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)

N 0 25 50 m

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

PEGASUS GROUP

All Intellectual Property Rights (including but not limited to copyright) subsisting in or arising out of this drawing and the building works depicted are owned by Pegasus Planning Group Ltd (Pegasus Group) and may not be copied, adapted, disseminated, redistributed, reproduced and/or otherwise used without a written licence. Pegasus Group accepts no liability for any use of this drawing other than for its original purpose and by the original client except in circumstances where approval for use has been provided by Pegasus Group in writing. Use only written dimensions. Drawing prepared for planning application purposes only. Do not scale for any other purposes, for any construction purposes refer to structural engineer drawings. Contractors working to the drawing are responsible for checking all dimensions on site.