



- KEY**
- Site Boundary**
18.95Ha
 - Development Residential**
12.00Ha @35dph = 420 dwellings
 - Public Open Space**
 - Vehicular Site Access**
B6003
 - Primary Street**
Indicative Alignment
 - Streets & Lanes**
Illustrative street network
 - Existing Trees & Hedgerows**
Retained
 - Drainage Basins**
 - Public Rights of Way**
Retained Footpaths & Bridleways
 - Pedestrian & Cycle Links**
 - Pedestrian Links**
 - Pedestrian & Cycle Links**
Connections dependent on land ownership
 - Pedestrian & Cycle Priority Crossings**
 - Play Space**
LEAP
 - Proposed Landscaping**
Buffer planting
 - Allocated Sites**
 - Illustrative Terminal Tower Location**
20m offset



Land west of the B6003, Toton West, Broxtowe, Nottinghamshire – Illustrative Masterplan

| Drawn by: AW | Approved by: JF | Date: 06/02/25 | Scale: 1:2500 @ A2 | DRG: P23_2377_DE_014 Sheet No: 01 Rev: B | Client: Bloor Homes |

