

5.1. Illustrative Masterplan

The illustrative masterplan opposite sets out one illustration of how the design parameters could be interpreted and how the site could be developed.

Key Elements

- Up to 900 new homes
- A Two Form Entry Primary School at the heart of the new development
- A Community Centre adjacent to the school which could include meeting rooms, a hall, co-working spaces and a cafe.
- Extensive Public Open Spaces that includes Children's Play Spaces, Recreational Greenspaces, Allotments and areas of enhanced biodiversity

Market Square including a Mobility Hub that links to a bus only/active travel link through the heart of the site

Permeable street network aimed at pedestrians and cyclists

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	Development Boundary
	Buildings
	Private Garden
	Allotments
	Trees
	Play Area
	Recreational Routes
	Utility Routes
	Gateway Street
	Neighbourhood and Community Street
	Lanes and Green Lanes
	Community Orchard
	Attenuation
	Existing Woodland
	Bus Route



Appendix 7.5 – Approved illustrative masterplan