



01020304050metres

N

Site Boundary: 9.09ha

Land within control of applicant: 4.09ha

LAND USE

Residential developable area: 3.57ha

MOVEMENT

Tree-lined primary street

Secondary streets

Recreational routes

Mown paths

Main vehicular access point

Pedestrian access points

Public footpath

OPEN SPACE AND GREEN INFRASTRUCTURE

Areas of public open space

Existing vegetation

Tree Preservation Orders

New tree, woodland, thicket and hedgerow planting

Wildflower meadows

Equipped play facilities:
- 1x LEAP (400m²)

Natural play trail

Picnic bench

SuDS basins

CONTEXT

Cycle route
(connecting National Cycle Route 551 & 552)

Protected Open Space
(REC 1 - Cheshire East District Council Adopted Local Policy Map 2022)

Existing water courses

A	25.09.25	RC	Drainage strategy added
Rev	Date	By	Description

CSA

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Project

Land West of Audlem Road, AUDLEM

Title

Development Framework Plan

Client

Gladman Developments

Scale

1:1250 @ A2

Drawn

RC

Date

August 2025

Checked

JC

Drawing No.

CSA/7552/113

Rev

A