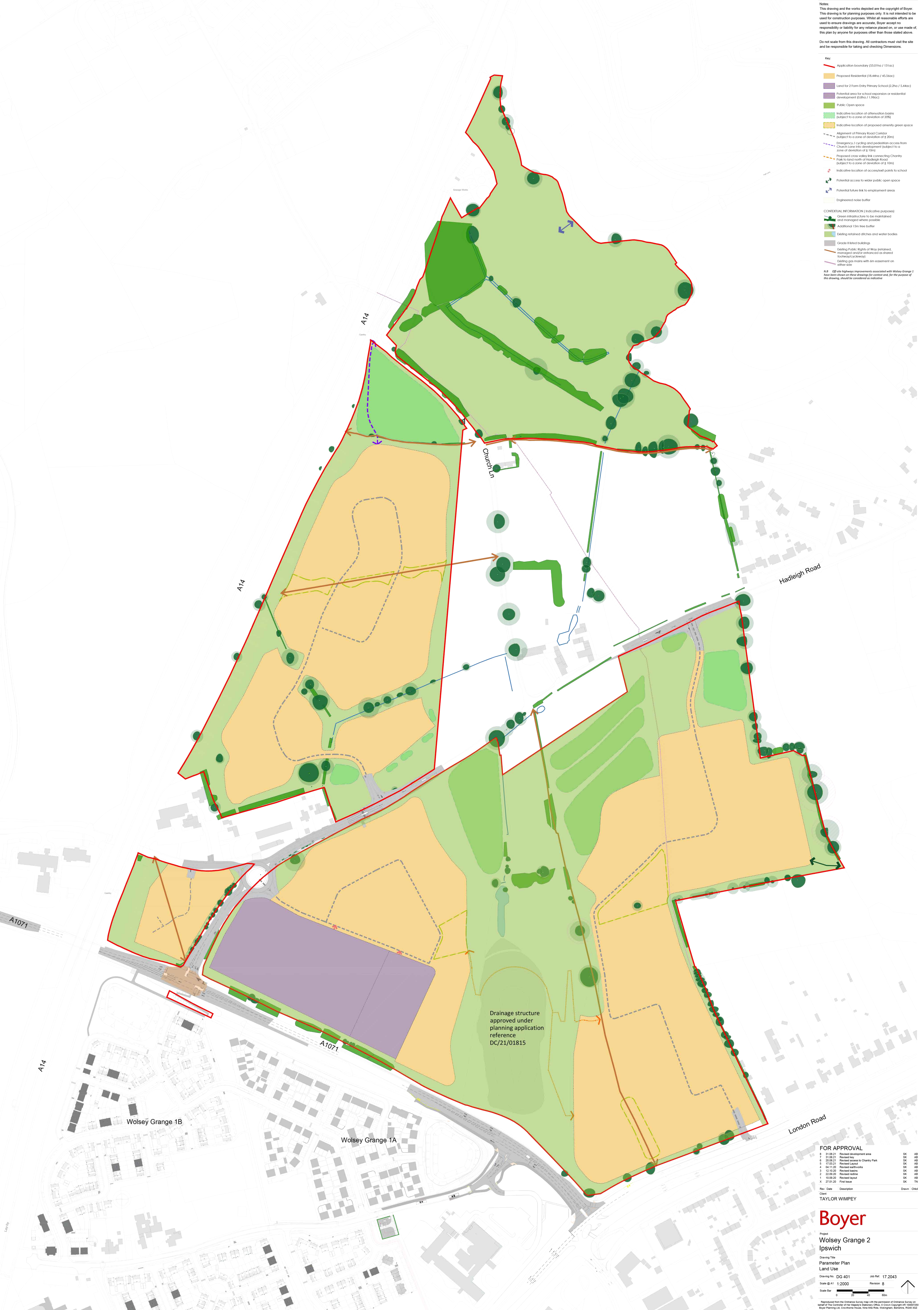


Notes:  
 This drawing and the works depicted are the copyright of Boyer.  
 This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Boyer accepts no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.  
 Do not scale from this drawing. All contractors must visit the site and be responsible for taking and checking Dimensions.

- Key:
- Application boundary (33.01ha / 131ac)
  - Proposed Residential (18.4ha / 45.5ac)
  - Land for 2 form Entry Primary School (2.2ha / 5.4ac)
  - Potential area for school expansion and residential development (8.2ha / 20.3ac)
  - Public Open Space
  - Indicative location of attenuation basins (subject to a zone of deviation of 20%)
  - Indicative location of proposed amenity green space
  - Alignment of Primary Road Corridor (subject to a zone of deviation of ± 20m)
  - Emergency / cycling and pedestrian access from Church Lane into development (subject to a zone of deviation of ± 10m)
  - Proposed cross valley link connecting Charity Park to north of Hadleigh Road (subject to a zone of deviation of ± 10m)
  - Indicative location of access/well points to school
  - Potential access to wider public open space
  - Potential future link to employment area
  - Engineered noise buffer
- CONTENTIAL INFORMATION (Indicative purposes)
- Green infrastructure to be maintained and managed where possible
  - Additional 15m tree buffer
  - Existing retained ditches and water bodies
  - Grade II listed buildings
  - Existing Public Rights of Way (retained, managed and/or enhanced as shared footway/cycleway)
  - Existing gas mains with an easement on other side
- N.B. Off-site highway improvements associated with Wolsey Grange 2 have been shown on this drawing for context and, for the purpose of this drawing, should be considered as indicative.



FOR APPROVAL

Rev	Date	Description	Drawn	Chkd
8	31.05.21	Revised development area	SK	AB
7	31.05.21	Revised key	SK	AB
6	02.05.21	Revised access to Charity Park	SK	AB
5	17.03.21	Revised Layout	SK	AB
4	04.11.20	Revised earthworks	SK	AB
3	12.10.20	Revised basins	SK	AB
2	22.09.20	Revised earthwork	SK	AB
1	10.09.20	Revised layout	SK	AB
X	27.01.20	First Issue	SK	TH

Client  
**TAYLOR WIMPEY**

**Boyer**

Project  
**Wolsey Grange 2  
 Ipswich**

Drawing Title  
**Parameter Plan  
 Land Use**

Drawing No. **DG 401** Job Ref. **17.2043**

Scale @ A1 **1:2000** Revision **8**

Scale Bar  
 0 10m

Reproduced from the Ordnance Survey map with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright All Rights Reserved. Licence No. 100072753  
 Boyer Planning Ltd, Church Lane, New Hill Farm, Worthington, Boreham, Essex, SSO1 2JZ