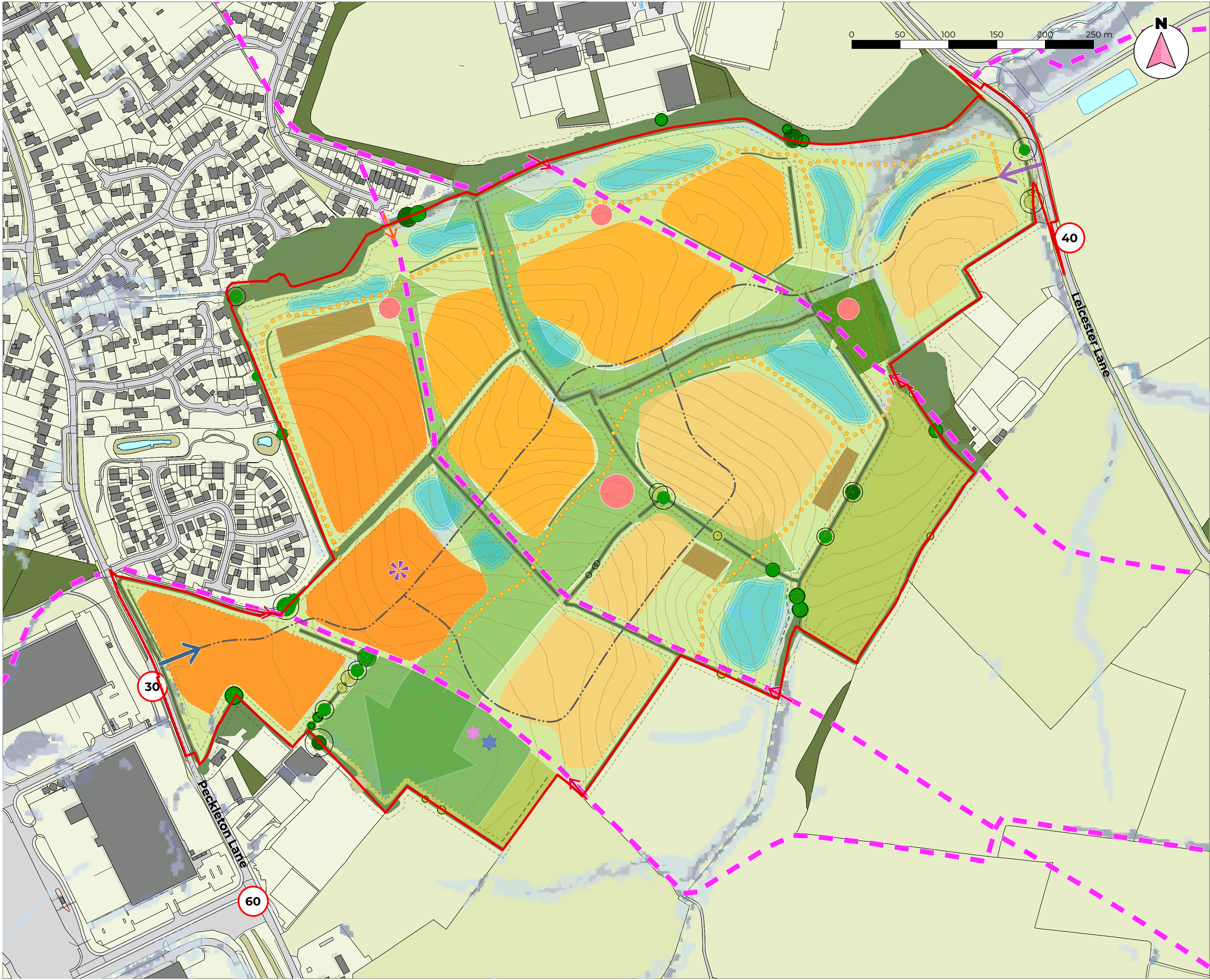


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PLANNING

- Site boundary (42.32ha)
- - - Public Rights of Way (PROW)
- Existing pedestrian access
- Proposed vehicular access point (including pedestrian and cycle access)
- Proposed vehicular access point
- Proposed improvements to existing
- - - Proposed link road through development
- Surface water (High-Low risk)
- Indicative areas for attenuation
- - - Indicative Skylark mitigation
- - - 5m offset from existing hedgerow
- Indicative location for Play
- Recreational routes
- Lower landscape sensitivity area (5.3ha @ 40dph = 212 dwellings)
- Medium landscape sensitivity area (5.47ha @ 35dph = 191 dwellings)
- Higher landscape sensitivity area (5.67ha @ 30dph = 170 dwellings)
- Area identified for sport pitches (2ha)
- ★ Indicative location for Skate Park
- ★ Indicative location for changing facilities and parking
- ✳ Local centre inc. potential community uses (e.g. Potential GP)
- Green corridors
- Natural and semi natural green space (2.88 ha)
- Amenity green spaces
- Indicative location for parks and gardens (0.51ha)
- Tree survey:
 - Category A canopy (&RPA)
 - Category B canopy (&RPA)
 - Category C canopy (&RPA)
 - Category U canopy (&RPA)

Rev.	Date	Description
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Land south-east of
DESFORD

Illustrative Framework Plan

Job ref: 785	Drawing number: P03	Revision:
Scale: 1:2500 @ A2	Date: July 2026	



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