



- KEY**
- Site boundary (175ha)
 - Residential (58.8ha, circa 2,000 dwellings @ 34dph)
 - Local centre facilities (4.5ha)
 - Primary schools (2.11ha)
 - Gateway Features
 - Main site access
 - Potential secondary access
 - Primary link road
 - Built form: 'rural character'
 - Built form: 'boulevard character'
 - Built form: 'avenue character'
 - B Bus stops and 400m catchment
 - Proposed foot/cycleways
 - Proposed trim trail
 - Green corridors & parkland
 - Potential Suitable Natural Green Space SANG
With further potential for agricultural use
 - Formal sports pitch provision (6.6ha)
Based Pre-submission Local Plan standards
 - Indicative attenuation areas
Based on THDA drawings
 - Proposed planting (TBC)
 - Sewage pumping station
Based on THDA drawings
 - P Childrens play area (with 600m catchment area)(NEAP)
 - L Childrens play area (with 240m catchment area)(LEAP)
- NB: NEAP: Neighbourhood equipped area of play
LEAP: Local equipped area of play

- EXISTING FEATURES**
- Public footpaths (existing)
 - Bridleways (existing)
 - Foot/cycleways 'Isabel Trail' (existing)
 - Tree belts (existing)
 - Hedges (existing)
 - Pond (existing)

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Land North of Beaconside, Stafford - Illustrative Framework Plan

| T 01285 641717 | F 01285 642348 | www.pegasuspg.co.uk | Team MCC/CT/JA | 19 FEBRUARY 2013 | 1:7,500 @ A3 | drwg. BIR.2908_02-2 | Client: Maximus Strategic Land Ltd. & Akzo Nobel |

