



Breakdown of Land Use Areas

| | Warburton Lane West | Warburton Lane East | TOTAL |
|--|---------------------|---------------------|--------|
| Site Area | 12.5ha | 12.3ha | 24.8ha |
| Development Area | 7.9ha | 5.9ha | 13.8ha |
| Open Space | 4.6ha | 6.4ha | 11ha |
| Ecology Skylark Mitigation | 0.79ha | 0ha | 0.79ha |
| Total Dwellings up to 400 units | | | |

- KEY**
- Existing**
- Greenspace
 - Trees with root protection areas
 - Hedgerows
 - Flood Zone 3 Watercourses
 - Public right of way
 - Footpath
 - Gas main with 13m easement
 - Overhead line
 - Woodpole overhead line
 - with 6m easement
- Proposed**
- Development area (up to 400 units)
 - Vehicle access
 - Emergency vehicle access
 - Potential future access
 - Indicative route of primary access
 - Green infrastructure (including drainage attenuation)
 - Ecology skylark mitigation (Fenced with no public access)
 - Planting buffer (min 5m)

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| Rev | Description | SO | NKH | 14/02/2019 |
|-----|-------------------------------------|-------|----------|------------|
| A | Amended breakdown of land use areas | SO | NKH | 14/02/2019 |
| | | Drawn | Approved | Date |

TEP THE ENVIRONMENT PARTNERSHIP

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Project
Warburton Lane, Trafford

Title
Parameters Plan

Drawing Number
IN6942.005A

| Drawn | Checked | Approved | Scale | Date |
|-------|---------|----------|-------------|------------|
| SO | NKH | NKH | 1:2000 @ A1 | 07/02/2019 |