

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
G Access Roundabout Added	25.08.21	S.M.	D.S.

- Site Boundary
- Residential Development Area
- EV TRSA and Mixed Use
- Employment Area
- Woodland Landscape Buffer
- Overhead Cable Buffer
- Highway Infrastructure
- Public Open Space
- Water Bodies within 3A
- Potential Future Development
- Spine Road & Access Points
- ➔ Proposed New Junction

Site Boundary	40.30	99.59		
Area	Ha	Ac	Units	Floor Space (SqFt)
Residential Development Area	12.22	30.18	368	671,216
EV TRSA and Mixed Use	2.14	5.29		
Employment Area	13.58	33.56		
Woodland Landscape Buffer	3.86	9.55		
Overhead Cable Buffer	2.07	5.11		
Highway Infrastructure	0.50	1.24		
Public Open Space	4.48	11.06		
Water Bodies within 3A	1.46	3.60		
<b>Total</b>	<b>40.30</b>	<b>99.59</b>	<b>368</b>	



Project  
**Wyboston**

Drawing Title  
**Concept Masterplan**

Date: 08.01.20      Scale: 1:5000@A2      Drawn by: S.M.      Check by: O.C./D.S.

Project No: 31369      Drawing No: RG-M-11 -2      Revision: G

N

**DRAFT** **BARTON WILLMORE**

Town Planning • Master Planning & Urban Design • Architecture •  
Landscape Planning & Design • Infrastructure & Environmental Planning •  
Heritage • Graphic Communication •  
Communications & Engagement • Development Economics

bartonwillmore.co.uk 

Offices at Birmingham Bristol Cambridge Cardiff Ebbw Vale Edinburgh  
Glasgow Leeds London Manchester Newcastle Reading Southampton