



### Development

1. 70-bed care home in focal location
2. Medium density housing within body of site
3. Lower density housing around landscape edges
4. Focal buildings to enhance placemaking
5. Enhanced frontage towards northern edge

### Access

6. Vehicular link to Pathfinder Way, via Maitland Place, with pedestrian connectivity and cycle access on the highway
7. Tree-lined primary street as part of a distinctive hierarchy creating a legible internal loop to aid functionality
8. Potential connection to Public Right of Way adjoining the site
9. Network of recreational footpath routes
10. Foot/cycle connection with new foot/cyclepath and on to crossing of A365 Western Way and the National Cycle Network
11. New foot/cyclepath alongside A365 Western Way
12. Foot/cyclepaths linking with development area and accesses
13. Foot/cycle and emergency access
14. Potential connection to open space within Pathfinder Place
15. Foot/cyclepath linking with Maitland Place access

### Landscape

16. Retained hedgerow and watercourse alongside A365 Western Way
17. Community orchard and allotments
18. Accessible Multi-Use Games Area (MUGA)
19. Strengthened planting towards site boundary
20. Informal landscape edge
21. Tree-lined streets to enhance townscape
22. North-south green corridor, including swale, new / retained planting and footpath
23. Central open space with play area
24. Attenuation pond within parkland

8 Potential pedestrian links added, captions updated  
 Amendments By: CHD MD PG 08/02/2023 Date

### PLANNING

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