



Secondary Site Access

Green space along A140 frontage

Primary Site Access

Existing tree belt to be retained

Woodland buffer along A47 boundary

Harford Farm

Harford Park & Ride

Attenuation basin

River Yare

Chapel Hill

A47 Southern Bypass

Markshall Farm Road

Tesco Superstore

To Norwich

To Great Yarmouth

B1113 Mulbarton Road

A140 Ipswich Road

To Kings Lynn

**LEGEND:**

- Site Area = 50.3ha (approx.)
- County Wildlife Site
- Floodplain Grazing Marsh
- High Spatial Priority Woodland
- Scheduled Monument
- Use Class B1 = 31,100m<sup>2</sup>
- Use Class B2 = 17,200m<sup>2</sup>
- Use Class B8 = 19,300m<sup>2</sup>
- Use Class A1/A2/A3/A4/A5/Sui Generis = 9,300m<sup>2</sup>

Ingleton Wood LLP shall have no liability to the Employer arising out of any unauthorized modification or amendment to, or any transmission, copy or use of the material, or any proprietary work contained therein, by the Employer, Other Project Team Member, or any other third party.

All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

This drawing is to be read in conjunction with all other relevant drawings and specifications

Do Not Scale

© Ingleton Wood LLP

P2	Amended to Client comments	12.12.18	ALH	ALH
P1	Issued for comment	07.12.18	ALH	NP
Rev	Description	Date	Chk	Apr
Project No: 304640		Scale @ A3: 1:5000		Drawn By: ALH

Project:  
**Hartford Farm, Ipswich Road  
Norwich**

Client:  
**Jayne & David Smith**

Title:  
**Indicative Masterplan**

Drawing Number:  
**304640 - IW - ZA - 00 - DR - A - 1001**

Status: **S2** | Purpose of Issue: **Information** | Revision: **P2**

# Ingleton Wood

Property and Construction  
Consultants

Issuing office: Norwich  
T: 01 603 666847  
[www.ingletonwood.co.uk](http://www.ingletonwood.co.uk)

Vision, form and function