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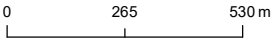
**Legend**

- Site centre
- Site boundary
- 5 minute walk
- 10 minute walk
- 15 minute walk
- 20 minute walk
- 25 minute walk
- 30 minute walk
- 35 minute walk
- 40 minute walk

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Rev	Description	By	CB	Date
Figure Number				Rev
3				-
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Client	Legal and General Capital
Project	Model Farm
Title	Central Walk Isochrone



Status	Drawn By	PM/Checked By
DRAFT	CR	CM
Project Number	Scale @ A3	Date Created
JNY9624	NTS	MAY 2019

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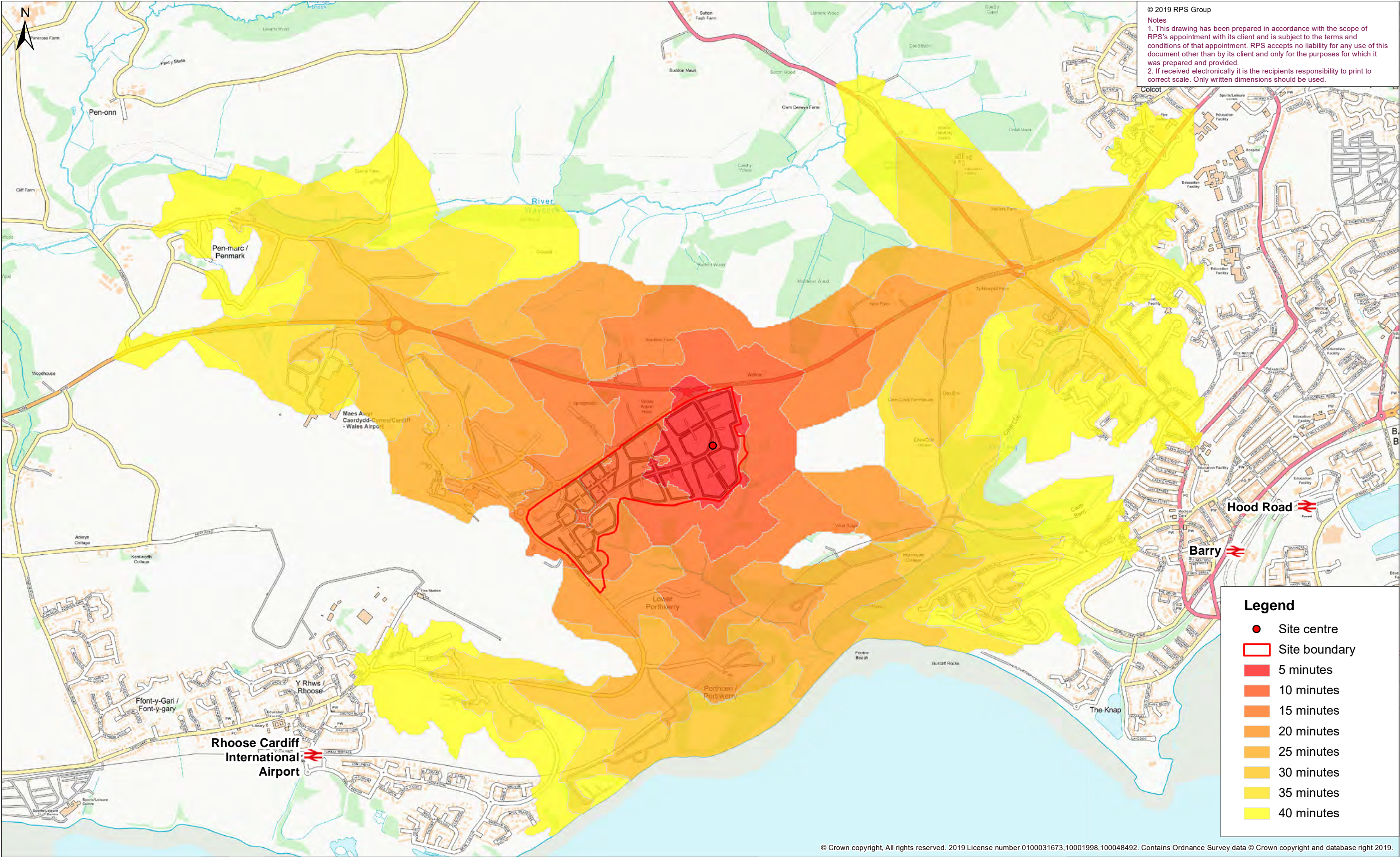
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## Figure 4 – Eastern Walk Isochrone





