

NEQ Phase 1



Stone quarry

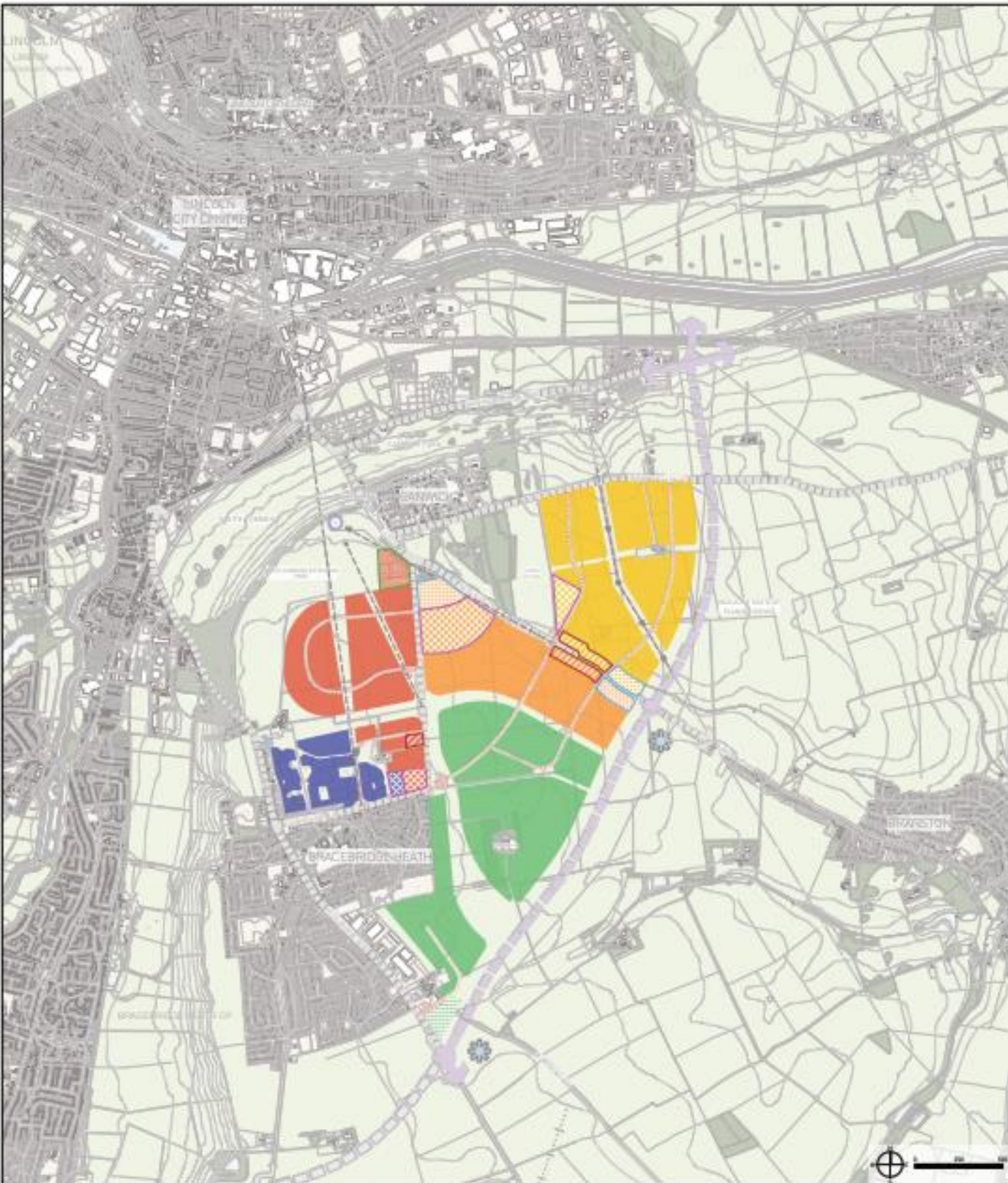
Greetwell Fields Track

21.3ha

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Greetwell Fields, Lincoln
Site Boundary Plan

