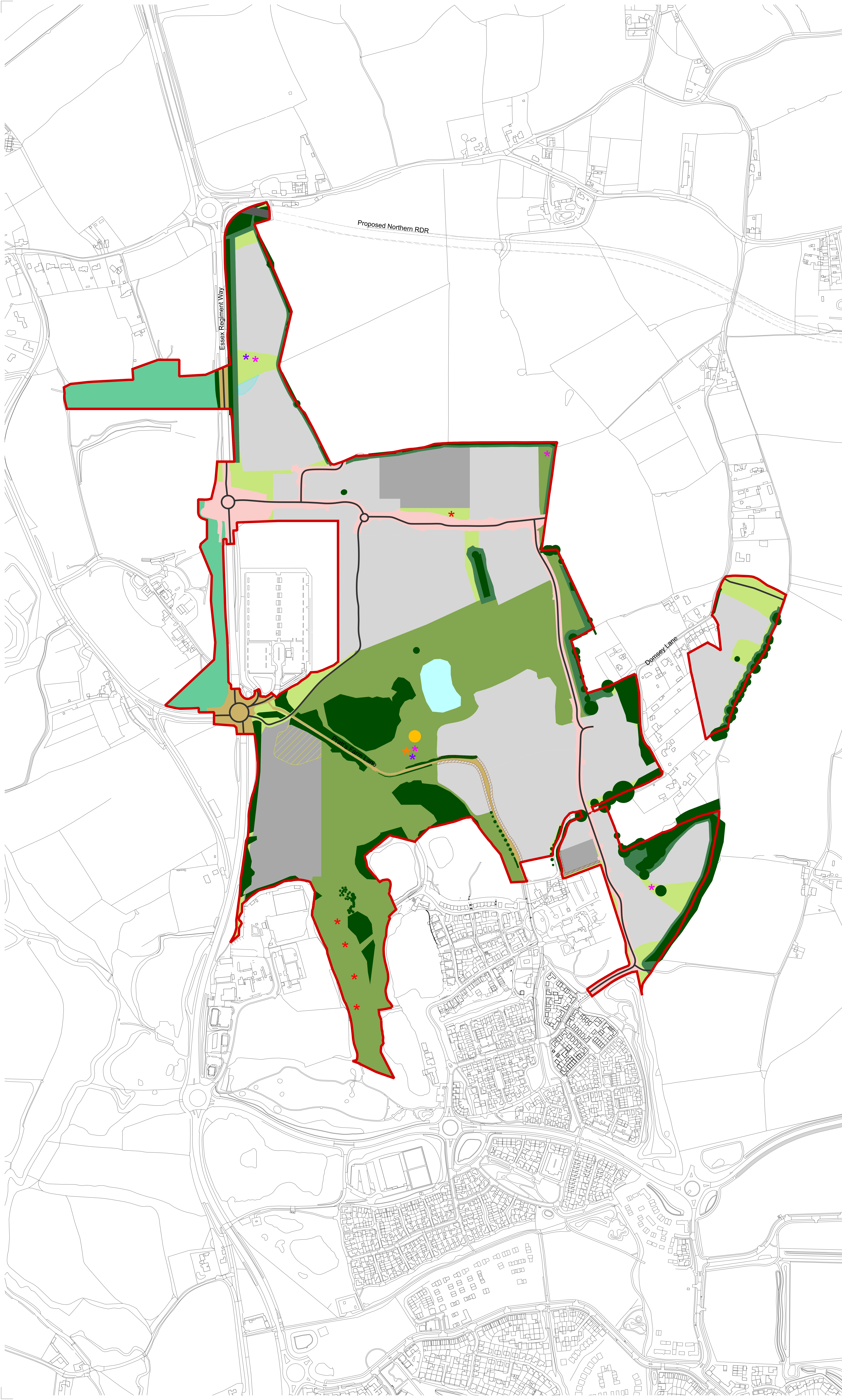


Notes:
 All contractors must visit the site and be responsible for taking and checking Dimensions.
 All construction information should be taken from figured dimensions only. Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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- Application Boundary
- Development Parcels
- Natural green and amenity space (Including SuDs features. Could also include productive landscape*)
- Channels Discovery Park (Including SuDs features. Could also include productive landscape*)
- Natural Green Space not publicly accessible and required for drainage (SuDS) purposes only
- Existing water feature
- Existing trees and vegetation to be retained**
- Ecology and vegetation protection buffer to be retained*
- ★ Neighbourhood equipped area for play (NEAP) - indicative location***
- ★ Local equipped area for play (LEAP) - indicative location***
- ★ Local area of play (LAP) / Play on the way - indicative location***
- ★ Local Landscape Area of Play (LLAP) / Play on the Way - indicative location***
- Incidental sport area***
- Primary streets (Refer to Drawing no. 01660C_PP04_Access and Movement Parameter Plan for the details of access and movement parameters)
- Proposed infrastructure
- Existing infrastructure (within redline)
- Northern RDR
- Development Constraint****
- Development Constraint*****
- Sensitive edge (Built form to respect character of Pratt's Farm Lane and Listed Buildings - to be dealt with at Detailed Design stage)

NOTES

- * Precise form and location of productive landscape areas to be resolved through future RMAs.
- ** Subject to detailed design of site infrastructure works and CEMP controls.
- *** Exact location, shape, and size are indicative only.
- **** Development of the Innovation Hub will adhere to the GI Strategy and Mitigation Hierarchy that are inherent within the embedded mitigation designed into the proposed development. This will aim to avoid adverse effects on ecologically important features; where negative impacts cannot be avoided then appropriate mitigation and compensation measures will be required to ensure that Biodiversity Net Gain is delivered.
- ***** Potential for pluvial flooding



Rev	Date	Description	Drawn	Check
P21	24.07.23	PIR roundabout area added	VB	JCA
P20	03.07.23	Development area updated	VB	JCA
P19	06.07.23	Development area updated	VB	JCA
P18	06.07.23	Active routes updated	VB	JCA
P17	12.10.22	Key adjusted	VB	IS
P16	06.10.22	Planning issue - redline adjusted	VB	MSM IS

Drawing Status
PLANNING

Client
Partrigan Chelmsford A Limited



Project
Chelmsford Garden Community - Zone 1 Planning Application

Drawing Title
Green Infrastructure & Public Open Space Parameter Plan

Scale @ A0 1:2500 Job Ref. 01660C
 Drawing No. 01660C_PP02 Revision P21
 Scale Bar 0 20 40 60 80 100m