

# 6 LAYOUT AND LAND USES

# West of Station Road, Wakes Colne



Housing overlooking the rural edges

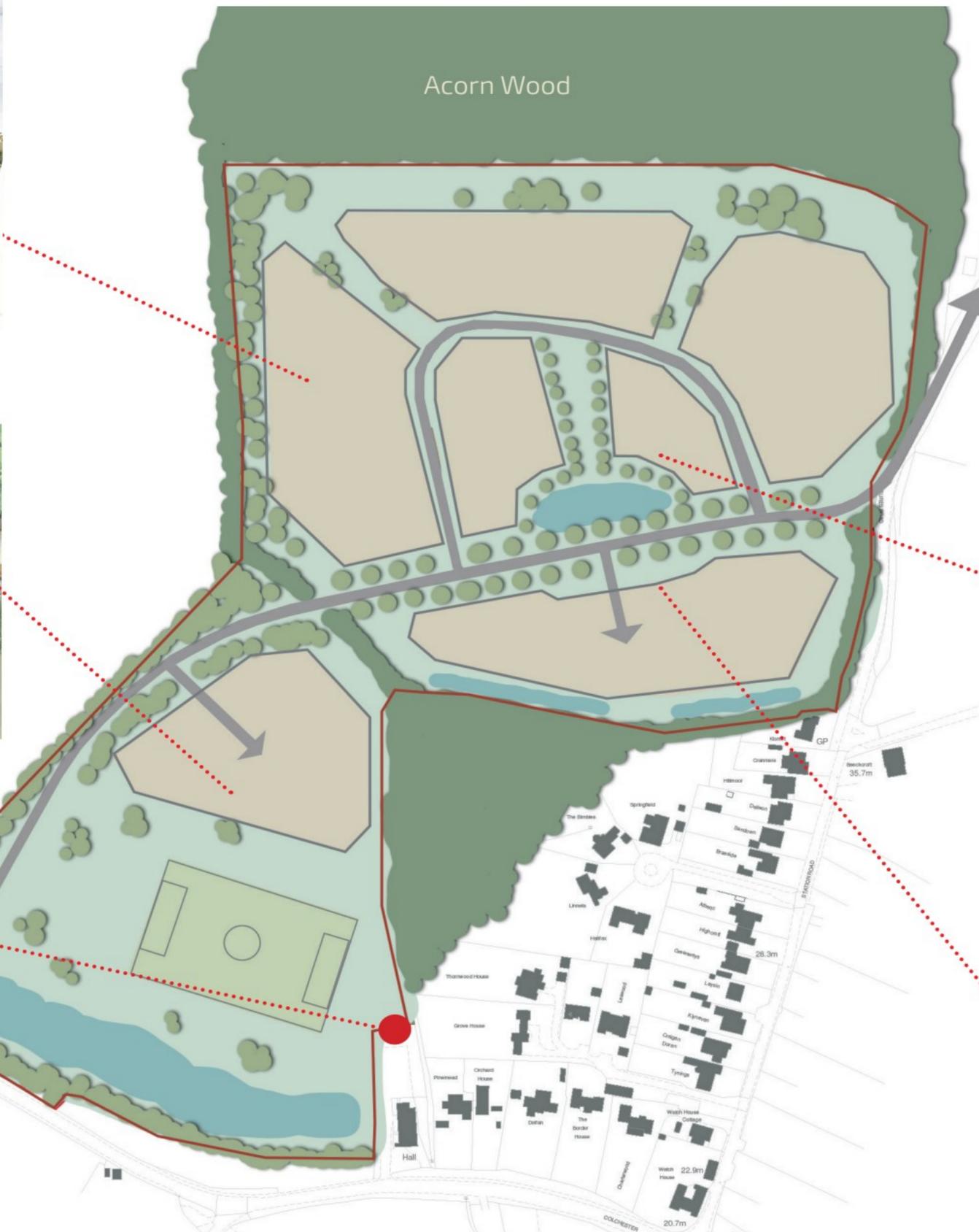


Housing overlooking the open space and playing field



Potential connection to the Village hall from the site- Exact location to be agreed.

Fig.4 Indicative Block Masterplan - showing potential land uses



Total Site area = 16.8 hectares

- Existing Vegetation
- Residential Area (7.86 ha)
- SuDS Feature/Pond (0.82 ha)
- Open Space (8.12 ha)
- Proposed Vegetation



Housing overlooking pond (SuDS feature)



Housing along the tree-lined avenue