

POTENTIAL PED/CYCLE LINK TO EXISTING FOOTWAY ALONG **FULBOURN ROAD**

URN

POTENTIAL LANDSCAPED **BUFFER ALONG THE** SOUTHERN BOUNDARY OF THE SITE TO INCLUDE SUSTAINABLE DRAINAGE (SUDS) FEATURES WITHIN THE LOWEST PARTS (SUBJECT TO DRAINAGE STRATEGY)

100m 20 50

SITE LOCATION (4.93HA- TBC)

OPPORTUNITIES



OPPORTUNITY TO STRENGTHEN BOUNDARY VEGETATION



OPPORTUNITY FOR NEW BOUNDARY VEGETATION



POTENTIAL LOCATIONS OF SUSTAINABLE DRAINAGE FEATURES (SUDS) (SUBJECT TO DRAINAGE STRATEGY)



OPPORTUNITY FOR A LANDSCAPED BUFFER



POTENTIAL VEHICULAR ACCESS POINT (SUBJECT TO FINAL ACCESS STRATEGY)

EXISTING BOUNDARY VEGETATION TO BE

RETAINED (SUBJECT TO TREE SURVEY)



POTENTIAL PED/CYCLE LINK

EXISTING PUBLIC RIGHTS OF WAY (PROW)



CONSTRAINTS

В

SITE CONTOURS (SUBJECT TO TOPOGRAPHICAL SURVEY)



THE GRADE II LISTED MANOR FARMHOUSE

EXISTING BUS ROUTE AND BUS STOP

TEVERSHAM RECREATION GROUND



SCHEDULED MONUMENT



FERNDALE

EXISTING CONTROLLED GATE



EXISTING OVERHEAD CABLES SHOULD BE UNDERGROUNDED (SUBJECT TO UTILITIES REPORT)

N.B. THE OPPORTUNITIES AND CONSTRAINTS ARE SUBJECT TO FURTHER TECHNICAL INPUT INCLUDING TOPOGRAPHICAL SURVEY, LVIA, TREE SURVEY, UTILITIES REPORT, ECOLOGICAL IMPACT ASSESSMENT AND FINAL ACCESS STRATEGY)

TEVERSHAM COMMUNITY FIELD, TEVERSHAM - THE OPPORTUNITIES AND CONSTRAINTS PLAN



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