



















Legend

-  Site Boundary (9.00 ha / 22.24 ac)
-  Public Right of Way
-  Existing Ponds and Watercourses
-  Main All Modes Access
-  Indicative Location for Vehicular Connection between Development Parcels
-  Reprovided Agricultural Access to adjacent field
-  Pedestrian Access
-  Pedestrian / Cycle Access
-  Access Infrastructure / Highways
-  Residential Development (C3 Use) up to 2 storeys* (inc. incidental green space & access infrastructure)
-  Open Space (to accommodate retained hedgerows and trees, existing ponds and ditches, SUDs features, highways connectivity, children's play, recreation & footpaths)
-  10m wide Landscape Buffer Zones
-  Retained Orchard
-  Proposed Community Orchard
-  Approximate Locations for Sustainable Drainage Features
-  Retained and Enhanced Ecology Grassland Areas

N.B

- All land use zone areas allow for a limit of deviation 3m either side of the line, except for when immediately joining existing properties or protected vegetation / ecology sensitive areas.
- * 2 Storeys equivalent to 9.5m to Ridge line

Rev:	a	16.01.24	updated to reflect revised Little Marsh Rd access	LA
Date:				Initial:
Project:				
Land off Station Road and Little Marsh Road				
Marsh Gibbon, Buckinghamshire				
Drawing:				
16a Framework Plan				
Scale:	1:2500 @ A3			Drawn:
Date:	18/12/23			Checked:
				AP

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