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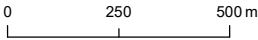
**Legend**

- Site centre
- Site boundary
- 5 minutes
- 10 minutes
- 15 minutes
- 20 minutes
- 25 minutes
- 30 minutes
- 35 minutes
- 40 minutes

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Figure Number				Rev
4				-
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Client	Legal and General Capital
Project	Model Farm
Title	Eastern Walk Isochrone



Status	Drawn By	PM/Checked By
DRAFT	BG	CM
Project Number	Scale @ A3	Date Created
JNY9624	NTS	MAY 2019

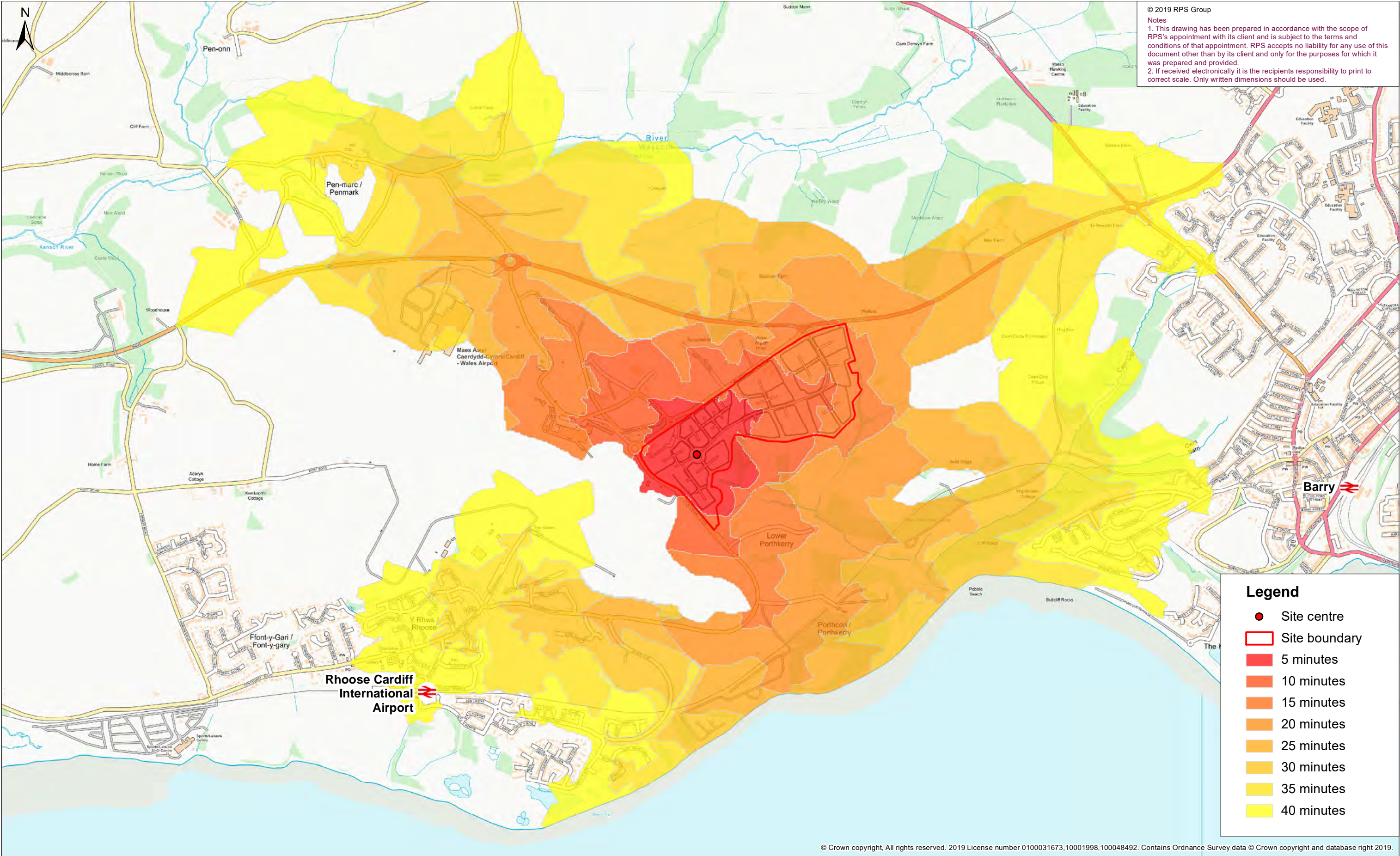
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## Figure 5 – Western Walk Isochrone





