APPENDIX 1 –

SITE LOCATION PLAN
APPENDIX 2 –

OPPORTUNITIES AND CONSTRAINTS PLAN AND SUMMARY OF ALL THE APPLICABLE CONSTRAINTS
Dimensions are in millimeters, unless stated otherwise.

- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.

- All relevant drawings and specifications should be read in conjunction with this drawing.

**KEY**

- Site Boundary
- Source Ownership Boundary
- Foul Sewer
- Surface Water Sewer
- Clean Water Main
- HV Overhead Cables
- HV Underground Cables
- Overhead Telephone Cables
- Underground Telephone Cables
- Medium Pressure Gas Main
- Overdevelopable Areas
- Maintaining green corridors (14.6 ha)
- Potential Spine Road Route
- Public Right of Way (Footpath / Bridleway)
- Potential Bridge over Brook
- Potential balancing pond
- Flood Zone 2 extents
- Flood Zone 3 extents
- Indicative Drainage Flow Direction

**Legend**

- **Red**: Site Boundary
- **Purple**: Source Ownership Boundary
- **Black**: Foul Sewer
- **Blue**: Surface Water Sewer
- **Blue**: Clean Water Main
- **Blue**: HV Overhead Cables
- **Blue**: HV Underground Cables
- **Blue**: Overhead Telephone Cables
- **Blue**: Underground Telephone Cables
- **Red**: Medium Pressure Gas Main
- **Dark Green**: Overdevelopable Areas
- **Green**: Maintaining green corridors (14.6 ha)
- **Orange**: Potential Spine Road Route
- **Yellow**: Public Right of Way (Footpath / Bridleway)
- **Red**: Potential Bridge over Brook
- **Red**: Potential balancing pond
- **Red**: Flood Zone 2 extents
- **Red**: Flood Zone 3 extents
- **Orange**: Indicative Drainage Flow Direction

**Constraint & Opportunity Plan**

- **65 AOD**: Contains potential flood risk
- **80 AOD**: Contains potential flood risk

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**Furtho Pit, Milton Keynes**

**Constraints & Opportunities Plan**

**Drawing Status**: Feasibility

**Drawn**: [Signature]
**Checked**: RJ M / DSU
**Date**: 22.09.2017
**Scale**: 1:2000
**Drawing no**: 17035

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**Date**: 22.09.2017

**Scale**: 1:2000

**Drawing no**: 17035
APPENDIX 3 –

MASTER PLAN
APPENDIX 3 (b) -

COUNTRY PARK CONCEPT PLAN
COUNTRY PARK CONCEPT PLAN Furtho Pit

17090 Furtho Pit, Old Stratford

Revision: Date:
MHP Reference:
Project Name:

Status:

Site Boundary Including proposed commercial development

Existing footpath network

Proposed vehicular access to Country Park Car

Water Meadow corridor with opportunity to create pockets of wetland along the stream to increase ecological diversity

Opportunity to enhance the existing footpath network with a series of walks/mown paths through the Country Park linking to existing Public Rights of Way

Area of proposed commercial development sensitively designed around canal corridor setting

Opportunity to restore canal tow path walk and reinstate/re-water former canal

Proposed picnic site locations within Country Park - Opportunity for creating sign boards telling the history of the wider area

Informal parking, gravel surfaced area for visitors to the country park

Opportunity for creation of wetland habitat and SuDS area to deal with surface water drainage from proposed development to the north

Opportunity for tree planting to help mitigate visual effects of existing commercial building

Opportunity to create cycle link through Country Park to Cosgrove using bridge over A5 and existing lanes and Rights of Way

Opportunity for Woodland Planting to improve setting of the Country Park

Dogscombe Brook to be managed and restored as important riverine and ecological corridor linking to the river Great Ouse

Dense tree planting to northern boundary to enclose the site and help filter potential views

Revision Status Date
5 Final 01/10/18

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Rev

Revised

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Chartered Landscape Architects