The illustrative masterplan below shows one way in which the principles outlined above could be implemented. The masterplan shows the connections with both the Mead planning application and the St. Modwen/HCA applications, although it is acknowledged that these have not yet been granted planning permission.

Employment
Within the North Somerset Council ownership the masterplan shows around 1.75ha of employment land. This is likely to be predominantly office development with the possibility of some industrial/manufacturing uses to the rear. This land could therefore potentially deliver 900-1,000 jobs.

Housing
Within NSC ownership, the illustrative masterplan provides approximately 21.5ha of residential land. This will provide a range of densities, from 25-45 dwellings per hectare, and has the potential to deliver around 700-750 homes.

Transport
The masterplan seeks to deliver the strategic north-south spine road, connecting the A370 and A371. This will require coordination with the Mead Group and other landowners to the north/east and with St. Modwen and the Homes & Communities Agency to the south.

Community
As the proposals are developed in more detail, further consideration will be given to the provision of community facilities, such as a community hall, playing fields and allotments. Coordination between landowners should ensure that investment is made in the most accessible locations to deliver the widest range of facilities across the site.

Education
The illustrative masterplan provides sufficient land for a 420 space primary school and associated playing fields.

Space for two further primary schools and a possible secondary education site are also included within the Mead Group proposals to the east and the St. Modwen/HCA proposals to the south. There will be continuing discussions with the education department on the detailed design requirements.