



- Site Boundary: **7.82ha**
- Potential area for residential development and contours: **3.75ha**
- Potential location for a children's play area (20m buffer required)
- Potential open space to serve the new development
- Potential structural landscape to define Site boundaries
- Potential seating/picnic area
- * Potential location for SuDS (Sustainable Drainage Systems) features
- ▲ Dwelling frontages
- Potential vehicular access points
- Potential indicative vehicular route through the development
- Potential recreational routes through the development
- Potential location for pumping station and 15m cordon sanitaire
- Existing public footpaths
- Existing vegetation
- Green Belt
- Existing waterbodies and water courses
- Listed Buildings
- Colney Heath Local Nature Reserve
- Colney Heath Farm Meadows Local Wildlife Site
- Existing bus route and bus stops
- Fluvial flood zone 2 (Source: Environment Agency)
- Fluvial flood zone 3 (Source: Environment Agency)
- Oil pipeline (and 6m easement)
- Underground 33kV electricity supply (and 5m easement)

B	21.06.2022	KP	Updated to reflect the most recent DFP
A	08.03.2021	JC	Red Line update
Rev	Date	By	Description

CSA

environmental

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

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Tollgate Road COLNEY HEATH
Title	Opportunity & Constraints Plan
Client	Vistry Group
Scale	1:2500 @ A3
Date	Dec 2020
Drawing No.	CSA/3925/108
Drawn	JC
Checked	RR
Rev	A