



- Site Boundary: 23.70ha
- PROPOSED USES**
- ➔ Proposed vehicular access points  
Taken from the existing Ashford Road roundabout, via an improved arm on the eastern side of the roundabout. The access road will comprise a 6.75m wide road with two lane approach to the roundabout.
- Proposed developable area:  
= Predominantly 2 & 2½ storey dwellings, with a limited number of 3 storey dwellings  
(maximum height of 12.2m)  
To include: residential, residential streets, landscaping and incidental greenspaces
- ✱ Potential community, retail and/or health use: Up to 0.3ha
- Proposed developable area:  
= Predominantly 2 storey dwellings, with 2½ storey dwellings at key locations  
(maximum height of 11.5m)  
To include: residential, residential streets, landscaping and incidental greenspaces
- Potential internal road layout
- ➔ Proposed access into proposed sports pitches
- Remaining Infrastructure: 1.17ha
- GREEN INFRASTRUCTURE**
- Proposed public open space  
Including natural & semi-natural greenspace, amenity greenspace, and children's play areas
- Existing vegetation within Site to be retained
- Potential structural thicket, hedgerow & street tree planting  
• Mitigate against the loss of the existing vegetation to facilitate the internal road layout.  
• Help break up the built development from more visually sensitive areas.
- Potential locations for play provision  
• 2 No. Local Equipped Area for Play (LEAP)
- HYDROLOGY & DRAINAGE**
- Existing water features
- Proposed location for SuDS drainage basins
- Proposed location for foul pump station (15m cordon sanitaire)
- CONTEXT**
- Nearby planning applications
- Existing bus route
- Existing Public Footpath
- Existing Public Bridleway
- Existing cycle lane/way
- Local facility/points of interest
- Existing water main (12m easement either side)
- Existing contours

E	17.03.22	JC	Minor graphic amendment
D	16.03.22	JC	Amended with client comments
C	11.01.22	JC	Amended with client comments
B	14.09.21	RC	Amended with client comments
A	02.09.21	JC	Amended with client comments

Rev	Date	By	Description
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# CSA

environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Rushden South East		
Title	Parameters Plan		
Client	Bellway Homes Ltd		
Scale	1:2500 @ A2	Drawn	JC
Date	August 2021	Checked	RR
Drawing No.	CSA/4914/107	Rev	E