

KEY

- Existing Phase 1
- Existing Commercial Units
- Existing Exposed Rockface
- Natural Greenway: Connected landscape features forming continuous POS with footpath and cycle routes around the edge of the site
- Public Open Space
- SAB feature
- Main Square
- Station Square
- Urban Greenway: key footpath and cycle routes across the site connecting the new neighbourhoods to the natural greenway
- Principle Street- Can be aligned with Urban Greenway
- Pedestrian only connection
- Green Street Network
- Active Travel Route
- Education Land and Community Pitches
- Potential Mixed Use
- New Residential Phase
- New Commerical Units
- Flexible Residential / School Land
Subject to school area requirement
- Location for Landscape buffer for noise attenuation

COED DARCY - Illustrative Masterplan

DATE: 08.07.2021 SCALE: 1:2000 @ A DRAFT

Extensive dry grassland and OMH

Dedicated Biodiversity Area for lapwing, invertebrates and Great Crested Newts

Extensive dry grassland and OMH

Indicative land Use Budget

School	7.00 Hectraes
School (minus flexible Residential School Land)	3.60 Hectares
Existing Commercial	3.26 Hectares
Additional Commercial	1.2 Hectares
Natural Greenway and perimeted POS (inludes. SAB features)	15 Hectares
On parcel POS & SAB features	1.5 Hectares
Residential (inclu. Residential School Land)	45.45Hectares