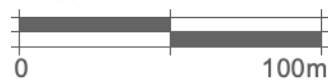




- Site boundary
- Proposed all modes access
- Access to existing public footpath
- Potential pedestrian and cycle access
- The Flitch Way / Saffron Trail (offsite)
- Existing Public Footpath
- Existing pedestrian / cycle connection to Flitch Green / Little Dunmow
- Proposed on-site footpath / cycle path
- Proposed managed / semi natural open space
- Proposed strategic planting areas
- Existing trees retained
- Proposed trees
- Existing scrub / woodland retained
- Proposed hedges
- Proposed play area with 20m offset to homes
- Proposed surface water attenuation area and swales
- Existing stream
- Potential landscape buffer between Flitch Green and Little Dunmow, and between the site and existing homes along Harrisons Road / Ainsworth Drive
- Potential countryside park with new walking routes
- Potential natural play area
- Potential trim trail
- Potential micro allotments
- Potential community orchard
- Potential drainage and ecological area
- Potential new family homes
- Potential community use building



1:2500



DRAFT

client:
Catesby Strategic Land Ltd

project:
Land at Station Road, Flitch Green

drawing title:
Concept Diagram

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1:2500 @ A3

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