OPEN SPACE PROVISION:

MINIMUM REQUIRED*: 2.72HA

PROVIDED AS PART OF THE PROPOSALS: 7.85 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)

KEY

- SITE LOCATION (23.25HA)
- AREA OF DRAFT ALLOCATION OUTLINE PLANNING PERMISSION (REF 250545), SUBJECT TO S106 AGREEMENT
- INDICATIVE RESIDENTIAL AREA (NET DEVELOPMENT AREA 11.25HA) UP TO 400 DWELLINGS @ 36 DPH
- CAR PARK AND SCHOOL DROP-OFF FACILITY (30 SPACES)
- PUBLIC OPEN SPACE (7.85HA) NATURAL AND SEMI-NATUARAL AMENITY GREEN SPACE AND INFORMAL AND FORMAL CHILDREN'S PLAY SPACE (EXCLUDING ATTENUATION BASINS)
- POTENTIAL LOCATION OF CHILDREN'S PLAY AREA
- EXISTING VEGETATION SUBJECT TO TREE SURVEY
- PROPOSED NATIVE WOODLAND CREATION FOR HABITAT LINKS AND SCREENING
- INDICATIVE ATTENUATION BASIN (SUBJECT TO TECHNICAL INPUT)
- LAND FOR POTENTIAL NEW COMMUNITY OR RECREATION INFRASTRUCTURE
- PROPOSED VEHICULAR ACCESS POINT
- POTENTIAL SECONDARY / EMERGENCY ACCESS POINT
- EXISTING PUBLIC RIGHTS OF WAY (PROW)
- PROPOSED PEDESTRIAN LINK
- INDICATIVE RADIAL FOOTPATH (SUBJECT TO DETAILED DESIGN)
- EXISTING MOWED INFORMAL FOOTPATH
- TREE-LINED PRINCIPAL STREET WITH GREEN VERGES AND SWALES (SUBJECT TO DETAILED DESIGN)
- TREE-LINED PRIMARY STREET (SUBJECT TO DETAILED DESIGN)

LAND TO THE NORTH OF COACH ROAD, GREAT HORKESLEY - DEVELOPMENT FRAMEWORK PLAN

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