



**KEY**

GMSF Allocation Boundary

Key Routes

Pedestrian Connections

Primary Vehicular Access

**LAND USES**

Residential

Potential Park and Ride

Green/ Blue Infrastructure

Potential Local Centre to include Shops, Community Facilities and Primary School

*Existing properties across site will be retained and incorporated in detailed masterplanning*

NORTHERN GATEWAY  
 Illustrative Development  
 Framework Plan  
 Status: DRAFT  
 www.ibigroup.com

Drawing / Rev: 51105-PL-T-100\_37/B  
 Drawn by / Checked by: DM / GP  
 Scale: NTS@A4  
 Job: 51105

