

**NOTES**

Do not build from the boundary line or manually use the boundary line.

All dimensions are in millimetres unless stated otherwise.

This drawing is intended for use in the planning and design of the proposed development and does not constitute a contract. It is the responsibility of the client to ensure that the proposed development complies with all applicable laws, regulations and standards. The client is responsible for obtaining all necessary permissions and consents from the relevant authorities.

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OSM 2023

The Client: Design and Management Regulations 2015 (CDM 2015) requires that the client must ensure that the project is managed by a competent person throughout its lifecycle. The client must ensure that the project is managed in accordance with the CDM 2015 regulations and that the client has a duty of care to the public and the environment.

It is your responsibility as client to make yourself aware of your site within CDM 2015 and accordingly.

These plans can be found at: <https://www.lanpro.co.uk/projects/0629-10-050>

**Site Boundary**  
36.8 ha (90.9 ac)

- LANDSCAPING**
- Existing Woodland
  - Existing Hedgerows
  - New Landscaping
  - Open Areas
  - Ponds/Water Features
- BUILT FORM**
- Housing: 180 dwellings  
6.8 ha (16.7 ac)  
26.6 dwha (10.8 dwhac)
  - Site for new primary school  
2.0 ha (4.9 ac)
  - Site for Community Centre  
0.09 ha (0.22 ac)
  - Car Parks
  - Roads
  - Emergency Access
  - Foot/Cycle Paths
  - Off-site infrastructure improvements
  - Boudicca Way Footpath
- OPEN SPACE**
- Children's Play Areas  
0.24 ha (0.59 ac)
  - Older Children/Adult Recreation Spaces  
6.14 ha (0.35 ac)
  - Sports Pitches  
0.73 ha (1.80 ac)
  - Informal Recreation Space  
>1.09 ha (>2.69 ac)
- COUNTRY PARK**
- Total Area  
24.0 ha (59.3 ac)
  - Existing Woodland  
4.4 ha (10.9 ac)
  - New Landscaping  
6.5 ha (16.1 ac)

DATE	BY	FOR	REVISION
10/05/2023	GF	HS	1

  

DATE	10/05/2023	BY	GF	FOR	HS	REVISION	1
PROJECT NO.	0629	TITLE	10	UNIQUE NO.	050	REVISION	

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