

# DRAFT MASTERPLAN

The draft masterplan illustrates how the principles of the concept plan can be developed to create a high quality new village environment with an individual sense of place. It will provide up to 800 new homes and a 2.5 hectare care village.

The development will provide:

- Around 800 new dwellings.
- An extra care facility.
- Substantial areas of Public Open Space providing recreation areas, formal play areas and ecological networks that are accessible to all.
- Sustainable transport links.
- Integration of foot and cycle paths (existing and proposed) with green space.

- Sustainable Urban Drainage systems to manage surface water run off.

The primary vehicular access to the site will be from two points on Pulley Lane.

The scheme has been designed to allow bus access into the site. This will be achieved by re-opening and improving the junction of Newland Road with Primslad Way for a pedestrian/cycle and bus only link.

