



LEGEND:-

- SITE BOUNDARY
GROSS AREA = 11.02ha (27.23 acres)
- EXISTING BUILDINGS
- EXISTING TREES AND HEDGEROWS
ON/ADJACENT SITE SUBJECT TO SURVEY
- EXISTING TREES AND HEDGEROWS
TO BE REMOVED
- EXISTING SURFACE WATER OUTFALL
- EXISTING POND - OFF-SITE
IDENTIFIED GCN BREEDING POND
- ON-SITE CONTOURS AT .5m INTERVALS
- EXISTING PEDESTRIAN FOOTPATHS
- EXISTING BUS STOPS / SHELTER
- MAIN VEHICULAR MOVEMENT
- SECONDARY VEHICULAR MOVEMENT
- PUBLIC RIGHTS OF WAY - OFF-SITE
- ON-SITE FOOTPATHS
- POTENTIAL FOR EMERGENCY ACCESS
- POSSIBLE NEW PEDESTRIAN CROSSING
- INDICATIVE TREE PLANTING
- PRINCIPLE STREET AND FOOTWAY

- POSSIBLE FEATURE NODE EG: SQUARE
TO CREATE PLACES AND SPACES
- SHARED SURFACE STREET
- PRIVATE DRIVE/MEWS COURT
- INDICATIVE DEVELOPMENT FOOTPRINT
- OPEN SPACE PROVISION:
POTENTIAL PLAY SPACE HIGHLIGHTED
- PRIVATE AMENITY SPACE
- PUBLIC OPEN SPACE
(INC. GREEN INFRASTRUCTURE)
- PROPOSED ATTENUATION PONDS

NOTES:

- PROPOSED BUILT DEVELOPMENT
- NET DEVELOPABLE AREA (NDA) = 6.07 ha
 - NUMBER OF UNITS SHOWN = 200 UNITS
 - OVERALL DEVELOPMENT DENSITY = 33dph
- GREEN INFRASTRUCTURE
- SuDs PONDS = 3757m²
 - NATURAL AND SEMI NATURAL GREEN SPACE (SCRUB, GRASSLAND, WILDFLOWER AND HEDGEROW) = APPROX. 1.20 ha
 - AMENITY GREEN SPACE (INFORMAL / COMMUNAL / RECREATION) = APPROX. 3.06 ha
- OUTDOOR SPORT AND PLAY
- THE AMENITY GREEN SPACE AREA CALCULATION INCLUDES:
- A LOCAL AREA FOR PLAY (LAP) = 100m² WITH A 5m BUFFER TO DWELLINGS
 - A LOCALLY EQUIPPED AREA FOR PLAY (LEAP) = 400m² WITH A 20m BUFFER
 - A MULTI-USE GAMES AREA (MUGA) = 400m x 20m WITH A 30m BUFFER
- THESE ARE RECOMMENDED FOR NEW DEVELOPMENTS CONTAINING 201-500 DWELLINGS.
SOURCE: 'BEYOND THE SIX ACRE STANDARD' FIELDS IN TRUST GUIDANCE