



Phase 0

- Phase 0a (Landscape) comprises:
 - Advanced planting to the south within the 'blue land'
 - Mown paths to link to existing PRoW's
 - Advanced planting to the western boundary
 - Woodland play trail
 - Buffer planting to West road, north of the mixed-use area
- Phase 0b (Infrastructure) comprises:
 - Construction of the Miles Cross roundabout

Phase 1

- Phase 1a (Landscape) comprises:
 - Delivery of the remaining northern POS
 - Magdalen Lane cycle connection
 - Central LEAP & primary sustainable transport hub
 - Orchard
 - Flood compensation area
 - Secluded ecological mitigation/enhancement area
 - Foul water pumping station
- Phase 1b (Infrastructure) comprises:
 - Two vehicular access routes from West Road and the loop road
- Phase 1c (Residential) comprises:
 - Phase 1 development pods
 - Large section of primary E-W cycle/footpath

Phase 2

- Phase 2a (Landscape) comprises:
 - Formal playing pitch, changing rooms and associated parking
 - Western NEAP & MUGA & secondary sustainable transport hub
 - Southern LEAP
 - Peripheral POS (eastern and southern)
 - Allotments
 - SuDS basin and associated works
- Phase 2b (Infrastructure) comprises:
 - Pine View connection (vehicular/pedestrian/cycle)
- Phase 2c (Residential) comprises:
 - Phase 2 development pods

Phase 3

- Phase 3a (Landscape) comprises:
 - Peripheral POS (southern)
- Phase 3b (Residential) comprises:
 - Phase 3 development pods

Phase 4

- Phase 4a (or earlier) Mixed use area comprising: Employment land, affordable employment land, local centre and care home.
- Phase 4b (or earlier) Primary school and associated grounds.

KEY

-  Phase 0a - Landscape
-  Phase 0b - Infrastructure
-  Phase 1a - Landscape
-  Phase 1b - Infrastructure
-  Phase 1c - Residential
-  Phase 2a - Landscape & Infrastructure
-  Phase 2b - Infrastructure
-  Phase 2c - Residential
-  Phase 3a - Landscape
-  Phase 3b - Residential
-  Phase 4a - Mixed-use area to be delivered by others
-  Phase 4b - School to be delivered by others
-  Existing Vease Farm