

1. Community hub area that will be the focus of the new community, including the opportunity for build and open community uses

2. Potential for location of indoor sports facility within former Free School playing fields in discussion

Site boundary

Residential

Custom/Self-build homes

2FE Primary School and Pre School site

A12 Services (could include hotel, petrol filling station, drive-thru)

Employment

Amenity Green Space and Biodiversity Net Gain

Suitable Alternative Natural Greenspace (SANG) in excess of guidance requirement

