



- 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)
- Proposed developable area:
= Up to 2 storey dwellings
(maximum height of 9.6m)
- 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

C	06.12.2022	JC	Amended with LPA Comments
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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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** C