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Legend

- Site centre
- Site boundary
- 5 minutes
- 10 minutes
- 15 minutes
- 20 minutes
- 25 minutes
- 30 minutes
- 35 minutes
- 40 minutes

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Rev	Description	By	CB	Date
Figure Number				Rev
5				-
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Client Legal and General Capital

Project Model Farm

Title Western Walk Isochrone

0 250 500 m

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DRAFT

Drawn By  
BG

PM/Checked By  
CM

Project Number  
JNY9624

Scale @ A3  
NTS

Date Created  
MAY 2019

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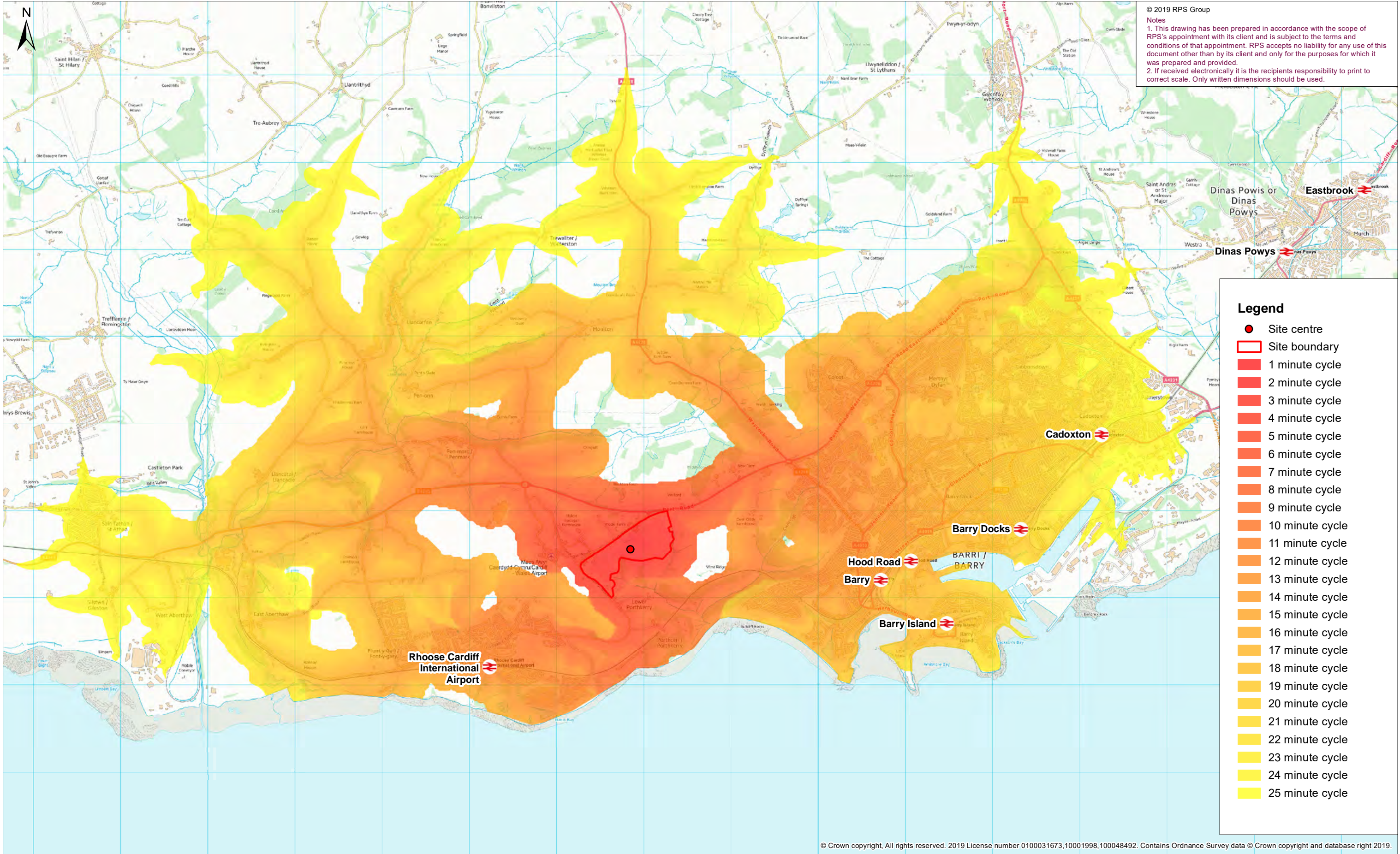




