



Notes:
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking Dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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- Key
- Application Boundary (24.9ha)
 - Vehicular access points
 - Primary road corridor
 - Proposed pedestrian and cycle connection
 - Existing Public Right of Way
 - Indicative alignment of cross parcel permeability
 - Huntingdon Lane - pedestrian/ cycle/ emergency vehicle route
 - Indicative location of proposed tertiary road, pedestrian/ cycle link
 - Indicative location of access to park & choose facility
 - Residential use (C3) (to include a care home (C2), secondary and tertiary streets, footways, cycleways and incidental open space)
 - Park & choose (to include planting where it adjoins residential use)
 - Open space (details of the open space can be found on the open space parameter plan)
 - Existing trees and hedgerows substantially retained

Indicative location of underground utilities (exclusion zones to be provided on either side upon determination of the exact location of the utilities):

- 8m exclusion zone either side of raw water main
- 3m exclusion zone either side of water main

Rev	Date	Description	Drawn	Chkd
P1	17.01.22	First Issue	VB	GP
P2	25.01.22	Key updated	VB	GP
P3	16.02.22	Key updated	VB	GP
P4	14.06.22	Developable area updated	VB	GP
P5	24.11.22	Developable area and site boundary updated	AG	VB
P6	03.01.23	Modified pedestrian and cycle connections	AG	VB
P7	30.08.23	Modified pedestrian and cycle connections	VB	GP
P8	04.06.23	Key updated	VB	GP
P9	12.06.24	Green buffer south of The Paddocks increased	LB	GP

Drawing Status

PLANNING

Client
Church Commissioners for England

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Project
Land at Three Elms, Hereford

Drawing Title
Three Elms North East Quarter
Land Use Parameter Plan

Scale @ A2 1:2500 Job Ref. 00342

Drawing No. 00342_PP_01 Revision P9

Scale Bar 0 20 40 60m

