BIDWELLS

September 2026

LANDSCAPE AND VISUAL STUDY

LAND AT MILL LANE, SAWSTON



Quality Assurance

Site name: Land at Mill Lane, Sawston

Client name: Northwest Biotheraputics

Type of report: Landscape and Visual Study

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Date: 23/09/2026

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Date: 23/09/2026

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INTRODUCTION

This Landscape and Visual Study (LVS) provides an initial appraisal of the proposed development based on a desk-based study and site survey.

The analysis focused on the Site identified in Figure 1 and 2. The process of considering the potential landscape and visual effects raising from the proposed development is broken down in the following sections of the LVS:

BASELINE CONTEXT

This section includes a desk-based review of the available evidence on landscape designations and protections within the Site's proximity, on the local landscape character.

VISUAL ANALYSIS

This section includes the photographic survey undertaken in September 2026 illustrating the visual quality of the Site and contextual landscape as well as the visual amenity experienced by relevant receptors.

DESIGN RECOMMENDATIONS AND CONCLUSION

This section suggests design principles that should be taken into consideration to mitigate adverse effects, and summarises the potential landscape and visual effects associated with the proposal, concluding that there is no landscape reason to preclude allocation of the Site.



Figure 1: Aerial View



Figure 2: View from along New Road


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1.0

UNDERSTANDING THE SITE

This section of the document gives an overview of the site location and planning context.

1.1 LANDSCAPE CONTEXT



Figure 3: Aerial View

The Site is located on the north western edge of Sawston, bounded by the A1301 to the west and Mill Lane to its south.

To the east, the Site is bordered by Sawston Village College with the sports pitches bordering the Site and to the north the Site is bordered by open agricultural land. There is an existing area of low rise housing on its southern boundary. This area is not part of the Site but is fully enclosed by the Northwest Biotheraputics's ownership.

The Site is currently in agricultural use and is accessed via an existing farm entrance along the Site's northern boundary. There is a mature tree belt approximately 18m wide dividing the Site into two fields. This tree belt has an informal footpath running through it however it is not a adopted public right of way.

1.2 PLANNING CONTEXT

The National Planning Policy Framework (NPPF) sets out the overall economic, social and environmental objectives that the planning system should follow to achieve sustainable development. At the heart of the NPPF is a '*presumption in favour of sustainable development*'. This report considers the NPPF 2024 for the purposes of allocation into the local plan, and NPPF 2026 for purposes of decision making.

NATIONAL PLANNING POLICY FRAMEWORK 2024

The framework stresses the importance of high-quality design. It states that efficient use of land should take into account '*the importance of securing well-designed, attractive and healthy spaces*' (Par. 129e). Par. 131 adds that '*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*'

The framework highlights the importance of protecting and enhancing the natural environment and features, starting with trees in an urban setting (Par. 136): '*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the....that existing trees are retained wherever possible.*'

NATIONAL PLANNING POLICY FRAMEWORK 2026

The framework stresses the importance of high quality, healthy, inclusive and sustainable places. Chapter 14, '*Achieving Well-Designed Places*', sets out the Framework's core design policies. Its stated objective is '*to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes*' (Chapter 14 introduction). It states that proposed should '*respond to their contexts (the history, character and features of their site and its setting),so that they integrate with and enhance their surroundings*' (Policy DP3 (1)).

Policy N2 (1a) states that development proposals should consider the environmental qualities of land, including '*habitats, landscape character and the natural beauty of the countryside, and identify opportunities for these qualities to be conserved or enhanced*'. Policy N2 (1d) also states that proposals should '*Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings*'.

SOUTH CAMBRIDGESHIRE LOCAL PLAN, SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL, (SEPTEMBER 2018)

Under the current administration, the Site falls within the administrative area of South Cambridgeshire District Council (SCDC) which includes a number of documents and planning policies relevant to the landscape and visual assessment.

This policy S/2: Objectives of the Local Plan sets out the strategic objectives of the local plan, setting out six key objectives to guide development within the district. Objectives include the protection of *'the character of South Cambridgeshire, including its built and natural heritage'.* Policy HQ/1: Design Principles is prefaced with the acknowledgement that settlements within the district vary in character. *'All new development will have an impact on its surroundings. Development needs to be of an appropriate scale, design and materials for its location and conform to the design principles set out in the policy'.* Policy NH/2: Protecting and Enhancing Landscape Character focuses on the preservation and enhancement of local and national character and distinctiveness of the landscape as prescribed by existing evidence, such as the National Character Area Profiles.

PROPOSED SUBMISSION GREATER CAMBRIDGE LOCAL PLAN 2024-2045

The Greater Cambridge Local plan combines the authorities of Cambridge City and South Cambridge, to provide a united front across the authorities. The following are policies relevant to the Site.

Policy S/DS: Development Strategy establishes the overarching strategy for the "pattern, scale and design quality of places created in Greater Cambridge".

Policy BG/GI: Green Infrastructure requires a multifunctional and connected network of green and blue spaces across all developments.

Policy GP/LC: Protection, Conservation and Enhancement of Landscape Character is the fundamental policy for ensuring the "varied and distinctive landscape character is properly considered". It mandates that all new development must "Protect, conserve and enhance the local landscape character" and "Protect and enhance the setting of Cambridge within the landscape by strengthening the well-defined, vegetated edges of *the city*". It also requires "*sympathetic landscape design of the village edges and green spaces within village boundaries*" to protect their rural setting.





2.0

BASELINE

The baseline includes analysis of the Site's landscape context.

2.1 NATIONAL LANDSCAPE CHARACTER

The Site is located within the National Character Area (NCA) 87 – East Anglian Chalk

The area '*forms a narrow continuation of the chalk ridge that runs southwest-north-east across southern England, continuing in the Chilterns National Character Area (NCA) and along the eastern edge of The Wash*'.

