


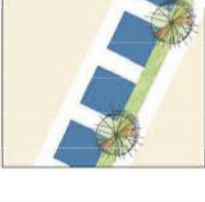

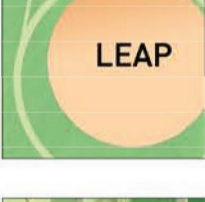




- KEY**
-  SITE LOCATION (10.75HA)
 -  RESIDENTIAL DEVELOPMENT AREA (5.76 HA)
UP TO 200 DWELLINGS AT 35 DPH; OR
UP TO 173 DWELLINGS AT 30 DPH
 -  PRIMARY ACCESS POINT
 -  SCHOOL-DEDICATED ACCESS
 -  EMERGENCY ACCESS - LINK FOR EMERGENCY
VEHICLES, CYCLISTS AND PEDESTRIANS
 -  PEDESTRIAN / CYCLE LINK
 -  INDICATIVE LOCATION FOR A LANDMARK
BUILDING
 -  PROPOSED CYCLE / FOOT PATH
 -  PRIMARY ROUTE -
TREE LINED, WITH GREEN VERGES
 -  SAFEGUARDED PRIMARY EDUCATION LAND
(2.0 HA)
 -  LEAP
PROPOSED EQUIPPED CHILDREN PLAY AREA
 -  INDICATIVE ATTENUATION BASIN AND LINEAR
SWALE
(SUBJECT TO SPECIALIST INPUT)
 -  PROPOSED PUBLIC OPEN SPACE -
INCORPORATING FORMAL AND INFORMAL
PLAY AREAS, NATURAL GREENSPACE,
SUSTAINABLE DRAINAGE SYSTEMS, GREEN
CORRIDORS, LANDSCAPE BUFFERS AND
RECREATIONAL ROUTES FOR CYCLISTS AND
PEDESTRIANS
 -  STRUCTURAL PLANTING - ENHANCEMENT OF
EXISTING BOUNDARY HEDGEROW AND/OR
NEW PLANTING

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NOTE:
SITE CAPACITY -
SUBJECT TO FURTHER
SPECIALIST INPUT

DRAFT

LAND NORTH OF MARCH ROAD, COATES, FENLAND - INDICATIVE FRAMEWORK PLAN

