













	Application Boundary		Employment Use B1 (2.2Ha site/ max. 5,575m ² gross floorspace)
	Existing Public Right of Way		Site for Potential Primary School (2.1Ha site/ max. 1,285m ² gross floorspace)
	Line of former Roman Road		Ancillary Retail and Community Uses (0.5Ha site/ max. 1,500m ² gross floorspace)
	Proposed Junction Improvement (illustration only)		Retirement Living (0.8 Ha site)
	Primary Access		Green Buffer Zone to Listed Buildings - Minimum 10m
	Secondary Access - Emergency Bus and Cycle/ Pedestrian Route		Residential Development (1,040 dwellings)
	Pedestrian Access - Cycle/ Pedestrian Route (and/or)		Areas where development must not exceed 1½ storeys
			15m stand off (dotted line) from existing site boundary to proposed rear main building line