Key characteristics and distinctive features relevant to the Site include:

- *'The rolling downland, mostly in arable production, has sparse tree cover but distinctive beech belts along long, straight roads. Certain high points have small beech copses or 'hanger', which are prominent and characteristic features in the open landscape. In the east there are pine belts.';*
- *'Remnant chalk grassland, including road verges, supports chalkland flora and vestigial populations of invertebrates, such as great pignut and the chalkhill blue butterfly';*
- *'Archaeological features include Neolithic long barrows and bronze-age tumuli';*
- *'Settlement is focused in small towns and in villages. There are a number of expanding commuter villages located generally within valleys.;*
- *'The NCA is traversed by the Icknield Way, an ancient route that is now a public right of way. Roads and lanes strike across the downs perpendicularly and follow historical tracks that originally brought livestock to their summer grazing. Today major roads and railways are prominent landscape characteristics of the NCA.'*

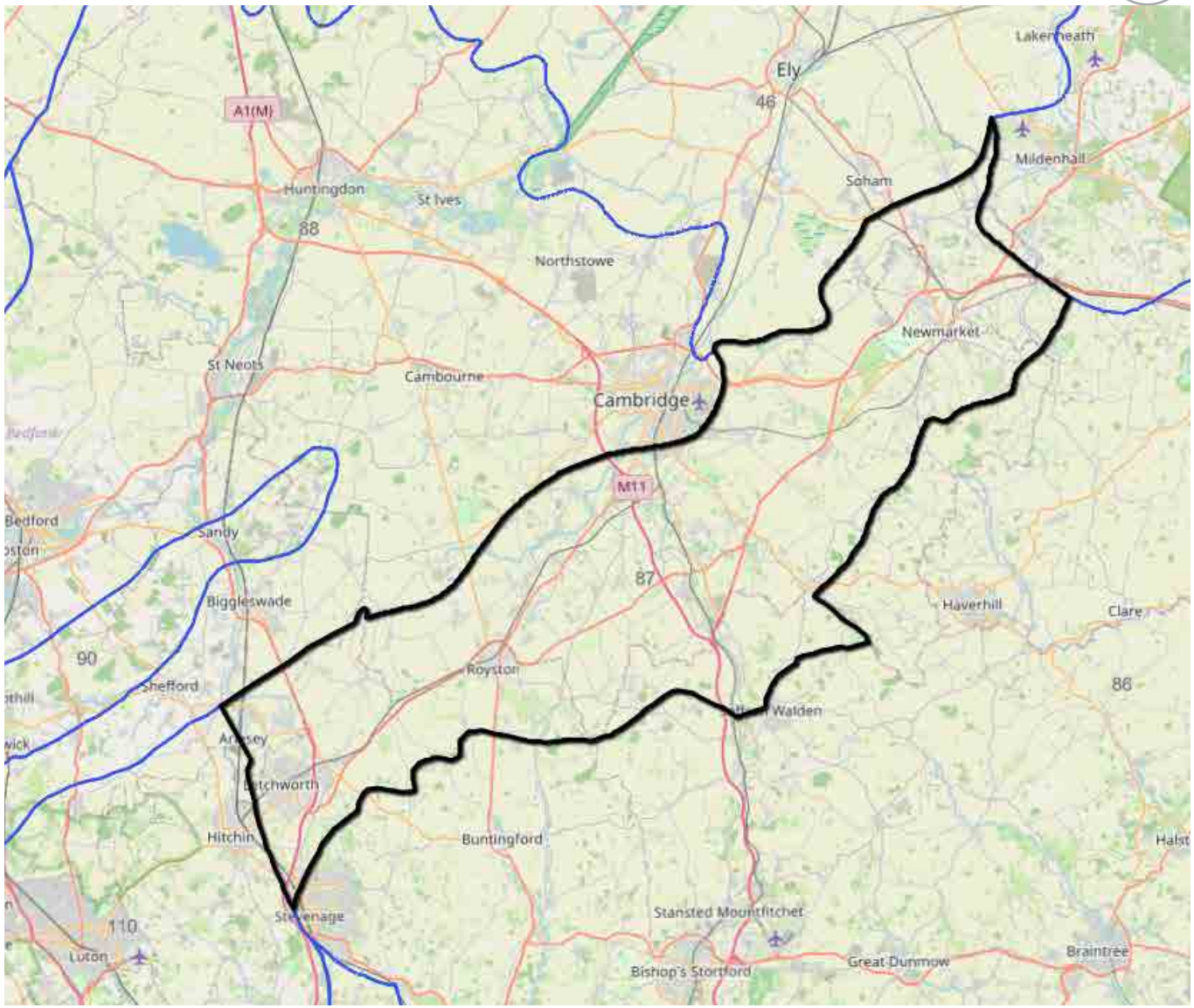


Figure 4: Map from National Landscape Character Area 87- East Anglian Chalk

2.2 LOCAL LANDSCAPE CHARACTER

The Greater Cambridge Landscape Character Assessment 2021 (Chris Blandford Associates) has been prepared on behalf of Greater Cambridge Shared Planning.

The Site is located in the landscape character type (LCT) 3 Lowland Farmlands and landscape character area (LCA) 3D Cam & Granta Tributaries Lowland Farmlands.

LCT 3 – Lowland Farmlands is '*a gently undulating, intensively farmed arable landscape encompassing densely settled, wide, flat river valleys and their tributaries*'.

Key characteristics of the landscape type relevant to the Site include:

- *'Low-lying, gently rolling topography crossed by river corridors and drained by small streams';*
- *'Open character and often extensive views;*
- *'Generally sparse woodland cover and fragmented network of hedge boundaries';*
- *'Woodland and traditional orchards often define the edge of settlements;*
- *'Scattered Medieval moated sites and stone churches are characteristic features'; and*
- *'A well settled landscape with a relatively dense rural settlement pattern comprising large and small villages and outlying farmsteads'.*

LCA 3D – Cam & Granta Tributaries Lowland Farmlands is *'distinguished by its wooded appearance, which makes it more visually enclosed than the other Lowland Farmlands, and by the relatively built up and suburban character of its villages'*.

Key characteristics of the landscape area relevant to the Site include:

- *'Shelterbelts and scattered blocks of deciduous woodland'.*
- *'Dense pattern of large commuter villages with a suburban character and industrial influences, eroding rural character'.*
- *'Transport networks including railway and major road networks fragment the area'.*

