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KEY

- Application site boundary
76.29ha
- Existing buildings
- Existing pond
- 132kV Extra High Voltage (EHV) overhead lines supported by pylons (30m offset from CL to development zone edge)
- Residential area
18.24ha
- Local Centre
0.38ha
- Land reserved for Primary School
1.2ha
- Proposed indicative built form
- Potentially retained building for conversion to changing facilities
- Location of foul water pumping station
- Dual carriageway access
- Bus route
14m wide corridor
- Bus route
Green corridor crossing
- Secondary route
- Tertiary routes
- Pedestrian/cycle links
- Potential cycle link to town centre (requiring 3rd party land)
- Retained trees & hedgerow
- Proposed planting (see Landscape Masterplan)
- Area of open space
- Areas of natural grassland and low level vegetation
- Swales and area of surface water attenuation
- Sports pitches
- Existing archaeological feature
- Equipped children's play
- Noise mitigation measure

PHASE 1

Residential			
Net Area		18.24 ha	
Density		33.0 dph	
TOTAL DWELLINGS		602 units	
House Type	Area	Mix	Number
2 Bed	650 sqft	30%	181 units
3 Bed	800 sqft	50%	301 units
4 Bed	1,100 sqft	20%	120 units

Local Centre			
Net Area	0.381 ha	3,810 sq m	
Percentage Coverage		40%	
Number of storeys		2	
Approx. floor area		3,048 sq m	
		32,808 sq ft	

Conesby Farm, Scunthorpe - Illustrative Masterplan (Phase 1: No Sound Buffering Development) **DRAFT**

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