

LEGEND

- Site Boundary
- Land for future expansion to Mandeville Primary School
- Proposed residential blocks
- Proposed vehicular access point
- New recreational footways
- Existing public rights of way
- Existing vegetation
- New landscaping
- Potential sustainable drainage features (SuDS)
- Potential play area (Space for either a LAP or LEAP)

Land Use Budget

Site Boundary: 6.14ha

Land for future expansion of primary school: 1.21ha

Residential area: 3.41ha
102-120 dwellings @ 30-35 dph

Public Open Space (including SuDS features): 1.52ha



A	21.05.14	SE	Layout finalised.
Revision	Date	By	Description
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Project		West Road, Sawbridgeworth	
Title		Concept Masterplan	
Client		Taylor Wimpey Ltd	
Scale @ Size	1:1250 @ A2	Drawn	SE
Date	May 2014	Checked	RR
Drawing Number	CSa/2331/105	Revision	A