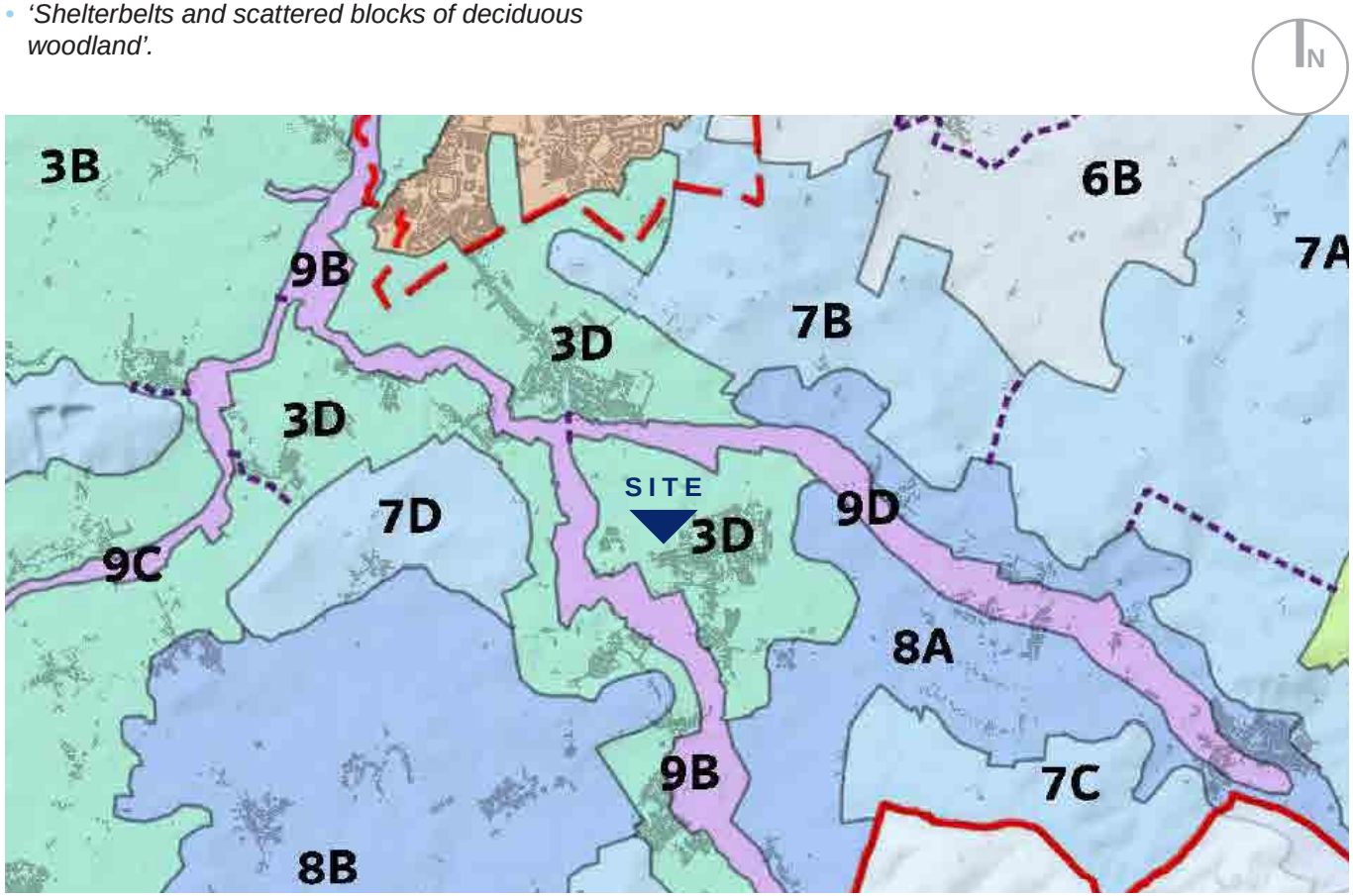


Figure 5: Map from Greater Cambridge Shared Partnership Landscape Character Assessment 2011

2.3 LOCAL LANDSCAPE CONTEXT

TOPOGRAPHY

The Site lies on a gently rising topography moving from towards the low lying fens to the north of the Site.

The Site itself is relatively flat existing at a slightly elevated point between 30-21m above sea level.

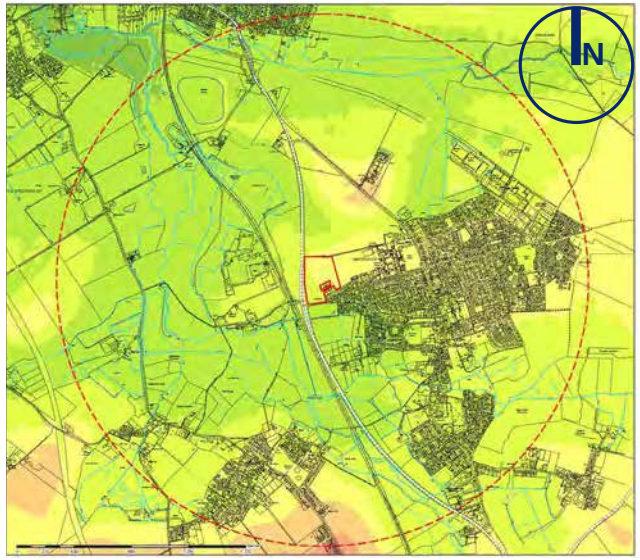


Figure 6; Topographic Map

LEGEND

- Site
- 2km Radius
- 11m-15m AoD
- 16m-20m AoD
- 21m-25m AoD
- 26m-30m AoD
- 31m-35m AoD
- 36m-43m AoD

FLOOD RISK

The Site lies entirely inside flood zone 1.

There is an area of the flood zone 2 and 3 ~2km north of the Site.

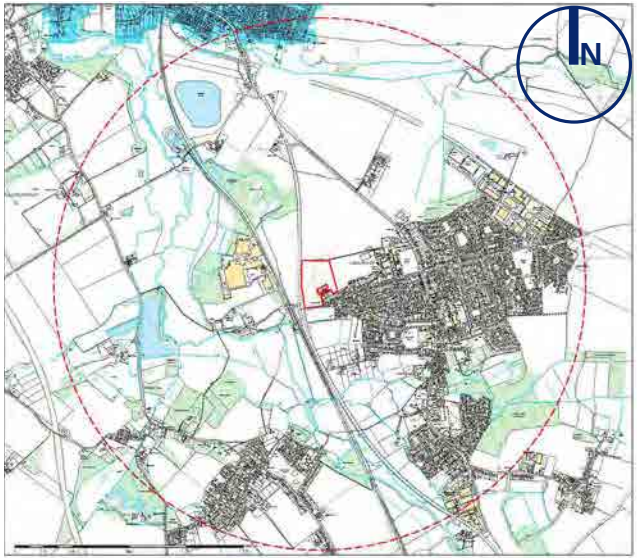


Figure 7; Flood Risk Map

LEGEND

- Site
- 2km Radius
- Flood Zone 3
- Flood Zone 2

SIGNIFICANT VEGETATION / HABITAT

There are several areas of significant vegetation/ habitat nearby to the Site. There is a tree belt that runs through the Site north to south that is identified in the mapping. There are also several larger clusters of woodland cover can be found to the south and west of the Site as well as to the south east of Sawston village.