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## Figure 6 – Cycle Isochrone





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Legend

- Site centre
- Site boundary
- 1 minute cycle
- 2 minute cycle
- 3 minute cycle
- 4 minute cycle
- 5 minute cycle
- 6 minute cycle
- 7 minute cycle
- 8 minute cycle
- 9 minute cycle
- 10 minute cycle
- 11 minute cycle
- 12 minute cycle
- 13 minute cycle
- 14 minute cycle
- 15 minute cycle
- 16 minute cycle
- 17 minute cycle
- 18 minute cycle
- 19 minute cycle
- 20 minute cycle
- 21 minute cycle
- 22 minute cycle
- 23 minute cycle
- 24 minute cycle
- 25 minute cycle

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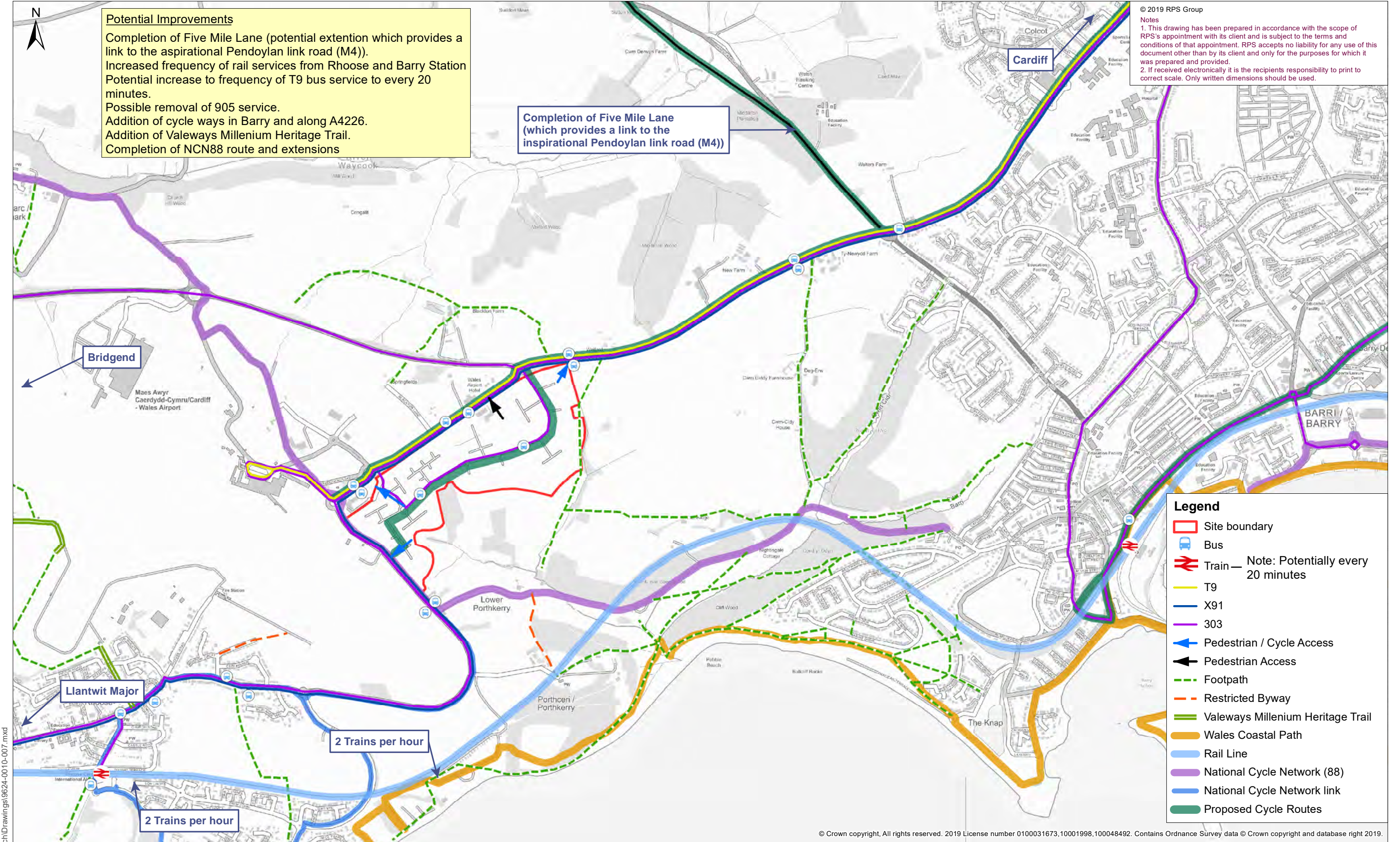
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<div>Figure Number6</div> <div>Rev-</div>										
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## Figure 7 – Potential Transport Infrastructure





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1	Text updated to potential differences	BG	AS	05/19
Rev	Description	By	CB	Date
Figure Number				Rev
7				1
rpsgroup.com				

Client	Legal and General Capital
Project	Model Farm
Title	Potential Transport Infrastructure
0 250 500 m	

Status	Drawn By	PM/Checked By
DRAFT	BG	AS
Project Number	Scale @ A3	Date Created
JNY9624	1:15,000	JUN 2019

