



- KEY**
- Residential
 - Employment
 - Town centre
 - Local centre
 - Health Centre
 - Leisure Centre
 - Church / memorial garden
 - Schools
 - Existing land use retained
 - Open Space / green lines and linear park
 - Allotments
 - Woodland
 - Ponds / ditches
 - Primary distributor and guided busway
 - Secondary distributor
 - Transport interchange
 - Park and Ride

Areas in Hectares

Residential	137.35ha
Employment	6.69ha
Secondary School	7.99ha
Primary schools (x4 @ 2.13ha)	8.52ha
Town Centre	1.49ha
Local centres (x3 @ 0.35ha)	1.06ha
Health Centre	0.70ha
Church	0.56ha
Memorial gardens	2.00ha
Leisure centre	12.23ha
Allotments (x4 @ 1.00ha)	4.00ha
Open space	81.58ha
Woodland	47.01ha
Park and ride	5.88ha
Transport Interchange	0.20ha

DRAFT

South of Colchester Urban Extension, with the provisions of the Masterplan
 Final, Lower Outline, Revised, Detailed, Final Outline, Lower No. A1152771
 Environmental Planning - Landscape Architects - Ecologists - Chartered Architects



Honkinson Duckett Associates

CLIENT: Plymouth and South West Co-operative Society

PROJECT: Sherford Refined

MASTERPLAN

SCALE A11: 1:5,000

DATE: July 2006

DRAWING NO.: 428.1/23A