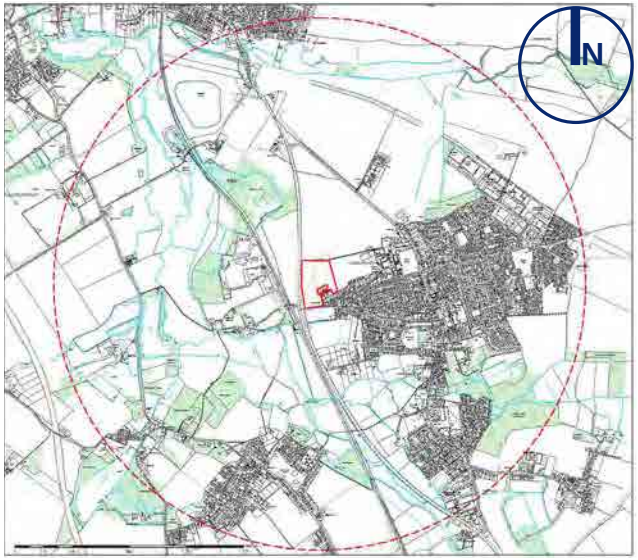


Figure 8; Significant Vegetation Map

LEGEND

- Site
- 2km Radius
- Woodland Cover

2.4 DESIGNATIONS

There are a number of heritage and recreational designations in close proximity to the Site. Sawston Conservation Area and several listed buildings are located nearby, predominantly to the south-east, forming an important part of the Site's wider historic context. There is also a scheduled monument to the west of the Site on the southern border of Sawston Businesses park.

The Site is also well connected to the surrounding public rights of way network. Public Footpath 196/15, lies just to the west of the site across from the railway which serves as a recreational route, running from Sawston Business Park and south to Whittlesford. There is also footpath 196/20 that runs south east of the Site into the centre of Sawston.

LEGEND

- Site
- 2km Radius
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Bridleway
- Footpath
- Restricted Byway
- Scheduled Monument
- Green Belt
- Conservation Area

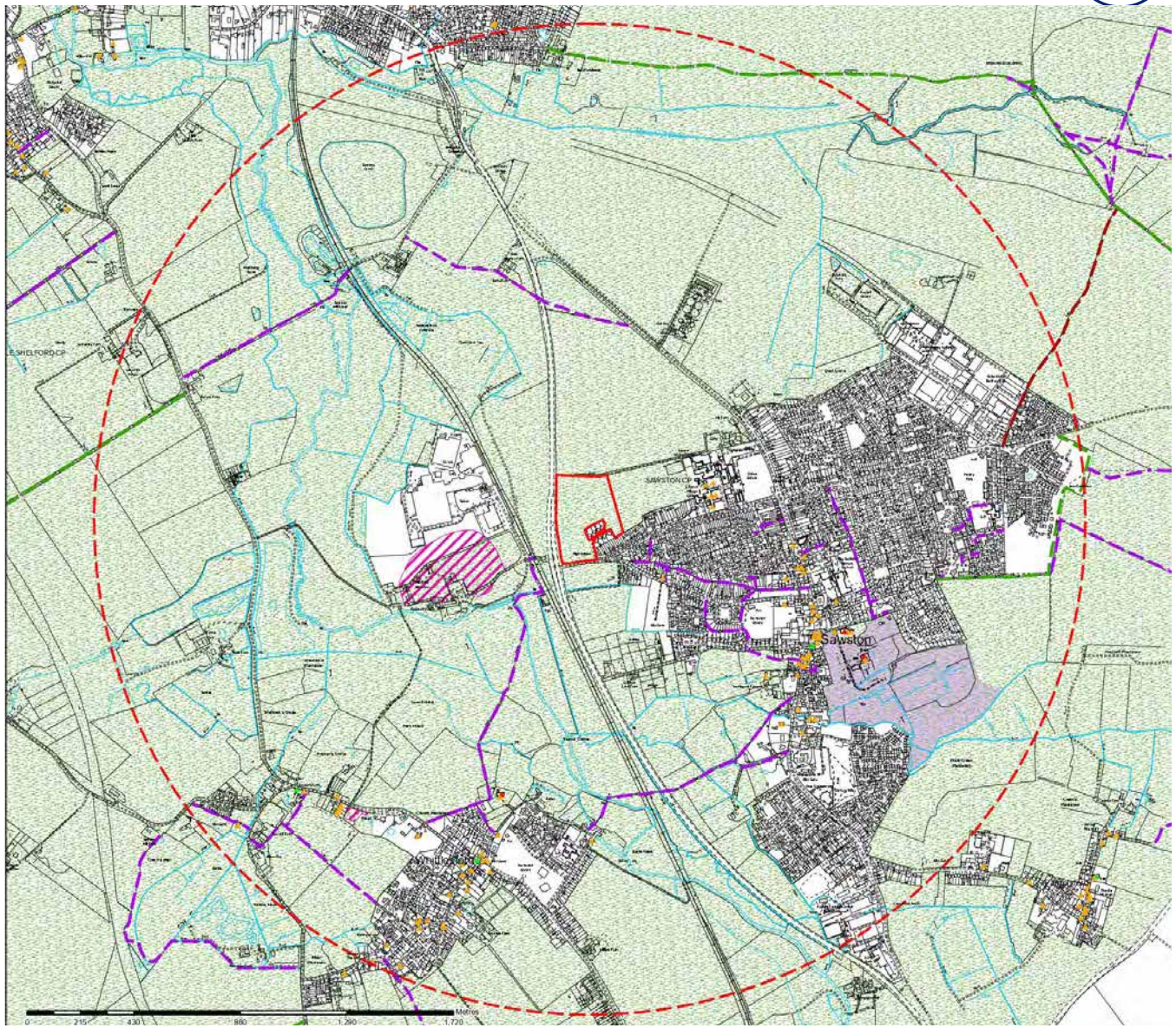


Figure 9; Local Designations Map

2.5 GREEN BELT

The Site is in the Cambridge Green Belt. The Greater Cambridge Green Belt Assessment (July 2026, LUC) provides further information about the Green Belt (GB) splitting the areas into various parcels for assessment.

