


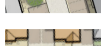


















- LEGEND**
-  Site boundary (9.80 Ha)
  -  Primary highway network
  -  Secondary highway network
  -  Private road/drive
  -  Primary site access
  -  Pedestrian/cycle access
  -  Pedestrian access
  -  Children's play area (LEAP)
  -  Children's play area (LAP)
  -  Existing PROW

-  1 Central green and play area
-  2 Public open space
-  3 SUDs and wildlife pond
-  4 Boundary planting and green space
-  5 Recreation trail to Site perimeter
-  6 Wide, tree-lined primary movement corridor, including a loop for vehicles
-  7 Cycle and pedestrian connection
-  8 Screened pumping station location

- NOTES**
- NB1:** The layout illustrates a proposed housing development of 200 homes at a net density of **33 DpH**
  - NB2:** Policy compliant housing mix meeting or exceeding Nationally Described Space Standards
  - NB3:** The illustrative masterplan takes account of the following parameter plans: land use parameter plan (J0045323\_004) and building heights parameter plan (J0045323\_005)



# Carter Jonas

**PROJECT TITLE**  
**BLOOR HOMES**  
**LAND EAST OF STATION ROAD, ELSENHAM**

**DRAWING TITLE**  
**PROVING LAYOUT**

<b>ISSUED BY</b>	London	T: 020 7016 0720
<b>DATE</b>	30.09.2022	<b>DRAWN</b> MH
<b>SCALE@A1</b>	1:1000	<b>CHECKED</b> JC
<b>STATUS</b>	Planning	<b>APPROVED</b> JC

DWG. NO. J0045323\_007 V2

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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 Source: Ordnance Survey