











-  PRIMARY VEHICLE ROUTES
 -  VEHICLE ROUTES
 -  PROPOSED RESIDENTIAL DEVELOPMENT
 -  REAR BOUNDARIES TO DWELLINGS
 -  EXISTING HEDGEROWS / TREES TO BE RETAINED
 -  KEY NODAL SPACES WITHIN DEVELOPMENT
 -  KEY DWELLINGS IN PROMINENT POSITIONS
 -  PEDESTRIAN ROUTES
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- 1** PRIMARY VEHICLE ACCESS POINTS FROM EASINGTON ROAD
 - 2** EXISTING TREES ALONG THE SITE BOUNDARY
 - 3** LARGE AREA OF OPEN SPACE INCLUDING STORAGE TANK, ACCESS AND POSSIBLE PUMP STATION
 - 4** KEY NODES AT IMPORTANT JUNCTIONS
 - 5** POTENTIAL CONNECTION TO EXISTING PEDESTRIAN ROUTE
 - 6** SPLIT LEVEL DWELLINGS REQUIRED TO MITIGATE CHANGE IN LEVELS
 - 7** EXISTING PRIMARY HIGHWAY CONNECTS TO HARTLEPOOL TOWN CENTRE
 - 8** HART TO HARSWELL LOCAL NATURE RESERVE WITH PEDESTRIAN ROUTES TO COASTLINE
 - 9** PROPOSED PLANTED BUFFER TO CREATE DEFENSIBLE BOUNDARY

DEVELOPMENT SUMMARY

NETT DEVELOPABLE AREA = APPROX 3.22 ACRES / 1.30 HECTARES

@ 35 DPH, NUMBER OF DWELLINGS = 45

