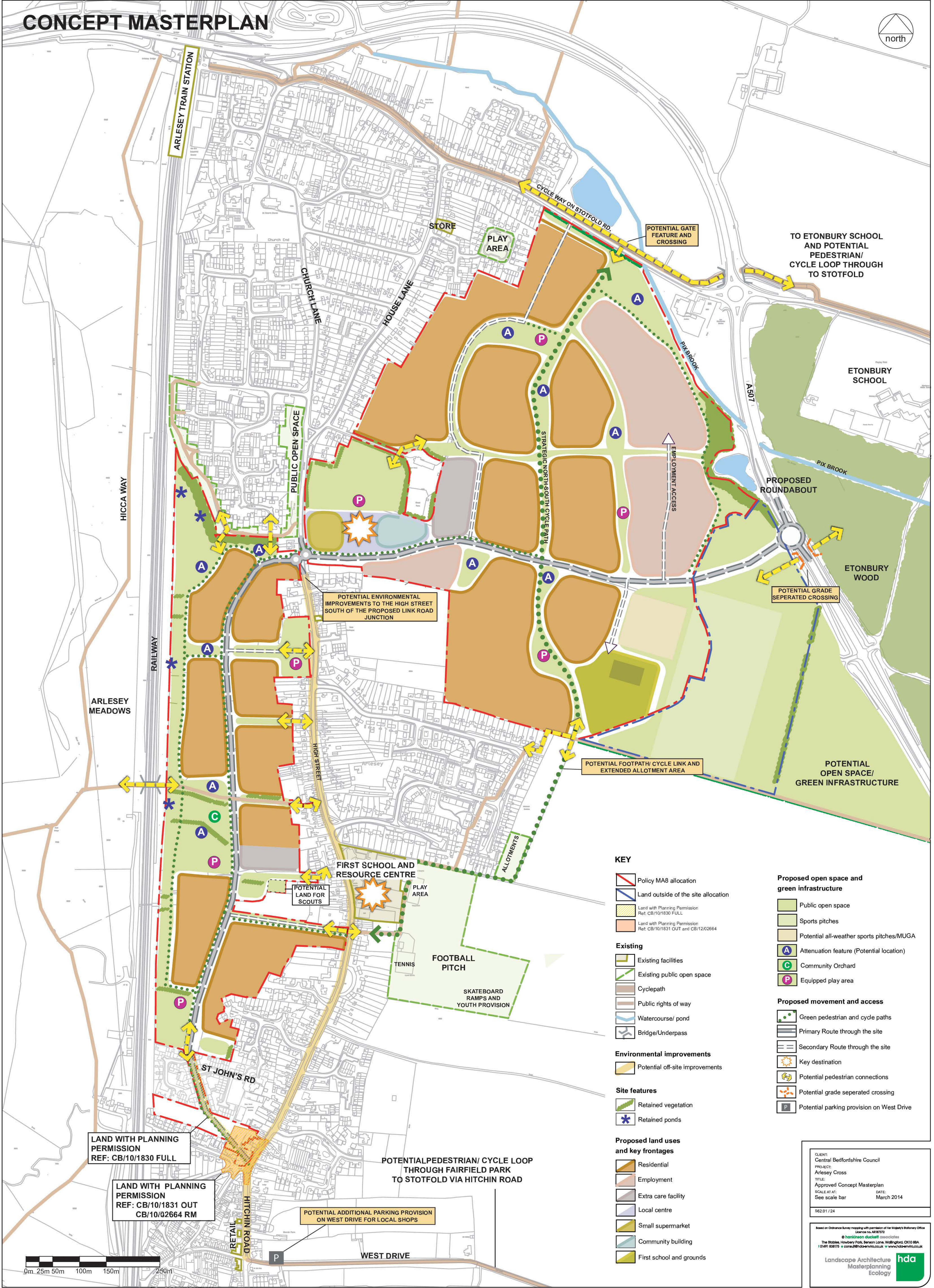


CONCEPT MASTERPLAN



KEY

- Policy MA8 allocation
- Land outside of the site allocation
- Land with Planning Permission Ref: CB/10/1830 FULL
- Land with Planning Permission Ref: CB/10/1831 OUT and CB/12/02664

Existing

- Existing facilities
- Existing public open space
- Cyclepath
- Public rights of way
- Watercourse/ pond
- Bridge/Underpass

Environmental improvements

- Potential off-site improvements

Site features

- Retained vegetation
- Retained ponds

Proposed land uses and key frontages

- Residential
- Employment
- Extra care facility
- Local centre
- Small supermarket
- Community building
- First school and grounds

Proposed open space and green infrastructure

- Public open space
- Sports pitches
- Potential all-weather sports pitches/MUGA
- Attenuation feature (Potential location)
- Community Orchard
- Equipped play area

Proposed movement and access

- Green pedestrian and cycle paths
- Primary Route through the site
- Secondary Route through the site
- Key destination
- Potential pedestrian connections
- Potential grade separated crossing
- Potential parking provision on West Drive

CLIENT: Central Bedfordshire Council
PROJECT: Arlesey Cross
TITLE: Approved Concept Masterplan
SCALE: A1
DATE: March 2014
562.01 / 24

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Landscape Architecture Masterplanning Ecology **hda**

