

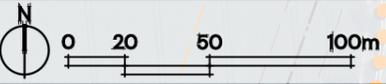
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-  **SITE LOCATION**
(15.96HA)
-  **INDICATIVE DEVELOPABLE AREA**
(6.95HA)
APPROXIMATELY 250 HOMES
-  **INDICATIVE PRIMARY ACCESS POINT**
(SUBJECT TO FUTURE SPECIALIST INPUT)
-  **POTENTIAL EMERGENCY ACCESS POINT**
(ALLOWING ACCESS TO PEDESTRIANS AND CYCLISTS)
-  **POTENTIAL PEDESTRIAN CROSSING**
(SUBJECT TO FUTURE SPECIALIST INPUT)
-  **INDICATIVE TREE-LINED PRINCIPAL STREET**
(WITH GREEN VERGES)
-  **EXISTING PUBLIC RIGHTS OF WAY (PROW)**
-  **PROPOSED RECREATIONAL PEDESTRIAN AND CYCLE ROUTE**
-  **POTENTIAL FUTURE FOOTWAY ALONG HALSTEAD ROAD**
-  **INDICATIVE LOCATION FOR A LANDMARK BUILDING**
-  **PUBLIC OPEN SPACE**
(LANDSCAPE BUFFERS, GREEN CORRIDORS, UTILITIES EASEMENTS, PLAY AND RECREATION AREAS, SUSTAINABLE DRAINAGE FEATURES AND RECREATIONAL PEDESTRIAN AND CYCLE ROUTES)
-  **EXISTING VEGETATION**
(SUBJECT TO TREE SURVEY)
-  **PROPOSED STRUCTURAL PLANTING**
-  **INDICATIVE ATTENUATION BASINS AND SWALES**
(SUBJECT TO FUTURE SPECIALIST INPUT)
-  **LOCAL EQUIPPED AREA OF PLAY (LEAP)**
(FORMAL CHILDREN'S PLAY AREA)
-  **POTENTIAL COMMUNITY PARKLAND AND INFORMAL TRIM TRAIL**
-  **POTENTIAL SKATE PARK**
-  **ESSEX AND SUFFOLK WATER - WATER PIPE AND ASSOCIATED 12M EASEMENT**
-  **LOCAL HIGH PRESSURE (LHP) GAS MAIN (CADENT GAS) AND ASSOCIATED 19M EASEMENT**
-  **CONSULTATION ZONE ASSOCIATED WITH THE LHP GAS MAIN (74M WIDE)**

OPEN SPACE PROVISION:
 MINIMUM REQUIRED*: 1.70HA
 PROVIDED AS PART OF THE PROPOSALS: 8.00 HA**
 * BASED ON COLCHESTER BOROUGH COUNCIL SPD - PROVISION OF OPEN SPACE, SPORT AND RECREATIONAL FACILITIES (JULY 2006), ASSUMING 2.83HA OVERALL ACCESSIBLE PUBLIC OPEN SPACE PER 1000 POPULATION
 ** EXCLUDING SUSTAINABLE DRAINAGE SYSTEMS (SUDS)

WOODLAND (LOCAL WILDLIFE SITE)



LAND SOUTH OF HALSTEAD ROAD, EIGHT ASH GREEN, COLCHESTER – DEVELOPMENT FRAMEWORK PLAN

