



Key

-  Application site boundary
-  Existing vegetation
-  Existing brownfield land with the former Western Mere School footprints
-  Existing Green Area undevelopable by legal covenant
-  Protect amenity of existing dwellings back back / side onto the site
-  Existing sub station
-  Potential location for children's play within area of open space outside of brownfield land
-  Existing Public Right of Way offsite
-  Proposed pedestrian / cycle access
-  Potential for vehicular access from Draycott Road
-  Existing bus stop in close proximity of the site
-  Existing watercourse with 10m no build / restricted build offset
-  General direction of landfall
-  Potential location for attenuation basin at the low point of the site



Project  
Draycott Road, Breaston

Drawing Title  
Constraints and Opportunities Plan

Project Code	Drawing Nr	Rev
3497	002	
Date	Drawing Scale	
23.03.2026	1:1,250 @ A3	