



- Site Boundary: **7.82ha**
- PROPOSED USES**
- Proposed vehicular access points
- Proposed developable area:
= Predominantly 2 storey dwellings, with 2½ storey dwellings at key locations
- Proposed developable area:
= Up to 2 storey dwellings
- Proposed developable area:
= Limited to **6.0m** in height
- Notes:**
- 1. The main-streets within the developable area will be tree lined and set within a 2m grass verges to either side of carriageway
- 2. An area of **0.027ha/ 270m²** within the developable area will accommodate a Local Area of Play (LAP)/ Pocket Park
- 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
- Existing vegetation within Site to be retained
- Existing Root Protection Areas
- Proposed structural thicket, hedgerow & street tree planting
- Proposed SuDS Basins
- Notes:**
- 1. Area of the SuDS to be permanently wet to create a varied habitat
- Colney Heath Farm Meadows : **1.91ha**
Local Wildlife Site
- CONTEXT**
- Existing vehicular circulation
- Existing Public Footpath
- Listed Buildings
- Existing waterbodies & water courses

3.75ha

2.02ha

F	06.03.2023	JC	Minor text change
E	02.03.2023	JC	Amended with Heritage inputs
D	15.02.2023	JC	Amended with minor comments
C	06.12.2022	JC	Amended with LPA Comments

Rev	Date	By	Description
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Project Land at Tollgate Road
COLNEY HEATH

Title Parameters Plan

Client Vistry Group

Scale 1:2500 @ A3 **Drawn** JC

Date June 2022 **Checked** RR

Drawing No. CSA/3925/120 **Rev** F