



NOTES:

- 1) Significant area of central open space includes a play area and incorporates an existing walking route
- 2) Green corridors to include new native planting and could include trees, shrubs and wildflowers
- 3) Opportunity to create attractive walking routes and seating areas around the periphery of developed areas
- 4) Existing trees and planting are retained and form an important part of the wider green infrastructure strategy
- 5) Opportunities for new cycling/pedestrian connections at various locations
- 6) Open space close to nearby woodland ensures development does not impact on this important existing habitat
- 7) Bus gate entry only from Hollow Lane

KEY:

- PRIMARY HIGHWAY AND VEHICULAR CONNECTIONS
- KEY PEDESTRIAN ROUTES
- EXISTING PUBLIC RIGHT OF WAY
- ARRIVAL AND FEATURE SPACES
- INDICATIVE PLAY SPACE LOCATION
- DEVELOPMENT PARCELS
- INDICATIVE FRONTAGE
- SECONDARY VEHICLE ROUTES
- TERTIARY VEHICLE ROUTES
- PROPOSED COMMUNITY HUB LOCATION
- WILDLIFE CORRIDOR / GREEN BUFFER

DEVELOPMENT SUMMARY:

Gross Site Area = circa 45.96 HA
 Community Hub = circa 2.86 HA

RESIDENTIAL DEVELOPMENT:

Residential Developable Area = circa 23.68 HA

- @ 35 dph = circa 828 new homes
- @ 38 dph = circa 899 new homes
- @ 40 dph = circa 947 new homes