



LEGEND

- Residential application boundary (33.6 Ha)
- Wider land ownership boundary
- Whole Farm Plan boundary
- Development area (Phase 1)
- Development area (Phase 2)
- ⊕ Primary access point
- ⊕ Secondary access point
- Public open space
- Sports provision
- Potential location of Primary School, Special Educational Needs (SEN) & Early Years (EY) provision
- Public Right of Way
- Contour lines (1 metre elevation intervals)
- Existing buildings
- ✱ Play area (LEAP/LAP)
- Potential location for surface water attenuation
- Existing underground power cable easement
- Access to existing underground power cable for maintenance purposes
- Primary street (indicative route)
- Secondary street (indicative route)
- Ecotone boundary (bat protection corridor)
- Ancient Woodland
- Existing vegetation
- 10m offset to ecotone boundary (Gardens / curtilage to dwellings is permitted in this zone. No built footprints of new homes in this zone)

- REFERENCES**
- 1 Proposed location of primary Site access from Rickman's Lane serving both the development areas at Streeter's Farm to the north and Crouchland's Farm
 - 2 Proposed location of secondary access point to the wider masterplan
 - 3 Area of open space accommodating existing retained trees and hedgerows within broad green corridors
 - 4 Potential location for a 2 Form Entry (2FE) primary school with provision for Special Educational Needs (SEN) and an Early Years Centre
 - 5 Alignment of Public Right of Way (PRoW) retained between development parcels
 - 6 Potential pedestrian link through to the existing off-site PRoW to the north of the Site
 - 7 Potential location of community uses / play

NET Residential land parcels (indicative):

Ref	Area
R1	0.45
R2	1.15
R3	2.00
R4	1.75
R5	1.20
R6	2.40
R7	1.20
R8	1.55
R9	1.05
R10	0.75
Net Developable Area (NDA) 13.50 Ha	

Total dwellings:
 Up to 520 at an (indicative) average density of 39 dwellings-per-hectare based upon the above total NDA figure

Non Residential Uses

- Education Use - 2.47 hectare land parcel
- 2.40 Ha for 2-Form Entry Primary School (2FE)
- 0.07 Ha for Special Educational Needs (SEN) and Early Years (EY) centre provision



Carter Jonas

PROJECT TITLE
 ARTEMIS LAND AND AGRICULTURE
 RICKMANS GREEN VILLAGE

DRAWING TITLE
 FRAMEWORK MASTERPLAN &
 WHOLE FARM PLAN
 (OPTION A - WITH SCHOOL)

ISSUED BY London T: 020 7016 0720
DATE 17.11.22 **DRAWN** MH
SCALE@A1 1:2,500 **CHECKED** JC
STATUS Planning **APPROVED** JC

DWG. NO. J0040996_022_V10
 No dimensions are to be scaled from this drawing.
 All dimensions are to be checked on site.
 Area measurements for indicative purposes only.
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 Source: Ordnance Survey