SEQ Phasing Plan and Network



Key
 Phase 1 Residential
 Phase 1 - Primary School

Phase 2 Residential
 Phase 2 - Districts
 Phase 2 - Local Centre

Phase 2 Residential
 Phase 2 - Business
 Phase 2 - Secondary School
 Phase 2 - District Centre

Phase 3 Residential
 Phase 3 - Secondary School
 Phase 3 - District Centre

Phase 5 Residential

Total Residential Area 233.7 Ha
 Circa 6000 dwellings

Residential Area - 147.4 Ha (62%)
 circa 450 dwellings

Residential Area - 11.7 Ha (5%)
 circa 900 dwellings
 This should be circa 750 dwellings to match Watermans request.

Residential Area - 11.7 Ha (5%)
 circa 800 dwellings
 The combined total of Phases 3 and 4 should be circa 2400 dwellings to match Watermans request.

Residential Area - 11.7 Ha (5%)
 circa 1050 dwellings

Residential Area - 11.7 Ha (5%)
 circa 3000 dwellings

Phase 5 does not form part of the leasing. Final list is up to circa 3500 dwellings not 6000 dwellings.

WGC Phasing Plan and Network

WYG GROUP
 WYKING CONSULTANTS
 WYKING CONSULTANTS

LEGEND

NEW

- RESIDENTIAL DEVELOPMENT (81.62%)
- COMMERCIAL DEVELOPMENT (81.62%)
- PRIMARY VEHICULAR ROUTE
- SECONDARY VEHICULAR ROUTE
- EXISTING PEDESTRIAN CYCLE ROUTE
- PROPOSED PEDESTRIAN CYCLE ROUTE
- POTENTIAL OFF SITE LINKS
- RETAINED AGRICULTURAL LAND
- PARKLAND LANDSCAPE
- WATERBIDE ECOLOGICAL AREA
- ECOLOGICAL MITIGATION AND ENHANCEMENT AREA
- POTENTIAL ADDITIONAL ECOLOGICAL MITIGATION AND ENHANCEMENT AREA
- EXISTING TREES/EDGES
- PROPOSED TREES/EDGES
- WATERCOURSE/DRAIN/WETLAND
- LOCAL CENTRE
- POTENTIAL PODS/ STORAGE
- POTENTIAL PLAY AREA
- PLANNING APPLICATION BOUNDARY
- BUS PRIORITY
- POTENTIAL PARK & RIDE
- SKATE PARK
- ALIGNMENTS
- CHANGING HUB

Scale

DATE

KEY

NEW

RESIDENTIAL DEVELOPMENT (81.62%)

COMMERCIAL DEVELOPMENT (81.62%)

PRIMARY VEHICULAR ROUTE

SECONDARY VEHICULAR ROUTE

EXISTING PEDESTRIAN CYCLE ROUTE

PROPOSED PEDESTRIAN CYCLE ROUTE

POTENTIAL OFF SITE LINKS

RETAINED AGRICULTURAL LAND

PARKLAND LANDSCAPE

WATERBIDE ECOLOGICAL AREA

ECOLOGICAL MITIGATION AND ENHANCEMENT AREA

POTENTIAL ADDITIONAL ECOLOGICAL MITIGATION AND ENHANCEMENT AREA

EXISTING TREES/EDGES

PROPOSED TREES/EDGES

WATERCOURSE/DRAIN/WETLAND

LOCAL CENTRE

POTENTIAL PODS/ STORAGE

POTENTIAL PLAY AREA

PLANNING APPLICATION BOUNDARY

BUS PRIORITY

POTENTIAL PARK & RIDE

SKATE PARK

ALIGNMENTS

CHANGING HUB

Lincoln Western Growth Corridor
Illustrative Masterplan

DATE: 15/01/2021
 SCALE: 1:10000
 DRAWN BY: WYKING CONSULTANTS
 CHECKED BY: WYKING CONSULTANTS
 DATE: 15/01/2021

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