



- Site boundary: **57.38ha**
- Proposed residential development area: **21.50ha**  
**Approx. 645 dwellings @ 30dph**
- Reserved School Site: **3.25ha**
- School playing fields: **3.73ha**
- Potential site for neighbourhood centre: **0.1ha**
- Public open space and meadows: **15.05ha** (excluding existing woodland)
- Shared surface focal squares
- Overhead electricity corridor: **6.10ha**
- Existing woodland, hedgerows and trees
- Proposed tree and structural vegetation
- Main vehicular route
- Potential emergency access routes
- Existing public footpaths
- Existing bridleway
- Proposed SuDS swales and basins
- Equipped children's play areas
- 15m buffer to Ancient Woodland

C	12.01.18	AS	Amended to client's comments
B	10.01.18	AS	Amended to client's comments
A	02.01.18	AS	Amended to client's comments and to reflect new standing advice on Ancient Woodland

Rev	Date	By	Description
-----	------	----	-------------

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

<b>Project</b>	Land north east of Great Ashby, Stevenage		
<b>Title</b>	Development Framework Plan		
<b>Client</b>	Picture srl		
<b>Scale</b>	1:5000 @ A3	<b>Drawn</b>	AS
<b>Date</b>	November 2016	<b>Checked</b>	SG
<b>Drawing No.</b>	CSA/993/029	<b>Rev</b>	C

© CSA Landscapes Ltd. Do not scale from this drawing. Refer to figured dimensions only.