The Greater Cambridge Green Belt covers the areas in and around Cambridge which contribute to 3 main purposes of the Green Belt (GB).

- Purpose 1 (NPPF Purpose (a)) - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre.
- Purpose 2 (NPPF Purpose (d)) - to maintain and enhance the quality of Cambridge's setting.
- Purpose 3 (NPPF Purpose (b)) - to prevent communities in the environs of Cambridge from merging into one another and with the city.

The two parcels within the Site boundary are parcels SA20 and SA21.

SA20 contains the land to the west of the Site. The land is currently agricultural use, with field boundary hedgerows/ trees on two sides, a thick tree belt to the east, which is a TPO and the road to the southern edge.

The land is *'not contained by inset development'.* The report suggest that the Tree line to the southeast is *' a moderate boundary feature between the parcel and Sawston, with some urbanising visual influence.'*

SA20 has limited or no contribution to Cambridge GB purpose 1, because it '*is not close enough to the main urban area of Cambridge to be associated with* it.'

SA20 has moderate contribution to Cambridge GB purpose 2, because the land has a strong distinction from the edge of Sawston, and '*therefore a strong rural character'*. The strong rural character, coupled with the '*rural landscape setting experienced on approach to the city from the south along the A1301'* gives the contribution to the Green Belt its Moderate rating.

SA20 has relatively limited contribution to Cambridge GB purpose 3, because '*land is open and is peripheral to a moderate gap between Sawston and Whittlesford*'. Whilst there is a moderate gap, development on this land would be perceived as '*narrowing the gap*' between the two settlements.

There would not be any impacts on contribution of adjacent Green Belt, as there is already urbanising development to the southeast and within Sawston Business Park, and whilst the parcel would weaken boundary distinction to the north, the impact is limited due to the small boundary with the northern parcels.

Overall SA20 makes a moderate contribution to maintaining the quality of Cambridge's setting, and relatively limited contribution to preventing communities from merging, therefore the harm resulting from its release would be moderate (see Figure 9).

SA21 contains land to the east of the Site. ' *The parcel is located to the northwest of Sawston and to the west of Sawston Village College*' and contains an arable field as well as Sawston Village College sports grounds.

This parcel has some degree of containment, and the sparse hedgerow to the east offers little boundary separation between the parcel and Sawston Village College. There is some urbanising visual influence, and the parcel is also influenced by development to he south.

SA21 has limited or no contribution to Cambridge GB purpose 1, because it '*is not close enough to the main urban areas of Cambridge to be associated with it.'*

SA21 has limited or no contribution to Cambridge GB purpose 2, because whilst land has a moderate distinction from the edge of Waterbeach, its use as a sports facility to the east associates it with Sawston and weakens its rural character. Additionally, *'it does not form or contain any features/aspects that contribute to the quality of Cambridge's setting*'.

SA21 has moderate contribution to Cambridge GB purpose 3. The land lies within a ' *lies in a moderate gap between Sawston and Great Shelford, but there are some significant separating features including woodland belts and the River Granta.'* Whilst there is some relationship with Sawston, there is also some degree of distinction from it.

There would be no impacts on contribution of adjacent Green Belt, due to '*separation by tree lines*'.

Overall SA21 makes '*a moderate contribution to preventing communities in the environs of Cambridge from merging with one another'* but a limited contribution to *' maintaining and enhancing the quality*

of Cambridge's setting' and impacts of adjacent Green Belt would be negligible. Therefore the harm resulting from its release would be low (see Figure 10).

Additionally both parcels are identified as '*Provisional grey belt – Weak contribution to purpose D*' confirming the Site's provisional grey belt status.

It is worth noting that the Site is also adjacent to two parcels of GB, Parcel SA19 and SA22. SA19 is located on the western side of the A1301, west of parcel SA20. The contribution to Cambridge's GB is relatively high, because it makes a '*moderate contribution to maintaining and enhancing the quality of Cambridge's setting'*, and also makes a moderate contribution to preventing communities. SA22 is located on the northern side of the Site, north of parcel SA20 and 21, and stretches east to the north of Sawston. The contribution to Cambridge's GB is relatively high, because it makes a relatively significant contribution to preventing merging, and '*a moderate contribution to maintaining and enhancing the quality of Cambridge's setting.'*

LEGEND

- *Low Harm Rating*
- *Moderate Harm Rating*
- *Moderate High Harm Rating*
- *High Harm Rating*
- *Very High Harm Rating*

