

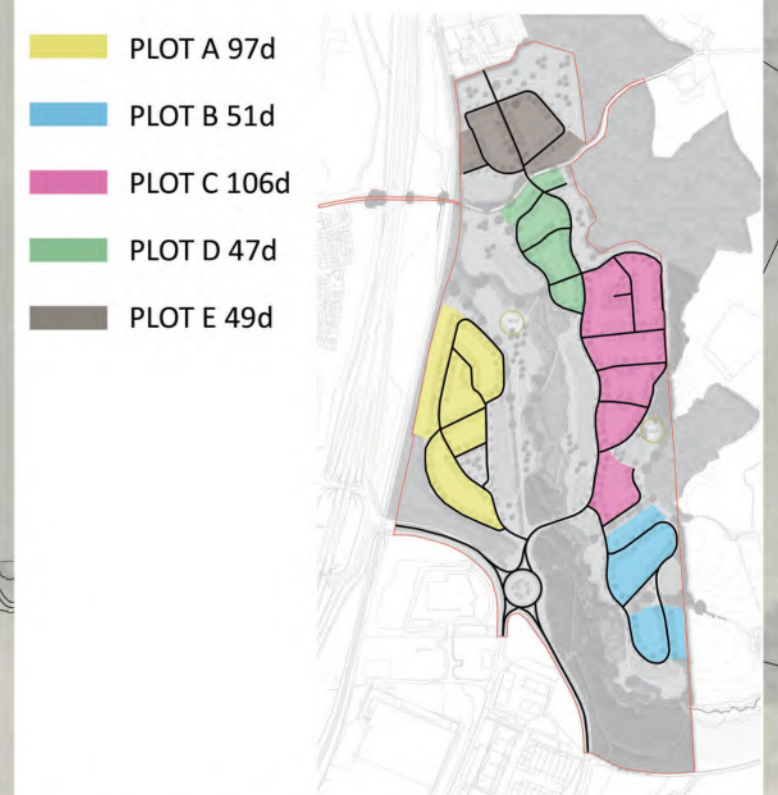
100
0 10
Millimetres



- Key:**
- Outline planning application boundary
 - 4 bed houses
 - 3 bed houses
 - 2 bed houses
 - Major residential road
 - Residential road
 - Shared surfaces
 - Feature junction with raised tables
 - Informal cycle and pedestrian routes through the open space
 - Proposed playground (NEAP, LEAP)
 - Existing vegetation to be retained
 - Selected existing trees to be retained
 - Proposed parkland vegetation
 - Proposed woodland planting
 - Proposed feature trees
 - Proposed street trees
 - Proposed SUDS features
 - Proposed vehicular bridge
 - Existing stream

Land Use

Total area of site	44.34 ha
Open space area	23.41 ha
Carriageway surface	4.09 ha
Plots	16.84 ha
Total no of dwellings	350
2 Bed	52 (15%)
3 Bed	210 (60%)
4 Bed	88 (25%)
Affordable housing	88 units (25%)
Private Parking (including garages)	1016 spaces



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION					
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:					
CONSTRUCTION					
MAINTENANCE/CLEANING					
DECOMMISSIONING/DEMOLITION					
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement					
Rev.	Date	Description	By	Chk'd	App'd

Drawing Status: **FOR SUBMISSION**

Subsidiary: **S1**

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Client: **Telford & Wrekin COUNCIL**

Project Title: **THE HEM, TELFORD**

Drawing Title: **ILLUSTRATIVE MASTERPLAN**

Scale: 1:2000	Designed: EZ	Drawn: GC	Checked: EZ	Authorised: DS
Original Size: A1	Date: 20/11/20	Date: 20/11/20	Date: 20/11/20	Date: 20/11/20
Drawing Number: 5192805-ATK-DR-L-0003	Revision: P01			