



KEY

- PLANNING APPLICATION BOUNDARY LINE
- ACCESS POINTS (ALL MODES)
- INDICATIVE GREEN SPACE CROSSING POINTS
- NON VEHICULAR ACCESS POINTS
- RESIDENTIAL USE - USE CLASS C3
(TO INCLUDE ROADS & ASSOCIATED INFRASTRUCTURE AND INCIDENTAL AREAS OF OPEN SPACE)
- GREEN INFRASTRUCTURE - TO INCLUDE PUBLIC OPEN AND AMENITY SPACE (INCLUDING EQUIPPED CHILDREN'S PLAY AREAS); ASSOCIATED LANDSCAPING AND ECOLOGICAL ENHANCEMENT WORKS; FOOTPATHS, CYCLEWAYS; DRAINAGE, UTILITIES AND SERVICE INFRASTRUCTURE; EXISTING TREES/HEDGES; EXISTING DRAINAGE DITCH; GREEN INFRASTRUCTURE MAY ALSO INCLUDE CROSSING POINTS OF ROADS;
- INDICATIVE PRIMARY ACCESS ROAD
- INDICATIVE SECONDARY/TERTIARY ROADS
- EXISTING PUBLIC RIGHT OF WAY
- INFORMAL PEDESTRIAN PATH
- LANDSCAPE BUFFER MINIMUM WIDTH OF 10m MEASURED FROM SITE BOUNDARY
- BRIDLEWAY/HEDGEROW BUFFER MINIMUM WIDTH OF 5m MEASURED FROM EXISTING HEDGE CANOPY
- RECYCLING CENTRE BUFFER MINIMUM WIDTH OF 20m MEASURED FROM SITE BOUNDARY

NOTE:
DEVELOPMENT CELLS/ROAD ALIGNMENT CAN DEViate BY UP TO 10m UPON DETAILED DESIGN

PRIMARY ACCESS CORRIDOR TO INCLUDE ROAD, FOOTPATHS, CYCLE PATHS WHERE NECESSARY, SERVICE MARGINS, VERGES, SUDS WHERE INCLUDED & PRIVATE FRONT GARDENS.



Client:
Kier Group

Project:
Land north East of Thaxted Road, Saffron Walden

Drawing Title:
Framework Plan

Scale:
1:500 @ A1

Revision	Drawn	Check	Date
B	MP	JH	17.11.23
C	MP	JH	28.11.23
D	MP	JH	29.11.23



Project No'	Class	Dwg No'	Status	Rev
3119	A	1004	PR	D

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