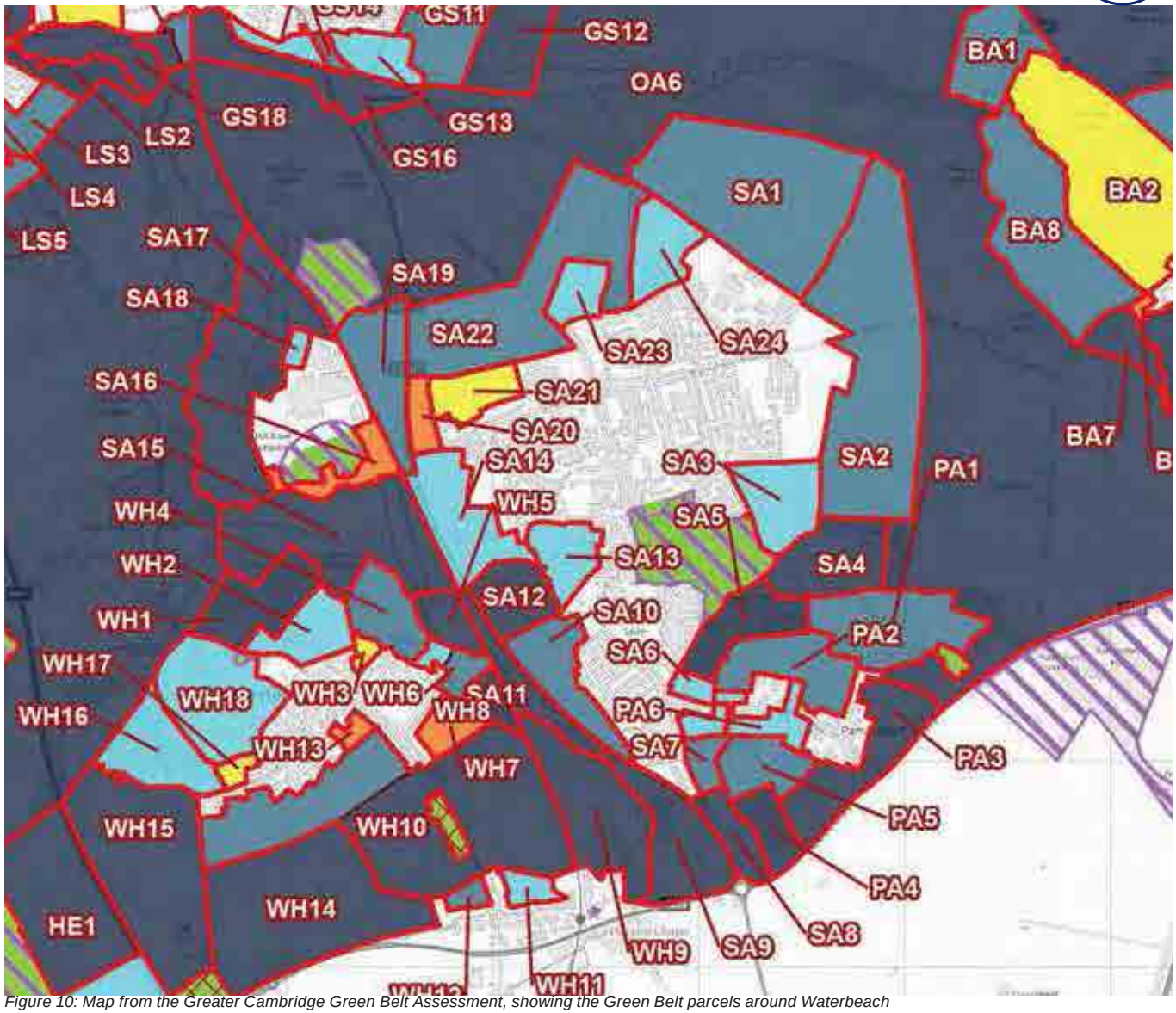


Figure 10: Map from the Greater Cambridge Green Belt Assessment, showing the Green Belt parcels around Waterbeach





3.0

VISUAL ANALYSIS

The following section presents a photographic record of the site visit and analysis of the Site's visibility.

3.1 SITE VISIT

On Wednesday 9th September 2026 a site visit was undertaken to understand the local landscape character and potential visibility of the proposal.

The Site is screened along the western boundary and through the centre by a tree belt. The eastern boundary is comprised of hedgerow, with a few gaps, which backs onto the Sawston Village College. Sawston Village College blocks most views towards the Site from publicly accessible locations east of the Site.

The topography on Site is gradually sloping towards the north and east boundaries. The western half of the site is open from the road, with views across the Site, however the east of the Site is largely enclosed.

Views into the Site from the north are partially limited due to the hedgerow which runs along the northern boundary, however there is a small gap in the hedgerow, which allows views to the section of site in front of the TPO tree belt.



Figure 11: Map showing location of viewpoints close to the Site

3.2 PHOTOGRAPHIC SURVEY

The following photographs were taken during the site visit. Refer to Figure 11 for the location of the viewpoints.

The photographic survey demonstrates that the Site is partially visible from some roads and PROWs around the Site due to the open flat topography of the site and it surroundings, but partially screened by the thick tree belts just outside of the Site boundary.

Approximate extent of Site



Figure 12; Viewpoint 1 - View from New Road, and PRoW 196/5, looking towards the Site. The trees on Site can be see in the far distance, but much of the Site is screened by housing. The character of this view is suburban residential.

Approximate extent of Site



Figure 13; Viewpoint 2 - View is from the junction between Mill Lane and New Road. The Trees on the site can be seen, starting on the edge of Mill Lane, and continuing right behind the housing, and can be seen in gaps between the houses. The character is edge of settlement, residential agricultural edge.

Approximate extent of Site



Figure 14; Viewpoint 3 - View taken from the edge of White Field Way, close to the boundary of the Site. The boundary is made up of some vegetation, allowing some glimpses through to Site. The character is edge of settlement, residential agricultural edge.

Approximate extent of Site



Figure 15; Viewpoint 4 - View from Mill Lane, looking straight into the western half of the Site. The southern boundary of this section of the Site is completely open, except for a post and wire fence. The TPO tree belt which separates this half of the Site form the eastern half is visible, as well as much of the vegetation along the western and northern boundaries, with no view of the land beyond. The character of the view is rural, semi enclosed agricultural fields adjacent to a local road.

Approximate extent of Site



Figure 16; Viewpoint 5 - View looking across the railway crossing, from Sawston Business Park, towards the Site. The Site cannot be seen due to the trees which line the A1301 and the vegetation adjacent to the railway. The character of the view is rural, with rail infrastructure.



Figure 17; Viewpoint 6 - View looking across the A1301 towards the Site. The Site boundary along the A1301 is treed, with little view through to the Site. Possible view into the Site during the winter. The character of the view is rural.



Figure 18; Viewpoint 7 - View looking along the A1301 towards the Site. The Site boundary along the A1301 is treed, with no views through to the Site. The character of the view is rural.



Figure 19; Viewpoint 8 - View from PRoW 196/2, looking towards the Site. The northern Site boundary is hedges, with views over the hedge to the trees lining other boundaries of the Site. A small gap in the hedgerow is visible, close the end of the TPO trees. The character of the view is rural agricultural.

