



Key

- Site boundary
- Listed Building

Movement - existing

- Eastern Relief Road / A38
- Existing Local Roads
- Local roads subject to downgrading, potential use of bus gates and possible traffic to maintain appropriate access but prevent rat-running.
- PRoW
- Junction Arrangement tbc
- Area for Location of Bus Gate following WRR competition

Movement - proposed

- Eastern Relief Route
- Spine Street
- Secondary Routes
- Potential Connection Point
- Footpaths
- Junction Arrangement tbc
- Nodes
- Pedestrian Crossing over ERR
- Area between MH1 and MH2 to be significantly changed in character by road removal, diversion or downgrading combined with potential changes to the character and appearance of the current road bunds and associated noise barriers

Land Use - existing

- Developed Land
- Employment

Land Use - proposed

- Residential
- Mixed Use (Local Centre)*
- Employment
- School Building
- School Ground
- Bus & Ride

Landscape - proposed

- Open Space
- Green Necklance
- Areas with opportunities to deliver SUDs and other drainage solutions, open space, formal and informal sports play and recreation together with tree planting, and allotments.
- Landscaped Buffer Zone

Note: * Local Centre location to be confirmed

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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	06.03.20	MD	GR
P2	Minor amendments following comments received	09.03.20	MD	GR

Project **Monkton Heathfield II**
 Drawing **Concept Plan**

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A1
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