



- Key
- 01 Toucan crossing
 - 02 Vehicular access point
 - 03 Sustainable Drainage System (SuDS)
 - 04 Retained hedgerow planting
 - 05 Strategic planting belt
 - 06 Ridgeway cycle/pedestrian route
 - 07 Two form entry primary school building
 - 08 Two form entry primary school grounds
 - 09 Two form entry primary school drop-off
 - 10 Two form entry primary school staff parking
 - 11 Boundary footpath/tree planting
 - Public right of way
 - Relocated bus stop
- Proposed allocation HS11: 6.02Ha
 - Extent of ownership: 12.10Ha
 - Land possibly subject to transfer to a public body to ensure the Green Belt Boundary is safeguarded: 2.89Ha
 - Primary school site 2.40Ha min. School land within allocation HS11 boundary: 0.41Ha

N.

0m 100m (1:2,000)

CLIENT:
Ptarmigan Land

PROJECT:
Land at South Way, Hatfield

DRAWING:
Illustrative Masterplan for 120 Homes and Two Form Entry Primary School

PROJECT NUMBER:
1049

DRAWING NUMBER: SK001 CHECKED BY: SR

REVISION: V13 STATUS: Draft

DATE: 20/08/2020 SCALE: 1:2,000

SMAA COMPLIANT HOUSING MIX

Type	No.	Split	Bed split	
1B Maisonette	16	13.33%	1 Bed	13.33%
2B Maisonette	4	3.33%	2 Bed	22.50%
2B House	23	19.17%	3 Bed	40.83%
3B House	49	40.83%	4 Bed	23.33%
4B House	26	21.67%	5 Bed	
5B House	2	1.67%		
Total	120			