

























Land to the north of Clifton Moor York  
 Land Use Plan  
 1,350 homes  
 for TW Fields Ltd  
 Barratt Homes & David Wilson Homes

Drawing No. 00855\_SK\_27  
 Scale @ A4 1:12500 Rev D5



# KEYS

## Constraints

-  Site boundary
-  Contour lines
-  Existing streams or ponds
-  Existing woodlands surrounding the site (outline representing canopy)
-  Existing woodlands within the site (outline representing canopy)
-  Designated woodlands - SINC (Site of Importance for Nature Conservation)
-  30m buffer to historic woodlands
-  Existing Category A trees To be Retained (RPA shown with a circle)
-  Existing Category B trees May or May not be Retained (RPA shown with a circle)
-  Existing Category C trees May or may not be retained- TBC (RPA shown with a circle)
-  Existing dead/dying trees To be removed
-  Existing hedgerows Could be removed - TBC
-  Existing important hedgerow corridors (8m) To be retained
-  Areas of potential archaeological interest
-  Emergency Water main with 7.5 m wide easement on each side
-  Overhead electric services
-  Existing buildings
-  Existing A roads (Key vehicular routes)
-  Existing B roads
-  Other important vehicular routes
-  Potential vehicular access into site
-  Potential pedestrain access into site
-  Existing PROWs (Public Rights of Way) and bridleways
-  Existing Key view corridors

## Land use

-  Residential
-  Primary school-building site
-  Primary school-playing fields
-  Mixed-use
-  Open space with play areas
-  Outdoor Sports
-  Allotments
-  Other green/open space
-  Primary vehicular route
-  Proposed structural woodland
-  Proposed cycle and footbridge [Indictive location]
-  Indictive SUDS location
-  Proposed trees [Indictive]

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