



KEY

- Site Boundary
- Gross Development Area: Including Residential, Mobility Hub, Multi-functional Space, Incidental Public Open Space, Play Facilities, Drainage Features, Landscaping & Ancillary Infrastructure.
- Strategic Public Open Space: Including Play Facilities, Drainage Features, Pedestrian/ Cycle Links, Landscaping, Retained Vegetation (inc. Root Protection Areas) & Ancillary Infrastructure.
- Access Infrastructure & Roads Through Open Space
- Vehicular, Pedestrian & Cycle Access Point.
- Agricultural, Pedestrian & Cycle Access Point
- Pedestrian & Cycle Access Point
- Pedestrian Connections to Site Boundary

- Existing Trees & Hedgerows to be retained
- Root Protection Areas (for the retained trees & hedgerows)
- Existing Trees & Hedgerows to be removed
- New Site Boundary Planting
- Indicative Locations of Play
- Indicative Location of Mobility Hub & Multi-functional Space

Notes:

- All Features & Areas Subject to a tolerance of +/- 5m.
- Utility and/or access infrastructure may need to be located in POS areas.



LAND SOUTH OF MORTIMERS LANE, FAIR OAK – DEVELOPMENT FRAMEWORK