



Revision:	Date:	Drawn:	Check:
A Drainage strategy amended	12/08/2025	ADA	DNW
B Development area updated	26/09/2025	ADA	DNW
C Pedestrian routes updated	09/10/2025	ADA	DNW
D Development area updated	18/03/2026	YNM	DNW
E SUDs updated and single storey dwellings shown	19/03/2026	YNM	DNW
F Landscape and footpaths updated	26/03/2026	ZBK	DNW
G Key updated	09/04/2026	ZBK	DNW

- Key**
- Site Boundary
 - Development Area (typically 2 storey with limited 2.5 storey)
 - Approximate extent of built form within development area
 - Single Storey Dwellings
 - Open Space
 - Indicative Play Area
 - Indicative Attenuation Basins
 - Indicative Primary Route
 - Indicative Pedestrian Route
 - Existing Trees & Hedges
 - Indicative Planting Zone
 - Hedgerow Buffer Planting

Development Schedule
 Site Area: 11.16ha
 Developable Area: 5.06ha
 Open space: 6.1ha
 (including attenuation basins)



Project
Land off Poyntens, Rayleigh

Status
Feasibility

Client
Manor Oak Homes

Package
N/A

Sheet Title
Parameters Plan

Scale
1:2000@A3

Date
25/07/2025

Drawn by
ADA

Checked by
DNW

Drawing reference
40843 / 007

Revision
G

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Notes:
 All designs should be constructed in strict accordance with building regulations, in addition any materials, components and fixings in/ or connected to a facade should be non-combustible if the top storey of the building is above 11m.
 All dimensions to be checked on site. Do not scale off this drawing for construction purposes.
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