



- Site area 19.65ha
- Open Space 3.25ha
- Developable area 10.75ha
Includes primary route
- School area 2.1ha
- Attenuation basins 0.59ha
Area excluded from open space calculation
- Flood zone 1.88ha
- Sports pitches 1.08ha
- Primary route
- Indicative vehicular access and parking for sports pitches.
- Easement

Revision:	Date:	By:
A	12.08.19	HW/DW
B	20.08.19	HW/DW
C	22.08.19	HW/DW
D	02.09.19	HW/DW



Architects · Project Managers · Quantity Surveyors
 130 New Walk
 Leicester, LE1 7JA
 Tel: 0116 204 5800, Fax: 0116 204 5801
 email: design@rg-p.co.uk, www.rg-p.co.uk

Project:	A development at Salph End, Bedford	
Client:	Manor Oak Homes	
Sheet title:	Parameters Plan	
Ref:	40986 013D	
Scale:	1:2500 @ A3	
Date:	25.07.19	
Drawn:	HW	Checked: DW

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