



**Scale:** 0 50 100 metres

**Site Boundary:** 7.82ha

**Developable Area:** Proposed residential area: 3.75ha (Up to 150 dwellings @ 40 dph)

**Movement & Circulation**

- Proposed primary vehicular access point
- Proposed spine street through the development
- Proposed secondary streets
- Proposed lanes and private drives
- Recreational routes and Trim-Trail Stations
- Mown paths
- Potential pedestrian links
- Public Rights of Way

**Green & Blue Infrastructure**

- Public open space to serve the new development
- Avenue street tree planting
- Proposed new boundary hedgerow planting
- Proposed play provision for children and young people
- Proposed sustainable drainage basins and swales (SuDS)
- Existing vegetation
- Potential seating/picnic area
- Proposed location for pumping station and 15m cordon sanitaire

**Surrounding Context**

- Existing waterbodies and water courses
- Listed Buildings
- Colney Heath Local Nature Reserve
- Existing bus route and bus stops

Rev	Date	By	Description
B	29/06/2022	JC	Minor text updates
A	16/06/2022	KP	Pumping station added, landscaping within LWS amended

**CSA environmental**

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<b>Project</b>	Land at Tollgate Road <b>COLNEY HEATH</b>
<b>Title</b>	Concept Masterplan
<b>Client</b>	Vistry Group
<b>Scale</b>	1:2500 @ A3
<b>Date</b>	June 2022
<b>Drawing No.</b>	CSA/3925/117
<b>Drawn</b>	KP
<b>Checked</b>	JC
<b>Rev</b>	B