



Key	
	Site Boundary 86.16Ha
	Land Under Applicants Control
	Residential Area = circa 1600 dwellings
	Site Access A43 & Southern Boundary
	Access Points to be Retained as Left-in, Left-out Junctions
	Potential Over 55s Living / Residential Care Home
	Retained Building 'The Farmstead' Opportunity for Community Hub/ Co-working facilities / Allotment Gardens Cafe
	Access from A43 'Entrance Boulevard' in Design Code
	Primary Street 'School Street' residential adjacent land use & 'Primary Street' in Design Code
	Reserve Land for A43 Dualing
	Feature Open Space Crossing Road Infrastructure
	Retained Trees & Vegetation
	Illustrative Tree Planting Feature Tree Planting along key vistas, key open spaces
	Allotment Gardens + Potential Bowling Green or Allotment Extension
	Pedestrian &/or Cycle Connectivity
	Public Right of Way
	Illustrative Pedestrian/Cycle Links Further information in the street typologies section of the design code
	Illustrative Segregated Pedestrian/Cycle Links Lit cycle connections around the site with a key link along the Greenway to 'The Farmstead'
	At Grade Pedestrian Crossing
	Potential Drop-off area For School Site, Farmstead Green, Over 55s Living / Residential Care Home
	Potential Location of Primary Substation
	Potential Location of Pumping Station
	Indicative Drainage Basins
	Illustrative Formal Play Spaces LEAP & NEAP equivalents, only significant formal play spaces are shown on the drawing