



KEY

- SITE LOCATION
23.40 HECTARES / 57.81 ACRES
- PROPOSED RESIDENTIAL DEVELOPMENT
- PUBLIC OPEN SPACE (INCLUDING SuDS) - 8.10 HA / 20.02 ACRES
- RETAINED EXISTING LANDSCAPE
- ADDITIONAL/ REINSTATED VEGETATION
- PRIMARY STREET / AVENUE
- KEY FOCAL JUNCTION
- SECONDARY STREET
- SIDE STREET / SHARED SURFACE
- PRIVATE LANES
- RETAINED PUBLIC OF RIGHT OF WAY
- KEY PEDESTRIAN MOVEMENT WITHIN SITE
- SUSTAINABLE URBAN DRAINAGE
- NEIGHBOURHOOD EQUIPPED AREA OF PLAY
- LOCALLY EQUIPPED AREA OF PLAY
- LOCAL AREA OF PLAY/ NATURAL PLAY SPACE
- KEY VISUAL CORRIDORS

KEY PRINCIPLES

- PROPOSED NEW ACCESS VIA HIGHWAYS IMPROVEMENTS TO STOKE ROAD;
- PRIMARY STREET PROVIDING VEHICULAR, PEDESTRIAN AND CYCLE MOVEMENT;
- SECONDARY MOVEMENT ROUTES PROVIDING A LOOPED INFRASTRUCTURE TO PRIMARY MOVEMENT ROUTES;
- SHARED SURFACE ROUTES SERVING CLUSTERS OF DEVELOPMENT;
- PRIVATE LANES SERVING OUTWARD FACING DEVELOPMENT PROVIDING PASSIVE SURVEILLANCE OVER NEWLY CREATED OPEN SPACE;
- HIGHWAYS IMPROVEMENTS ALONG NORMANDY ROAD PROVIDING DEDICATED CROSSING POINTS TO EXISTING DEVELOPMENT;
- RETAINED PUBLIC RIGHT OF WAY RUNNING NORTH-SOUTH THROUGH DEVELOPMENT, PICKING UP KEY EAST-WEST MOVEMENT ROUTES;
- KEY PEDESTRIAN MOVEMENT ROUTES RUNNING IN A NORTH-SOUTH AND EAST-WEST MOVEMENT ROUTES OFFERING FULL PEDESTRIAN PERMEABILITY;
- KEY MEETING POINT AT HIGHEST POINT OF DEVELOPMENT PROVIDING KEY VISUAL CORRIDORS TO SURROUNDING CONTEXT;
- KEY PLAY SPACES ALONG PEDESTRIAN MOVEMENT ROUTES SERVING MAXIMUM RESIDENTS
- MAXIMUM RETENTION OF EXISTING FIELD BOUNDARIES AND WOODED AREAS;
- CREATION OF COMMUNITY SPACES IN THE FORM OF COMMUNITY ORCHARDS AND INFORMAL KICK ABOUT AREAS;
- CREATION OF A SERIES OF GREENWAYS PROVIDING A KEY WILDLIFE NETWORK THROUGHOUT DEVELOPMENT;
- PROPOSED ADDITIONAL PLANTING TO THE NORTHERN EDGE TO AID BIO-DIVERSITY AND WILDLIFE OPPORTUNITIES;
- KEY PEDESTRIAN MEETING POINTS PROVIDING RESIDENTS OPPORTUNITIES WITH SOCIAL INCLUSION;
- SITE LOW POINTS UTILISED FOR SUSTAINABLE URBAN DRAINAGE AIDING WETLAND HABITATS ALONG EXISTING WATERCOURSES;
- MAXIMUM CONTINUOUS FRONTAGE ALONG DEVELOPMENT ABUTTING NORMANDY WAY TO REDUCE IMPACT OF ACOUSTIC INTERFERENCE TO REAR GARDEN SPACES;
- STREETS AND DEVELOPMENT ORIENTATED TO RUN WITH CONTOURS REDUCING IMPACT OF RETAINING STRUCTURES ON STREET SCENE;
- 2M HIGH PLANTED BUND TO REDUCE ANY POTENTIAL ACOUSTIC DISTURBANCE; AND
- POTENTIAL ACCESS POINT FOR FUTURE DEVELOPMENT.

Rev C: Additional LEAP towards the eastern boundary (CM 12.04.24)
Rev B: Amended public open space area in legend (CM 24.02.23)
Rev A: Amended site boundary for re-submission (CM 02.02.23)
First Issue: For submission (01.10.23.2022)



Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

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LAND NORTH OF NORMANDY WAY, HINCKLEY | ILLUSTRATIVE MASTERPLAN

TEAM/DRAWN BY: RL | APPROVED BY: JW | DATE: 15/03/22 | SCALE: 1:1000@A0 | DRWG: P18-1531_DE_001 | REV: C | CLIENT: RICHBOROUGH ESTATES