref:	40986 013F	
Scale:	1:2500 @ A3	
Date:	25.07.19	
Drawn:	HW	Checked: DW



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