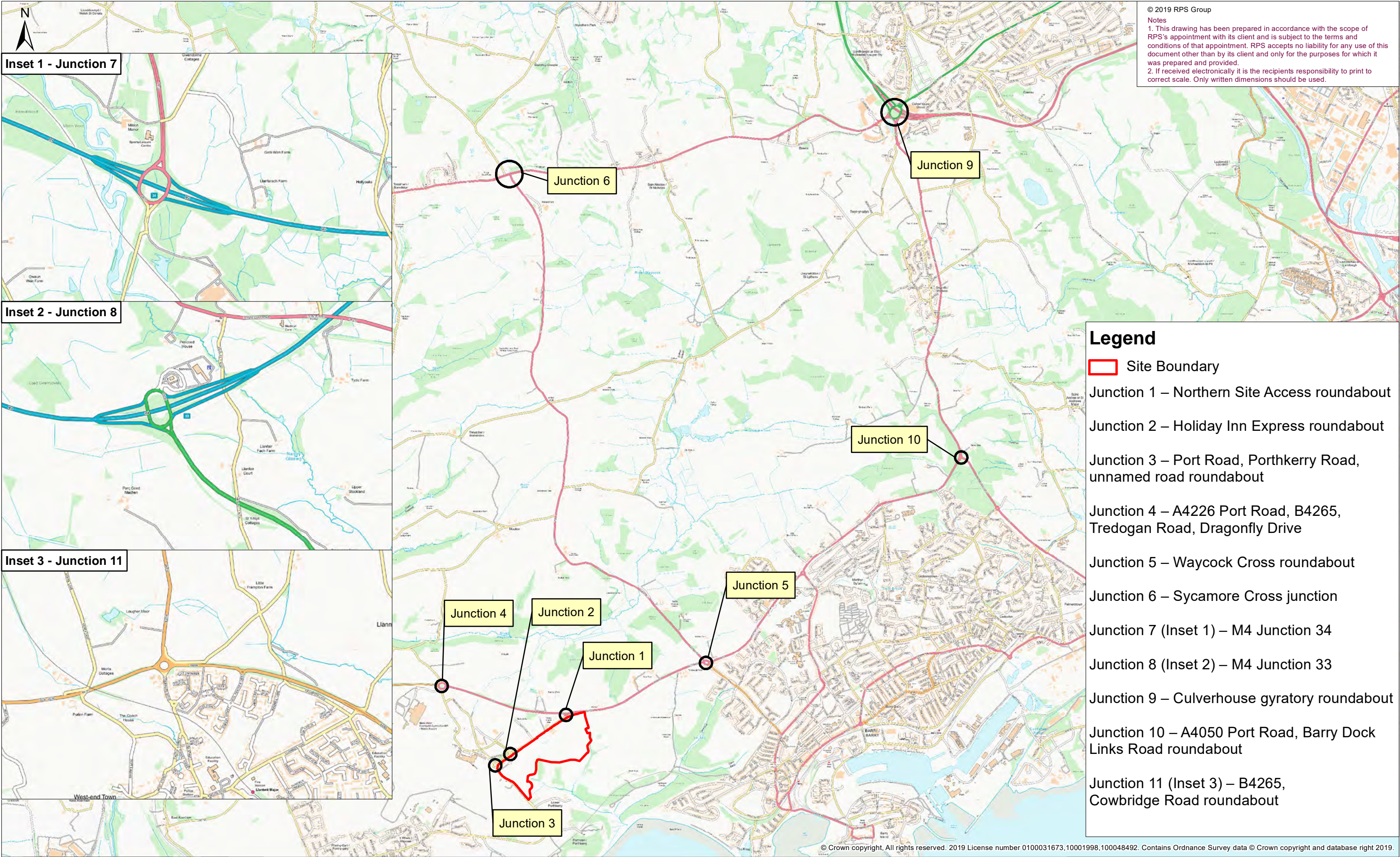
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## Figure 8 – Strategic Modelling Junction Locations





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Project	Model Farm	DRAFT	BG	AS	
Title	Strategic Modelling Junction Locations	Project Number	Scale @ A3	Date Created	
		JNY9624	NTS	JUN 2019	



