



0 100 200 metres 

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