



KEY

- SITE BOUNDARY
- RESIDENTIAL LAND (17.38 Ha)
- LAND RESERVED FOR COMMUNITY USE (POTENTIAL MEDICAL CENTRE 0.2 Ha)
- ADDITIONAL PARKING AREA FOR TRAIN STATION (0.2 Ha)
- MOBILITY HUB
- LOCAL CENTRE (RETAIL / APARTMENTS)
- ASSISTED LIVING & ELDERLY CARE (C2/C3) 1.1HA
- SMALL SCALE BI EMPLOYMENT UNITS (0.51HA)
- SPORTS HUB (2.84 Ha)
- COMMUNITY BUILDING / CHANGING ROOMS / MEETING ROOMS
- GREEN INFRASTRUCTURE / GREEN WHEEL
- POTENTIAL ATTENUATION FEATURE LOCATION
- VEHICULAR ACCESS POINTS
- EMERGENCY ACCESS POINT
- MINOR ACCESS POINT OFF TODDINGTON RD
- POTENTIAL NEW PEDESTRIAN / CYCLE CONNECTIONS
- PRINCIPAL PEDESTRIAN / CYCLE ROUTES
- POTENTIAL NEW INFORMAL PEDESTRIAN ROUTES
- DOWNGRADING OF TODDINGTON ROAD TO PEDESTRIAN / CYCLE ROUTE
- EXISTING FOOTPATH (PUBLIC RIGHT OF WAY)
- PROPOSED SPINE ROAD
- EXISTING VEGETATION
- INDICATIVE PROPOSED PLANTING
- PROPOSED AREA OF PLAY
- INDICATIVE SWALE
- EXISTING HV POWERLINE
- PROPOSED PUMPING STATION
- COMMITTED DEVELOPMENT

LAND SOUTH OF TODDINGTON ROAD AND WESTONING ROAD , HARLINGTON - CONCEPT MASTERPLAN



| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: FT/CLU/CC | APPROVED BY: OW | DATE: 03/06/2025 | SCALE: 1:5000@A2 | DRWG: P23-0084_DE_002_W_09 | CLIENT: WILLIS DAWSON LTD. |