1. **Sheldrick Way:** existing road and footway to be retained and used as the vehicular entrance into the site.

2. **Wamil Way:** Pre-school relocated to main site. Pedestrian and cyclist only zone, to provide a connection with the town centre (but no vehicular access to the Hub). Existing mature trees to be retained. Existing parking spaces also to be retained, following request of local residents during earlier consultation. These spaces do not form part of the formal Hub car parking (see notes 9-11 below).

3. **Public Plazas**: to provide feature entrance spaces to the Hub building, with informal seating, outdoor café and play space.

4. **New Route of Public Footpath/Cycleway**: the existing public footpath that bisects the site north-south will be diverted to wrap around the west side of the proposed building. The northern and southern extents of the footpath can remain along their current alignment. All will then be converted to a footpath/cycleway.

5. **Diverted Route of East - West Public Footpath:** the existing public footpath that bisects the eastern half of the site will be diverted and will link with footpaths at the western boundary and the footpath/cycleway running through the site.

6. **Existing Public Footpath:** parts of the existing route can be maintained along their current alignment and be converted to a footpath/cycleway where required. The public footpath running north south on the western boundary will remain.

7. **Informal Footpaths**: to be a grass surface to provide further links around the site.

8. **Emergency Access/Delivery Route**: Deliveries will be through the car park and around the western side of the building. Emergency access can be gained along this route as well. Although this will not provide vehicular access to the Hub (see note 2 above), emergency services access could be obtained from Wamil Way if ever needed for an incident at the east of the site.

9. **Car Parking**: two areas available for public car parking, east and west. Each car park is divided by areas of planting and trees and allows for swales to capture surface water run-off and treatment.

10. **Police and Fire Parking:** spaces for police response vehicles and reserved spaces for fire crew.

11. **Accessible Parking**

12. **Public Cycle Parking**

13. **Academy Cycle Parking**

14. **External Store and Training Yard for Fire and Police**

15. **Secure Boundary to Academy Site and Sixth Form Centre.** The Academy is located in the south western part of the site in a self contained area, which can be secured from public access. The Sixth Form Centre can also maintain a secure site, free from public access, in the north east of the site.

16. **Potential Area for Future Expansion:** For reference purposes only, the red line in the north-west corner of the site accords with the area covered by the 2016 Development Brief for the Hub. This Brief looked at the long-term need for community facilities in Mildenhall (e.g. a new primary school) hence the difference in what is being initially proposed to meet the current demand. Any proposals for use of this space would be subject to future consulation and planning processes.

17. **Sustainable Drainage Systems (SuDS)**: shallow basins will collect surface water runoff from the site and will be fed by the network of swales and underground pipes. Edges of basins to be planted with native shrubs to provide an attractive amenity space.

18. **New Tree Planting**: proposed areas of new tree planting with long grassland/wildflower to provide both recreational and ecological benefits. Areas of seating can be provided as well as opportunities for fruiting trees.

19. **Existing Trees Retained**

20. **Site Boundary Treatment**: to be treated with a native hedgerow and tree planting with a graded eco-tone edge of long and short grassland to include wildflower planting.

21. **Landscape Buffer**: to residential boundaries, to include native trees, hedges and shrub planting.

22. **Retain and enhance scarce arable plants.**

23. **Pre-School outdoor play area.**

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FEASIBILITY

Project
Mildenhall Hub
Mildenhall
Sheldrick Way

Project Number
16-0050

Scales
1:1000
At A0 Size

Drawing Title
Site Plan for Pre-Application Consultation

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