



KEY

Development

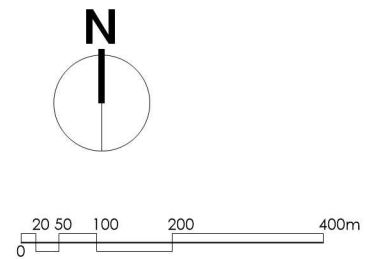
1. Community hub alongside the farm shop, with additional commercial opportunities, higher density residential use and green transport hub
2. Primary school and nursery co-located within hub
3. Medium density residential core
4. Existing houses alongside A3052
5. Low density residential area set within landscape framework
6. New employment use and petrol filling station, within an attractive landscape setting
7. Health and sports facilities and venue
8. Low density area alongside parkland

Access

9. Park and Ride shared with Crealy visitor parking
10. Western access to development from enhanced junction along A3052
11. Tree-lined central street, operating as part of blue/green corridors, cycle and bus route
12. Replacement access to new farm shop and community hub from A3052
13. Bus link between the Garden Village and Greendale Business Park
14. Enhanced junction and eastern access to development along A3052
15. Network of foot/cycle routes throughout development and to surrounding destinations
16. Permissive path to Honey Lane

Landscape

17. Network of naturalised attenuation ponds set within a strong landscape framework, including new/retained habitats to benefit biodiversity
18. Multi-functional green corridor alongside the A3052 lined by active frontage, accommodating new and retained planting, and a foot/cycle path
19. North-south green corridor from parkland to A3052 edge via local centre, following parish boundary, with planting and a key foot/cycle route
20. Green link from northern landscape edge with framed view to Windmill Hill
21. Local food production (including allotments and community orchard) with green link to farm shop
22. SANGS provision with network of active travel routes (with semi-natural walks) and new/retained planting along Grindle Brook and wooded slopes
23. Green route to Park & Ride
24. Green corridor accommodating level change and new (light green) / retained (dark green) trees and hedgerows, and retained wildlife pond
25. Incidental spaces to aid placemaking, legibility and help to create a low speed environment
26. Network of play areas across the development
27. Sports pitches/tennis courts and other facilities, set within a strong landscape framework
28. Strong landscape framework including layers of strategic planting



GREENHAYES GARDEN VILLAGE: Illustrative Masterplan

F Denbow Masterplan added
Amendments

MD PG 10/11/2022
By Chk'd Date

DRAFT FOR COMMENT

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| Job No/Drawing No 20364/3200/F | Job Title Greenhayes Garden Village | |
| Scale Date Drawn Chk'd 1:10000 05/20 MD PG @ A3 | Drawing Title Illustrative Masterplan (A3) | |
| All Dimensions to be checked on site OS Licence No: 100022432 | | |
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