



- The scaling of this drawing cannot be assured
- | Revision | Date | Drn | Ckd |
|----------|----------|------|------|
| A | 17.06.21 | J.W. | V.A. |
- Site Boundary (4.48Ha / 11.06Ac)
 - Potential Development Area (2.54Ha / 6.28Ac - 102 Units at 40pdh)
 - Green Corridors and Infrastructure (0.90Ha / 2.21Ac)
 - Retained Open Space (1.00Ha / 2.48Ac)
 - Potential Pocket Park / Play Space (0.04Ha / 0.10Ac)
 - 15m Noise Buffer from the Edge of Carriageway
 - Potential New Road Crossing
 - New Road Crossing
 - Proposed Footpath and Cycle Connections
 - Existing Public Right of Way
 - Existing Footpath
 - ➔ Potential Access Point
 - ➔ Potential Pedestrian and Cycle Connection
 - ↔ Connection to Country Park
 - ➔ Views To Lake
 - High Value Frontage
 - ➔ Site Slope
 - 5m Contours
 - Colchester Local Wildlife Sites
 - Existing Lake
 - Stanway Community Facility
 - Stanway Country Park
 - Existing Country Trees

Project
Land to the West of Lakelands Stanway
 Drawing Title
Opportunities and Constraints Plan

Date 09.06.21	Scale 1:2,000@A2	Drawn by J.W.	Check by V.A.
Project No 31485	Drawing No RG-M-01-3	Revision A	



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