



**LEGEND**

- Site Boundary (30.17 ha / 74.55 ac)
- Additional Land (2.70 ha / 6.67 ac)
- Up to 2 Storey Residential Development (C3 Use) - Includes a Minimum of 10% Public Realm and Landscape Areas; Other Incidental Green Spaces; and Access Infrastructure
- Open Space  
To accommodate: SUDs Features; Existing and Proposed Landscape Planting; Children's Play Facilities; Biodiversity Enhancement Areas; Acoustic, Amenity and Landscape Buffers and one Temporary Cafe Structure.
- ➔ Main Site Access - All modes
- ➔ Pedestrian Access Points - Approximate Position
- ↔ Internal Vehicular Connection (Approximate Location)
- Existing Public Right of Way
- Archaeological Features - Trackways
- Potential Off-Site Pedestrian Link Improvements to/from the Village
- Approximate Retained and Enhanced Landscape Boundary Planting
- Scheduled Ancient Monument - Fort
- Existing Tree / Hedgerow - To be Retained
- Heritage, Archaeology and Landscape Corridor  
Accommodates: Heritage Park; SUDs Features; Existing and Proposed Landscape Planting; Children's Play Facilities; Biodiversity Enhancement Areas.
- ★ Approximate Location for Community Cafe / Retail Unit (F2 (a&b) Use Class) - Maximum 50sqm building footprint
- Self Build / Custom Build Residential Dwellings

N.B.  
All land use zone areas allow for a limit of deviation 5m either side of the illustrated line, except for when immediately adjoining existing properties or protected vegetation / ecology sensitive areas.

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|--|-----------------------|----------------|------------|
| Rev: -   | Date: -               | Description: - | Initial: - |
| Project:<br><b>Land at Great Chesterford, Saffron Walden</b> |                       |                |            |
| Drawing:<br><b>AI05d - Application Framework Plan</b>        |                       |                |            |
| Scale:<br><b>1:2000@A1</b>                                   | Drawn:<br><b>AKP</b>  |                |            |
| Date:<br><b>10/06/2022</b>                                   | Checked:<br><b>--</b> |                |            |

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