



Site Boundary: 7.82ha

Developable Area

- Proposed residential area: 3.93ha (Up to 150 dwellings @ 38 dph)
- New homes limited to 6.0m in height within this area

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
- Retained maintenance track and Field Gate

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

0 50 100 metres

North Arrow

F	04.05.2023	JC	Minor area amendment
E	06.03.2023	JC	Minor text amendment
D	03.03.2023	JC	Actioned Heritage comments
C	02.02.2023	JC	Actioned EA Comments
B	29/06/2022	JC	Minor text updates

Rev Date By Description

CSA environmental

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Project Land at Tollgate Road COLNEY HEATH

Title Concept Masterplan

Client Vistry Group

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

Date June 2022 **Checked** JC

Drawing No. CSA/3925/117 **Rev** F