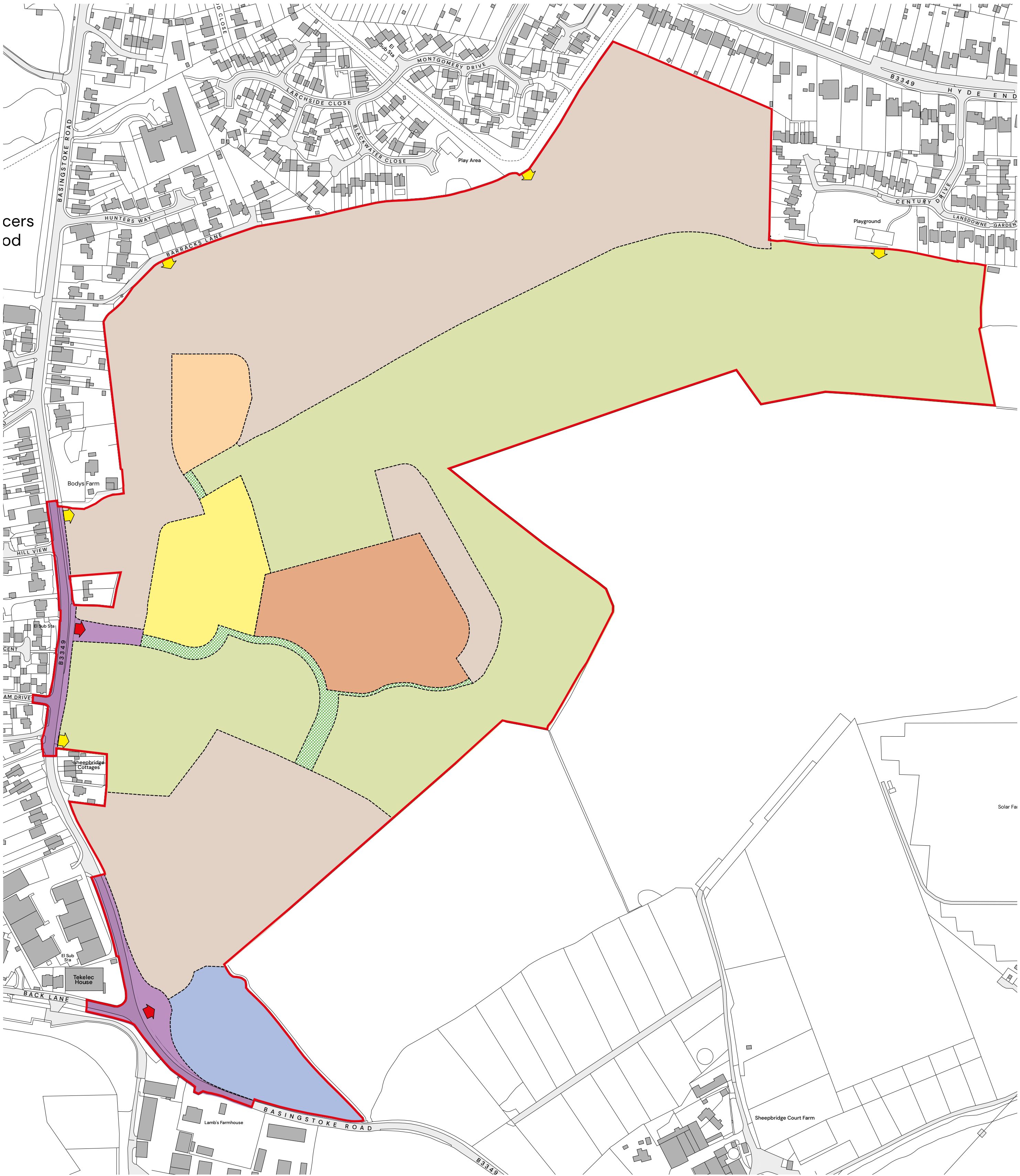




LEGEND

Site boundary

LAND USE PARAMETERS

Indicative area of land required for the proposed access, not within the residential land use (subject to detailed design)

Indicative area of land required for internal access roads not within the residential land use (subject to detailed design)

Proposed residential development (Use Class C3) (including roads, footpaths, private drives, amenity and incidental open space and other associated infrastructure)

Proposed open space (including amenity green space, children's play provision, SANG, sports, changing facilities, car park, allotments, landscaping, footpaths, drainage and other associated infrastructure)

Proposed mixed-use local centre including provision for NHS health and social care services (Use Class E(e-f)); retail provision (Use Class E(a-c)); and residential dwellings (Use Class C3) (including amenity space, landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)

Proposed two form entry primary school (Use Class F1(a)) and associated infrastructure (including amenity space, landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)

Proposed commercial land (Use Class E(g)) (including landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)

Proposed care home (Use Class C2) (including amenity space, landscaping, footpaths, drainage, car parking and other associated infrastructure, subject to detailed design)

ACCESS PARAMETERS

Proposed access/egress for all modes (subject to detailed design)

Potential access/egress for cyclists and pedestrians only (subject to detailed design)

0

100m

N

FIRST ISSUE: For client comment

(28.02.25 JT)

PEGASUS GROUP