



LANDSCAPE FEATURES
Existing mature tree belts and hedgerows are to be retained and will inform the layout to ensure that the new homes sit within a strong landscape framework.

Proposed vehicular access point

SUSTAINABLE DRAINAGE SYSTEMS (SuDS)
Proposed location for drainage feature at the lower part of the Site to manage the flow of surface water during periods of heavy and persistent rainfall.

Relocated bus stop along Ashford Road.

CHILDREN'S PLAY
Proposed children's play area located within area of open space.

INTEGRATION
Potential vehicular and pedestrian links are proposed to the other parts of Phase 2 (Policy CSD9) to ensure that Site A is brought forward in a holistic manner.

0 20 40 60 80 100 metres

- Site Boundary: 2.95ha
- Proposed residential development: 1.30ha (up to 52 dwellings)
- Proposed/potential vehicular access points
- Proposed tree-lined primary street
- Proposed secondary streets
- Proposed pedestrian links
- Proposed recreational routes
- Existing public rights of way
- Potential vehicular links to other parts of Phase 2 allocation
- Proposed public open space
- Existing vegetation
- Ancient veteran tree buffer zone
- Proposed tree, thicket and woodland planting
- Proposed wildflower planting
- Proposed location for children's play area (LAP)
- Proposed locations for seating areas
- Proposed location for drainage features (SuDS)
- Proposed pump station

CONTEXT

- Existing water features
- Existing bus routes and bus stops
- Listed Buildings
- Policy CSD9 land outside the scope of the applicant's control

E	31.05.24	RC	DRAINAGE BASIN UPDATED
D	20.03.24	RC	MINOR TEXT AMENDMENTS
Rev	Date	By	Description

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

01462 743647
ashwell@csaenvironmental.co.uk
csaenvironmental.co.uk

Project Land south of Ashford Road, Sellindge

Title Development Framework Plan

Client Gladman Developments Ltd

Scale 1:2000 @ A2	Drawn RC
Date June 2023	Checked RR
Drawing No. CSA/4509/122	Rev E