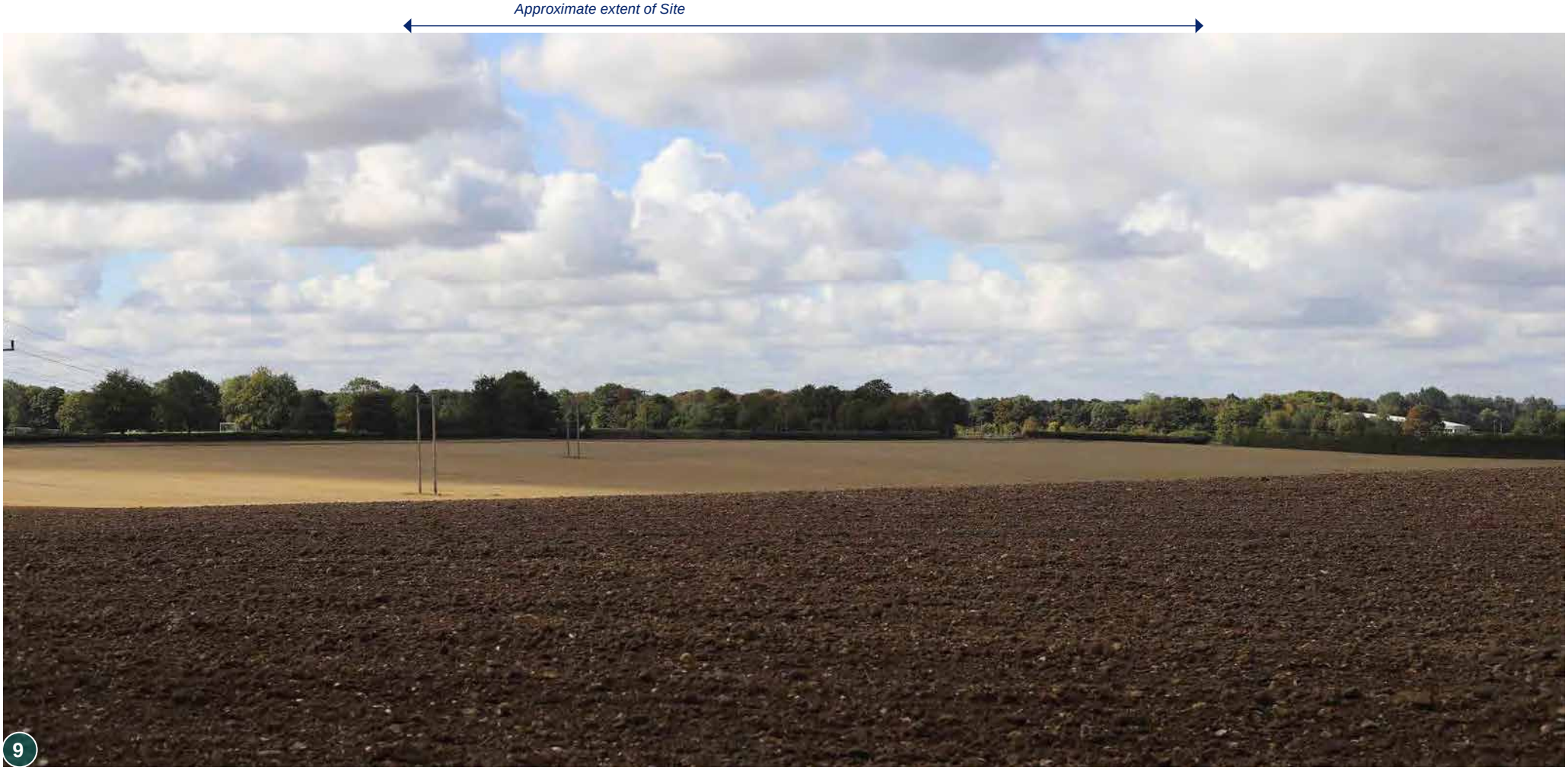


Figure 20; Viewpoint 9 - View from Cambridge Road, Close to the Sawston Mile Stone, looking towards the Site. The northern Site boundary is hedges, with views over the hedge to the trees lining other boundaries of the Site. A small gap in the hedgerow is visible, close the end of the TPO trees. The character of the view is rural agricultural.

3.3 VISUAL STUDY

Using the photos from Site, this visual study shows the views into Site from some of the viewpoints. VP 4 represents views from along the road. All other viewpoints have no visibility into the Site, or may have glimpsed winter views in.

The Site has multiple view cones that view the Site, but it should be noted that those from the north are long distance views, and therefore less discernible. Therefore VP8 and 9 are shown hatched to represent that there is some visibility, albeit at a distance.

VP3 is also shown hatched, due to its glimpsed views into the Site, rather than clear views in.

VP4 is the only location with visibility of a large section of the Site, and this represents road users (cars, vans, cyclists) travelling along Mill Lane, which are generally not focussing on their visual context.

