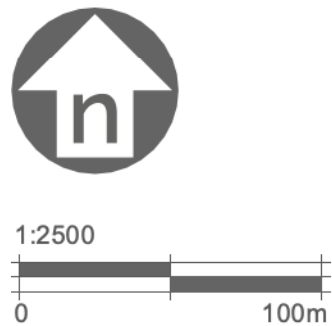




- Site boundary
- Existing field access
- Existing pedestrian access
- Existing pedestrian access overgrown (opportunity to improve connection)
- Existing informal pedestrian access
- The Fitch Way / Saffron Trail (off-site)
- Existing Public Right of Way
- Existing informal grass footpaths
- Existing pedestrian links (off-site)
- Existing trees
- Existing scrub
- Existing stream
- Existing fenced boundaries
- 1m contours (the site slopes down towards the south)
- Existing embankment or retaining wall (height varies)
- Area at risk of surface water flooding
- 150mm Anglian Water foul sewer + 6m easement
- 200mm water main + 6m easement
- Grade II Listed Building
- Existing bus stop
- Potential all modes access
- Potential area of existing bank reshaped to create access
- Potential landscape planting
- Potential ecological area
- Potential surface water attenuation area



client:  
**Catesby Strategic Land Ltd**

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project:  
**Land at Station Road, Fitch Green**

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drawing title:  
**Constraints and Opportunities Plan**

job number:  
**CAT115**

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scale  
**1:2500 @ A3**

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date:  
**May 2021**

drawing number:  
**2001B**

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drawn  
**AJ**

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status:  
**Preliminary**

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**DRAFT**

