



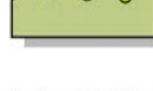
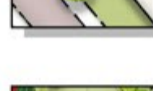
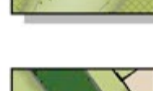
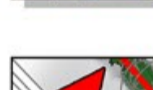



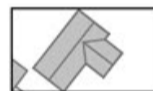


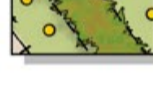

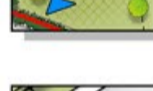
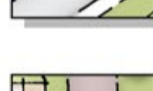

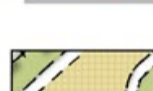









-  Gross site area 9.08 Ha
-  Proposed residential development - approximately 250 dwellings
-  Existing bus stop off Bedford Road at south west corner of site
-  Potential footpath / emergency link from site to Bedford Road
-  Potential footpath link through site
-  Proposed native tree and hedgerow planting will provide opportunity for ecological enhancement
-  Proposed surface water balancing area western boundary of site. Opportunity for ecological enhancement - permanently wet area
-  Soft landscaped corridor through development site adjacent existing hedgerows within site will provide a suitable development interface and provide opportunities for pedestrian and cycle links. Corridor will also provide opportunities for ecological enhancement
-  Proposed access into site from Bedford Road
-  Proposed wildflower grassland along western boundary
-  Existing trees and hedgerows to be retained (subject to additional survey work) - suitable buffer from development to be provided
-  Adjacent agricultural / commercial use to northern boundary
-  Existing dwellings adjacent site
-  Recent residential development served from Cawne Close
-  Permissive right of way along Duck End Lane - opportunity to provide cycle and pedestrian links from development site
-  Additional planting for habitat link connecting to the perimeter habitat
-  Proposed native tree and hedgerow planting around perimeter of site will provide a suitable development interface and assist in the integration of the built form
-  Proposed footpath / cycle link to Bedford Road from development site
-  Primary street
-  Secondary street
-  Private lane
-  Proposed street node
-  Proposed public open space
-  Potential local childrens play area
-  Potential pump station location

Rev D 090217 Potential pump station location identified
 Rev C 020217 Surface water balancing area updated
 Rev B 180117 Surface water balancing areas updated
 Rev A 050117 Gross site area updated

