



- 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
  - 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 Alignment of Public Right of Way (PRoW) retained between development parcels
  - 5 Potential pedestrian link through to the existing off-site PRoW to the north of the Site
  - 6 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                               | 3.25            |
| <b>Net Developable Area (NDA)</b> | <b>16.00 Ha</b> |

**Total dwellings:**  
Up to 600 at an (indicative) average density of 38 dwellings-per-hectare based upon the above total NDA figure



**Carter Jonas**

**PROJECT TITLE**  
ARTEMIS LAND AND AGRICULTURE  
RICKMANS GREEN VILLAGE

**DRAWING TITLE**  
FRAMEWORK MASTERPLAN &  
WHOLE FARM PLAN  
(OPTION B)

**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\_049\_V3  
 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