



- Site Boundary: **7.82ha**
- PROPOSED USES**
- Proposed vehicular access points
- Proposed developable area:  
= Predominantly 2 storey dwellings, with  
2 1/2 storey dwellings at key locations  
(maximum height of 11.5m) } **3.75ha**
- Proposed developable area:  
= Up to 2 storey dwellings  
(maximum height of 9.6m)
- Remaining Infrastructure: **0.13ha**
- Pump Station (15m cordon sanitaire): **0.01ha**
- GREEN INFRASTRUCTURE**
- Proposed public open space  
- including natural & semi-natural  
greenspace, amenity greenspace,  
children's play areas and trim trail Stations } **2.02ha**
- Existing vegetation within Site to be  
retained
- Existing Root Protection Areas
- Proposed structural thicket, hedgerow  
& street tree planting
- \* Proposed SuDS Basins
- Colney Heath Farm Meadows : **1.91ha**  
Local Wildlife Site
- CONTEXT**
- Existing vehicular circulation
- Existing Public Footpath
- \* Listed Buildings
- Existing waterbodies & water courses

B	29.06.2022	JC	Amended with minor comment
A	27.06.2022	JC	Amended with minor comment
Rev	Date	By	Description

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<b>Project</b>	Land at Tollgate Road <b>COLNEY HEATH</b>		
<b>Title</b>	Parameters Plan		
<b>Client</b>	Vistry Group		
<b>Scale</b>	1:2500 @ A3	<b>Drawn</b>	JC
<b>Date</b>	June 2022	<b>Checked</b>	RR
<b>Drawing No.</b>	CSA/3925/120	<b>Rev</b>	B