

MASTER PLAN



- 1 Peddimore Employment Site:** The development of this area is the subject of a separate outline planning permission secured by IM properties (not part of the Langley Consortium). Further reserved matters details have subsequently been approved for the first phase of employment development.
- 2 3 Form Entry Primary School with Early Years Provision:** Located in or adjacent to local community hubs and proposed parkland areas forming three community focal points for new communities.
- 3 Secondary School with Community Sports Hall:** Integrated into and with Langley Central forming part of the civic heart for the new Langley Community. Located on key pedestrian and cycle routes through the Site to encourage safe routes to school.
- 4 Community Sports Hub and Public Parkland:** Supporting the retention of existing ecological and landscape features as well as responding to landscape visual analysis, the new sports hub and parkland will create a dynamic new sports and recreation area for use by existing and future communities. The area has the potential to accommodate a range of grass and artificial pitches.
- 5 Langley Central:** Potential to accommodate a mix of uses including: Multi-functional Community Buildings; Education and Post 16 Education Facilities; Medical Practice; Retail and Service Facilities; alongside higher density residential living and new civic public spaces.
- 6 Local Community Hubs:** Local mixed use areas located around primary schools and parks and forming focal points for the communities to the north and south of the Site. Opportunities to accommodate localised retail/ service elements and community facilities such as a village/ community hall, alongside some upper storey apartments.
- 7 Langley Fields Park:** An area supporting retention of existing landscape features and mature trees and accommodating new leisure, informal recreation, kick about and multi-age children's play facilities.
- 8 Langley Hall Park:** An area supporting retention of archaeological features, maintaining the setting of the important elevation of Old Langley Hall and offering the existing and future community an area for informal recreation, kick about and multi-age children's play facilities.
- 9 Langley Brook Park:** A new multifunctional parkland accommodating the realigned and naturalised Langley Brook. The park accommodates areas of existing mature landscape planting and ecology, while also creating opportunities for new ecological and strategic landscape, planting and sustainable surface water attenuation features. A network of footpaths, children's play, and trim trail features can also be accommodated within the length of the park.
- 10 East to West Park Link:** Connecting New Hall Valley Park to the west to the Public Right of Way footpath network to the east of the A38, the new east to west park link accommodates many existing landscape features as well as contributing new recreation and leisure features including multi-age play areas.
- 11 A38 Access Locations:** New northern and southern junctions are proposed on to the A38. The southern A38 access forms part of the Peddimore Application (noted at point 1 above).

LEGEND

- Site Boundary
- Existing Retained Woodland
- Existing Retained Trees
- Existing Retained Hedgerow
- Existing Langley Brook
- Existing Brooke Realigned and Improved
- Proposed Mixed Use/ Community Hubs
- Proposed Residential Development Blocks
- Proposed Sub-Station (potential location)
- Proposed Roads
- Proposed Primary and Secondary Road with Landscape Verges
- Key Public Realm Space
- Proposed Tree Planting
- Langley Sports Hub Formal Sports
- SUDS Attenuation Feature
- Swale Feature
- Destination Play Areas
- Local play areas
- Pedestrian Footbridge
- Pedestrian Footways and / or Cycle Paths

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