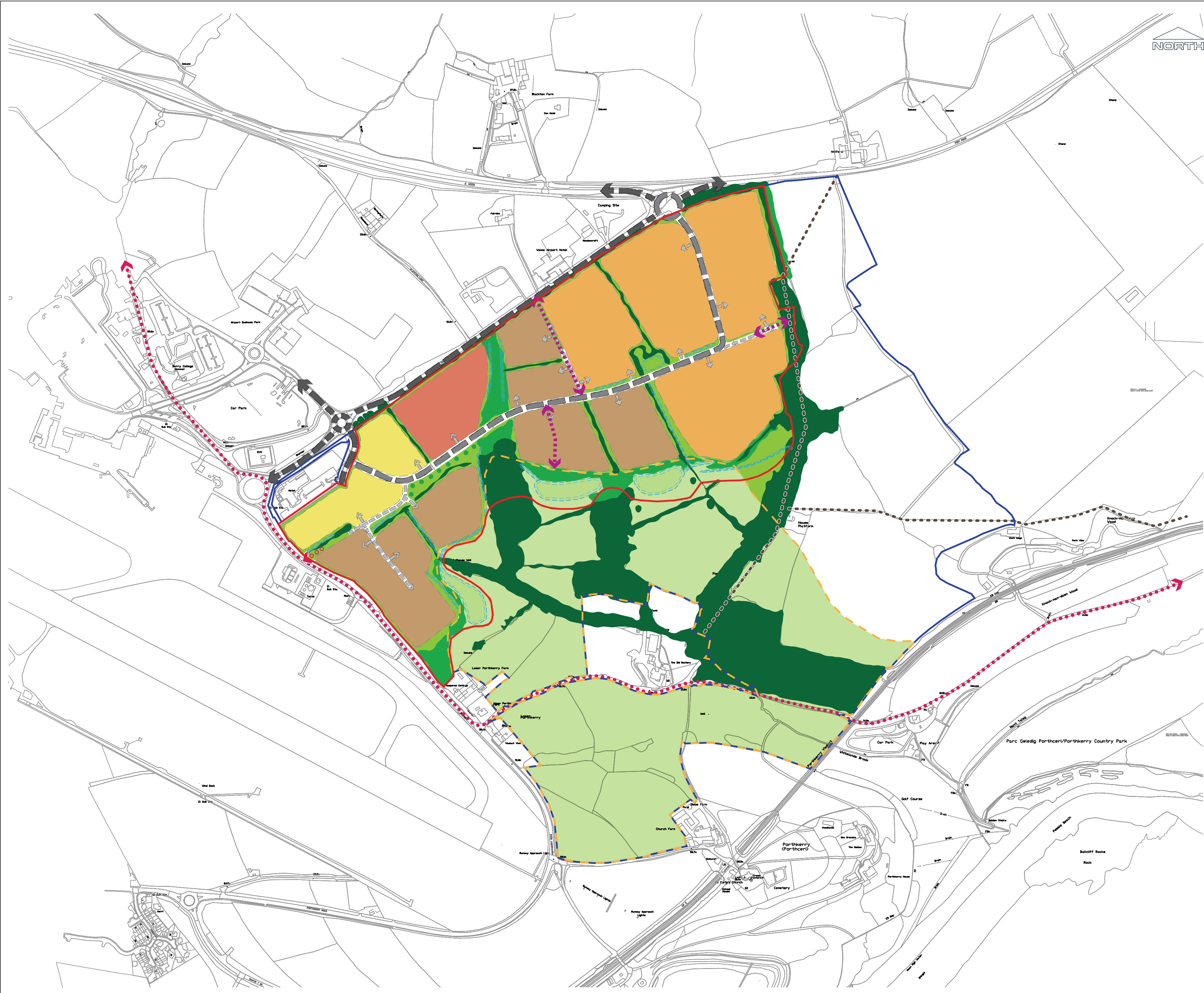


## Appendices



## Appendix A – Proposed Illustrative Masterplan





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Land In Ownership of L&G

Site Boundary

Allocated Porthkerry Park Extension Boundary

B1 (Office)

B1/B8

B2/B8

B8

Existing Road Network

Proposed Spine Road Corridor  
(setting of spine road shown in a corridor to allow flexibility for final alignment)

Access Roads

Existing PROW

Existing Cycle Route

Proposed Link to Cycle Route

Proposed Pedestrian Link

Proposed Native Woodland Planting

Existing Tree Belts / Existing hedgerows

Landscape Buffer/Open Space

Combined Ecology and Drainage Corridors

SUDS Attenuation Areas/Swales

Rev	Description	Date	Initial	Checked

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Client    Legal and General  
            (Strategic Land) Ltd

Project    Parc Busnes Porth Cymru

Title       Indicative Concept Masterplan

Status

DRAFT

Drawn By

AW/PO

PM/Checked by

HD/DP

Job Ref

JCD0064

Scale @ A2

1:5000

Date Created

MAY 2018

Drawing Number

JCD0064-003

Rev

N

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## **Appendix B – TvoGC Adopted LDP Proposals Map 2017**