

PLAN KEY:	
	SITE GROSS RED LINE AREA, APPROX. 64.61ha
	EXISTING PUBLIC RIGHTS OF WAY AND KEY PEDESTRIAN ROUTES
	POTENTIAL PEDESTRIAN LINKS
	EXISTING ROADS ADJACENT TO THE SITE BOUNDARY
	KEY VIEW CORRIDOR
	EXISTING ELECTRICITY CABLE WITH RESTRICTIONS
	EXISTING TELECOMMUNICATIONS MAST
	EXISTING RUNWAYS FROM PREVIOUS SITE USE
	EXISTING DRAINS AND COLLECTED WATER COURSE LOCATIONS AND EASEMENT
	LAND WITHIN FLOOD ZONE 3 (REFER TO EA FLOOD MAPPING)
	LAND WITHIN FLOOD ZONE 2 (REFER TO EA FLOOD MAPPING)
	SURFACE WATER FLOODING, FUTURE RISK AREA REFER TO EA FLOOD MAP FOR RISK BREAKDOWN
	PIG FARM
	EXISTING BUILDINGS AND LAND TO REMAIN AND VEHICULAR ACCESS PROVIDED
	LAND LEGALLY REQUIRED TO BE RETAINED AS OPEN GRASSLAND
	RUNWAY LAND TO BE USED FOR PUBLIC FOOTPATH AND CYCLE WAY ONLY
	VEHICULAR, CYCLE AND PEDESTRIAN ACCESS LOCATIONS
	POTENTIAL CYCLE AND PEDESTRIAN ACCESS LOCATIONS
	KEY LOCATIONS OUTSIDE OF SITE: 1. EXISTING PLAY AREA 2. CHURCH OF THE EPHRAHY, GRADE II 3. TOCKWORTH VILLAGE CENTRE 4. TOCKWORTH SCHOOL
	EXISTING TREES AND VEGETATION
	EXISTING BUS STOP LOCATIONS

Date	Description	Drawn	Check
C / 16.12.25	Revised to design team comments	LB	LM
B / 11.11.25	Revised in line with clients comments	LB	LM
A / 22.09.25	Revised in line with clients comments	SD	LM

Client: HALLAM LAND MANAGEMENT Drawing Number: 22 5635 SK08B

Project: FORMER AIRFIELD
Tockwith

Drawing: OPPORTUNITIES AND CONSTRAINTS PLAN
Scale @ A0: 1:2000
Drawn: SD Date: JUNE 25
Checked: LM Date: JUNE 25

JRP Associates
14 Manor Court
Caldre Park, Wakefield, WF4 3PL

T: 01924 383322
E: info@jrp.co.uk
W: jrp.co.uk



Do not scale off this drawing. Only figured dimensions to be taken from this drawing. Drawings based on Ordnance Survey and/or existing record drawings. Design and Drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.

SK08 / OPPORTUNITIES AND CONSTRAINTS PLAN

