KEY

- SITE BOUNDARY (19.29 HA)
- NET DEVELOPABLE AREA 10.1 HA
  GROSS DEVELOPABLE AREA 10.4 HA
- SANDBACH HEATH PARK 3.8 HA
- OPEN SPACE 5.1 HA (INCLUDING INCIDENTAL SPACE AND ATTENUATION PONDS)

MOVEMENT AND CONNECTVITY

- POTENTIAL VEHICULAR SITE ACCESS
- POTENTIAL PEDESTRIAN/CYCLE SITE ACCESS
- POTENTIAL BUS GATE, EXIT ONLY
- PRIMARY TREE LINED STREETS
- SECONDARY STREETS
- TERTIARY STREETS
- PRIVATE DRIVES
- PRIMARY PEDESTRIAN/CYCLE ROUTES WITHIN DEVELOPMENT
- EXISTIING PROW FOOTPATH
- POTENTIAL CONNECTION TO PROW
- POTENTIAL EXIT/ INTERFACE WITH GREENSPACE AND CARE ACCOMMODATION

GENERAL CONTEXT

- GRADE II LISTED BUILDINGS
- LEONARD CHESHIRE DISABILITY CARE CENTRE
- EXISTING SEWER WITH 8M EASEMENT

LANDSCAPING

- EXISTING TREE PRESERVATION ORDER (TPO)
- EXISTING VEGETATION/ MATURE TREES
- PROPOSED INCIDENTAL/STRUCTURAL PLANTING
- PROPOSED PERIMETER HEDGEROWS
- ORNAMENTAL PLANTING
- SEATING AREA PROVIDING VIEWS TO WIDER CONTEXTUAL LANDSCAPE AND NEWLY CREATED SANDBACH HEATH PARK
- POTENTIAL LOCALLY EQUIPPED AREA OF PLAY
- SUSTAINABLE DRAINAGE SOLUTIONS (TBC)
- Root Protection Area (RPA)
- Indicative bench/picnic bench seat location
- Indicative litter bin/dog bin location
- Interpretation signage for ecological zones
- Entrance feature
- Indicative location of LEAP/LAP
- Indicative low grass mound

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LAND AT SANDBACH HEATH | **ILLUSTRATIVE MASTERPLAN**

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