



Site Boundary: 7.82ha

**Access & Connectivity**

- ① Vehicular, pedestrian and cycle access
- ② Potential Pedestrian access/link
- Public Rights of Way
- Recreational routes
- Developable Area**
- Residential area: 3.93ha  
Up to 150 new homes @38dph
- Dwellings limited to 6.0m in height
- Proposed tree lined spine street
- Proposed shared surface
- ③ Foul pump station: 0.01ha/100m<sup>2</sup>

**Green Infrastructure**

- Existing vegetation
- Proposed thicket, hedgerow and tree planting
- Wildflower Planting
- ④ Sustainable Drainage Systems (SuDS)
- ⑤ Local Area for Play (LAP)
- ⑥ 'Play on the Way' Stations
- ⑦ Seating/Picnic Area
- ⑧ Retained Colney Heath Farm Meadows Local Wildlife Site
- Mown footways
- ⑨ Central pocket green/ seating area
- ⑩ Field gate access
- Maintenance route for access to river

D	04.05.23	JC	Minor area change
C	06.03.23	JC	Minor text change
B	03.03.23	JC	Amended to reflect Heritage inputs
A	29.06.22	JC	Amended to reflect minor comment
Rev	Date	By	Description

Drawing Status: FOR PLANNING



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Project	Land at Tollgate Road COLNEY HEATH
Drawing Title	Illustrative Masterplan
Client	Vistry Group
Scale @ A1	1:1000
Date	June 2022
Drawn	RR
Drawing No.	3925/118
Rev	D
Checked	JC