



- Site Boundary (19.77Ha / 48.85ac)
- Residential Development (C3 Use)  
(Includes Incidental Green Space and Access Infrastructure as well as 0.1Ha of Primary School Public Realm)
- Open Space (To accommodate SUDs Features, Existing and Proposed Landscape Planting, Children's Play and 0.2Ha of Parking for Recreational Use)
- Primary School Site (1.1Ha Site Provision)
- Main Access
- Main Movement Route Corridor  
(To include Main Road; footpaths either side of carriageway; and landscape areas)
- Main Movement Connection Point to Adjacent Site

- Temporary Access for Use in Emergency Events
- Potential Access to Leisure / School Parking Area  
(No Through Route to Main Movement Route Corridor)
- Pedestrian Access
- Existing Public Rights of Way
- Public Right of Way to be Diverted
- Diverted Public Right of Way to be Provided Between Points A and B, C and D

- Future Potential Pedestrian Link to Adjacent Orchard Area
- Existing Footways Retained on Site
- Access to Existing Dwellings Retained/ Amended
- Private Amenity and Landscape Buffer Zone to be Retained in Perpetuity
- Approximate Zone to Include Structural Street Tree Planting
- Tree Canopy View from Public Footpath to be Retained or Enhanced with New Tree Planting

N.B.  
 • All land use zone areas allow for a limit of deviation 5m either side of the line, except for when immediately adjoining existing properties or protected vegetation/ ecology sensitive areas.

Rev:	Date:	Description:	Initial:
Project: <b>Hollands Farm, Bourne End</b>			
Drawing: <b>AI37 - Parameter Plan</b>			
Scale: <b>1:1,250@A1</b>	Drawn: <b>AKP</b>		
Date: <b>12/04/2023</b>	Checked: <b>--</b>		

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