

## Site Boundary (19.77Ha / 48.85ac)

Residential Development (C3 Use) (Includes Incidental Green Space and Access Infrastructure as well as 0.1Ha of Primary School Public Realm)



Open Space (To accommodate SUDs Features, Existing and Proposed Landscape Planting, Children's Play and 0.2Ha of Parking for Recreational Use)

Primary School Site (1.1Ha Site Provision)



Main Access



Main Movement Route Corridor (To include Main Road; footpaths eitherside of carriageway; and landscape areas)



Temporary Access for Use in Emergency Events

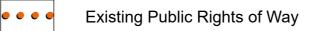
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Potential Access to Leisure / School Parking Area (No Through Route to Main Movement Route Corridor)

Pedestrian Access



Public Right of Way to be Diverted

Diverted Public Right of Way to be Provided Between Points A and B, C and D

Approximate Zone to Include Structural Street Tree Planting

Access to Existing Dwellings Retained/ Amended

Private Amenity and Landscape Buffer Zone to be

Future Potential Pedestrian Link to Adjacent

Existing Footways Retained on Site

Orchard Area

Retained in Perpetuity

Tree Canopy View from Public Footpath to be Retained or Enhanced with New Tree Planting

## N.B.

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• All land use zone areas allow for a limit of deviation 5m eitherside of the line, except for when immediately adjoining existing properties or protected vegetation/ ecology sensitive areas.

14/10/2024 amended Millboard Road link corridor AKP b 10/09/2024 amended development parcels eastern blocks AKP а Rev: Date: Description: Initial: Project: Hollands Farm, Bourne End Drawing: AI37b - Parameter Plan

Drawn:
AKP
Checked:



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