



Key	
	Proposed Site Boundary (total area 17.79ha)
	Principal Vehicular Routes
	Existing Public Rights of Way
	Existing route of Shovel Lane redirected to new priority junction with proposed access road serving development
	Potential Site Access point
	Potential points of pedestrian/cycle access points enhancing connectivity
	New residential development (up to 250 dwellings)
	Existing field boundaries, trees and hedgerows to be retained, and integrated into the green infrastructure of the proposed Master Plan
	New strategic/woodland planting to respond to identified landscape character
	Potential new tree planting
	Possible location of Community Orchard or other similar use
	Potential New Area of Play
	Hedgerows identified as being ecologically 'important' to be retained and enhanced as part of proposals
	Attenuation basin providing amenity benefits and ecological enhancement

Area of existing woodland retained and enhanced to provide ecological benefits.

Opportunity to re-instate historic hedge line

Separate southern field to be provided as nature space, with ecological benefits

OUTLINE APPLICATION FOR UP TO 175 NEW DWELLINGS (Application Reference 37/25/00018)