



KEY:

Application boundary (4.75 ha)

Proposed vehicular access

Access for pedestrians and cycles

Pedestrian link

6m easement for below drainage pipe - only highways and landscaping in this area

Residential Development area to include C3 residential uses (up to 2 storey), roads, parking, open space, Sustainable Urban Drainage Systems and landscaping

Green Infrastructure including public open space, landscape planting, areas of play, ecological enhancements and Sustainable Urban Drainage Systems

NOTES
NB1: Infrastructure

Elements of site wide infrastructure which are subject to detailed design proposals developed at Reserved Matters stage, will need to be incorporated within the public open space areas. These include:

- Pumping stations;
- Electricity substations;
- Visitor parking;
- Other utilities provision i.e. telecoms; and
- Footpaths through public spaces.

THIS DRAWING IS PRODUCED FOR PLANNING PURPOSES ONLY

Carter Jonas

DERBYSHIRE
County Council

PROJECT TITLE
**DERBYSHIRE COUNTY COUNCIL
LAND AT TALBOT ROAD, GLOSSOP**

DRAWING TITLE
PARAMETER PLAN

ISSUED BY	London	T: 020 7016 0720
	December 2024	DRAWN
	1:1,250	CHECKED
	Draft	APPROVED
		BL
		JC
		JC

DWG. NO. J0053214_CJ_MP_PL_004_V3

All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Source: Ordnance Survey