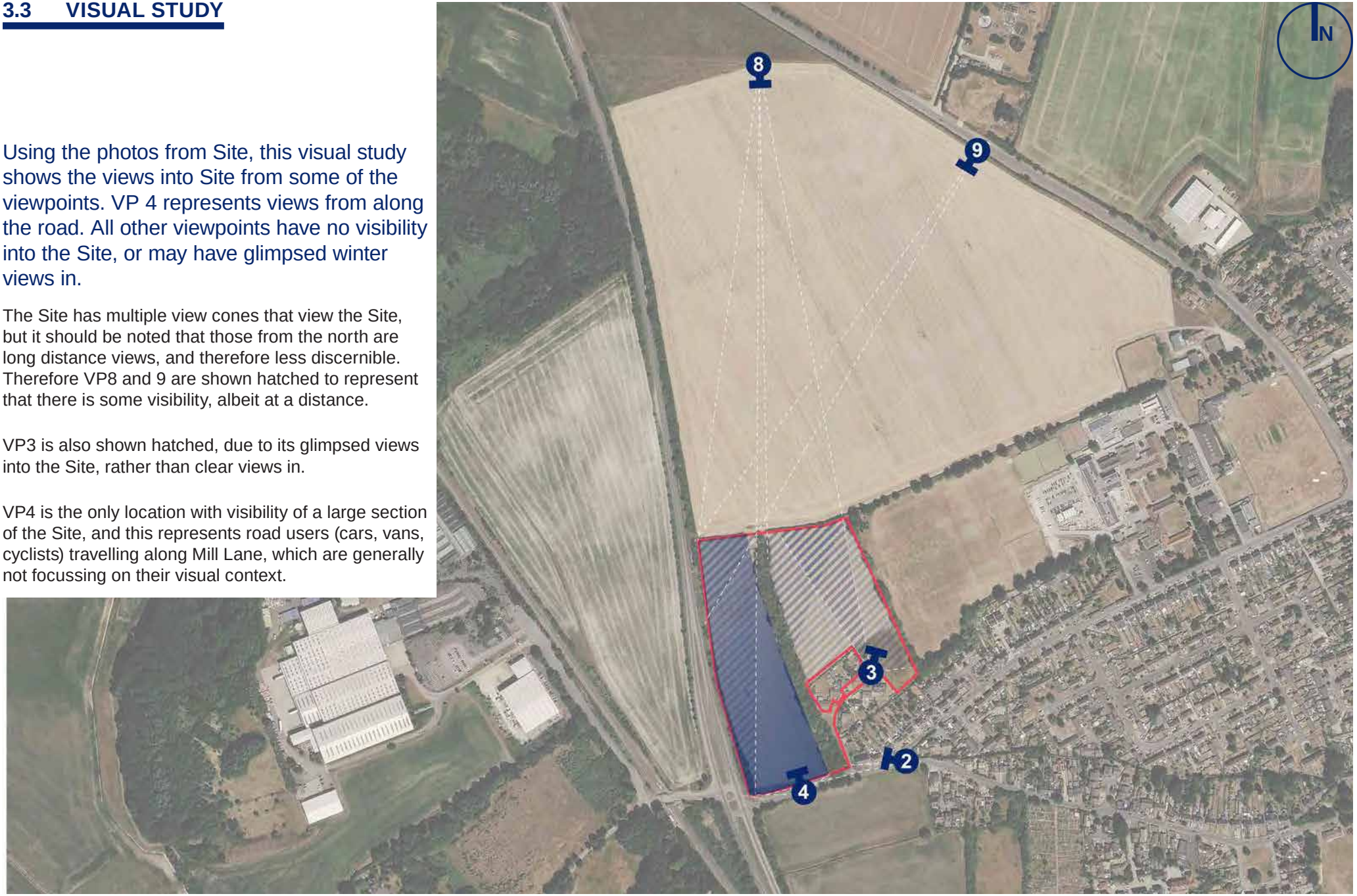


Figure 21; Visual Study using a selection of viewpoints.


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4.0

CONCLUSION

The following section presents the landscape and visual receptors, design recommendations and conclusions for the proposal.

4.1 LANDSCAPE AND VISUAL

Both Landscape and Visual Receptors have been identified from desk based study and on site findings.

The baseline findings and analysis suggests that the proposal is likely to cause effects of the following receptors.

Landscape receptors:

- LCA 3D – Cam & Granta Tributaries Lowland - distinguished by its wooded appearance, which makes it more visually enclosed than the other Lowland Farmlands, and by the relatively built up and suburban character of its villages'.
- Vegetation Cover - The wooded and agricultural landscape surrounding Sawston and the Site.
- Tranquillity - The rural tranquillity associated with rural settlements and surrounding landscape.
- The Cambridge Green Belt - The Green Belt extends to Sawston, encompassing the settlement.

Visual receptors:

- Road users for both local roads, and those at a short distance from the Site.
- Ramblers on PRoWs, in particular from within the Site boundary.
- Local Residents in Longstanton (views taken from publicly accessible locations close to residential dwellings.

4.2 DESIGN RECOMMENDATIONS

Design recommendations are made to shape the masterplan of the Site, with both the inclusion of screening and the allowance for openness and views (Figure 22).

The Site benefits from established tree belts and boundary vegetation along the A1301, and the eastern boundary, as well as the trees through the centre of the Site. These features should be retained where possible and strengthened through additional structural planting and green infrastructure. It also benefits from the hedgerow along the north of the Site, which could be enhanced to assist with screening the development form the north and retaining the landscape character in the area.

Public Open Space within the southern part of the Site would help soften views of development from Mill Lane and assist in integrating the proposals into the surrounding landscape.

The Site should be developed with appropriate regard to the nearby Conservation Area. However, its location adjacent to existing residential development, and at a distance from the Conservation Area means it is well placed to accommodate growth as a natural extension of Sawston. As shown on the masterplan, the retention of existing vegetation, provision of Public Open Space and introduction of new structural planting would help assimilate development into the existing settlement edge and strengthen the landscape framework of the Site.

LEGEND



Site Boundary

Existing Public Footpath

Green Belt

Conservation Area

Scheduled Monument

Registered Parks & Gardens

SSSI

County Wildlife Site

Existing Vegetation

Thick boundaries trees which are preventing/ and lessening views to the site.

Potential views into the Site

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building



Figure 22: Design Recommendations

4.3 CONCLUSION

LANDSCAPE AND VISUAL SUMMARY

Overall, the Site is generally well contained by existing vegetation and the surrounding settlement edge, which limits visibility from the wider landscape. This study has identified that the main visual effects would be experienced from PRoW 196/2 and Mill Lane. Elsewhere, visibility is restricted by existing vegetation and built form, resulting in limited influence on the character of the wider landscape.

As shown on the masterplan (Figure 23), the proposed landscape framework responds to the key landscape and visual considerations identified through the assessment, including the retention and reinforcement of existing vegetation, the provision of Public Open Space and the strengthening of the northern boundary to reduce/ screen views from the PRoW 196/2 to the north. These measures would assist in integrating development with the existing landscape features, and prevent them from detracting from the landscape.

Whilst the development would result in some localised changes to views and the character experienced by receptors immediately adjacent to the Site, the effects would be largely contained to the Site and its immediate surroundings. The assessment identifies no significant landscape or visual constraints that would prevent the Site from accommodating development within the framework illustrated by the masterplan.

GREEN BELT SUMMARY

According to the Cambridge Green Belt Assessment, the Site does not Strongly Contribute to the purposes (a), (b) or (d) of the NPPF Green Belt Definition.

The NPPF also states that a Site can be classed as grey belt, if it does not strongly contribute to purposes (a), (b) or (d), which the Site does not contribute to strongly under the Cambridge Green Belt Assessment.

Additionally, it is believed that whilst the assessment undertaken by LUC stated that SA20 has a moderate contribution to purpose (d), and SA21 has a moderate contribution to (b), it could be argued that this contribution is less than stated.

In SA20, the site is located adjacent to the existing residential area, with the A1301 bypass adjacent on the western side, and no connection to the Conservation Area or historic town centre, therefore it does not appear to contribute to purpose (d). In SA21, the Site is located adjacent to established built form, and any development on the Site would purely be an extension to Sawston, and would not reduce the gap between settlements, as its bounded on two sides both housing, leisure facilities, and a school.

As per the reasons set out above, The assessment states that the site constitutes provisional grey belt in accordance with the NPPF (2026) and the Green Belt PPG (2025). It is hence recommended the Site is allocated and released from the Green Belt.

CONCLUSION

Site is therefore capable of accommodating residential development of Circa 200 dwellings in landscape and visual terms, and hence there is no reason to preclude allocation of the Site.

LEGEND

- Site Boundary
- Primary Road
- Secondary Road / Private Drive
- Proposed Site Access
- Proposed Emergency Access
- Proposed Internal Footpaths
- Existing Bus Stop
- Play Space
- Attenuation Basin
- Developable Area & Frontages
- Preserved & Enhanced Wood
- Existing Public Footpath
- Utilities Corridor
- Tree Protection Order
- Greenway
- Grade II Listed Building



Figure 23: Framework Masterplan

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