



**NOTES**  
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N  
0 50 100 150 200m

**KEY**

- Site Boundary 11.19ha
- Developable area 5.13ha  
Circa 180 dwellings at 35 dph
- Potential vehicular access
- Indicative pedestrian routes
- Proposed tree planting
- Conservation Area
- Existing trees and hedgerows
- Existing ponds and watercourse
- Indicative flood zone (EA mapping)
- Railway station
- Primary road
- Public Right of Way (PROW)
- Existing footpath connection to rail station
- Listed buildings
- Approximate location of gas main
- Potential location for equipped play
- Potential pedestrian link and footbridge to Public Right of Way