



- KEY**
- SITE LOCATION
25.39 HECTARES / 62.74 ACRES
 - PROPOSED RESIDENTIAL DEVELOPMENT
 - PROPOSED 1 HECTARE FOR 1 FORM ENTRY SCHOOL + 1 HECTARE SAFE GUARDED LAND
 - PUBLIC OPEN SPACE (INCLUDING SuDS) - 8.08 HA / 19.97 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**
- 1.PROPOSED NEW ACCESS VIA HIGHWAYS IMPROVEMENTS TO STOKE ROAD;
 - 2.PRIMARY STREET PROVIDING VEHICULAR, PEDESTRIAN AND CYCLE MOVEMENT;
 - 3.SECONDARY MOVEMENT ROUTES PROVIDING A LOOPED INFRASTRUCTURE TO PRIMARY MOVEMENT ROUTES;
 - 4.SHARED SURFACE ROUTES SERVING CLUSTERS OF DEVELOPMENT;
 - 5.PRIVATE LANES SERVING OUTWARD FACING DEVELOPMENT PROVIDING PASSIVE SURVEILLANCE OVER NEWLY CREATED OPEN SPACE;
 - 6.HIGHWAYS IMPROVEMENTS ALONG NORMANDY ROAD PROVIDING DEDICATED CROSSING POINTS TO EXISTING DEVELOPMENT;
 - 7.RETAINED PUBLIC RIGHT OF WAY RUNNING NORTH-SOUTH THROUGH DEVELOPMENT, PICKING UP KEY EAST-WEST MOVEMENT ROUTES;
 - 8.KEY PEDESTRIAN MOVEMENT ROUTES RUNNING IN A NORTH-SOUTH AND EAST-WEST MOVEMENT ROUTES OFFERING FULL PEDESTRIAN PERMEABILITY;
 - 9.KEY MEETING POINT AT HIGHEST POINT OF DEVELOPMENT PROVIDING KEY VISUAL CORRIDORS TO SURROUNDING CONTEXT;
 - 10.KEY PLAY SPACES ALONG PEDESTRIAN MOVEMENT ROUTES SERVING MAXIMUM RESIDENTS
 - 11.MAXIMUM RETENTION OF EXISTING FIELD BOUNDARIES AND WOODED AREAS;
 - 12.CREATION OF COMMUNITY SPACES IN THE FORM OF COMMUNITY ORCHARDS AND INFORMAL KICK ABOUT AREAS;
 - 13.CREATION OF A SERIES OF GREENWAYS PROVIDING A KEY WILDLIFE NETWORK THROUGHOUT DEVELOPMENT;
 - 14.PROPOSED ADDITIONAL PLANTING TO THE NORTHERN EDGE TO AID BIO-DIVERSITY AND WILDLIFE OPPORTUNITIES;
 - 15.POTENTIAL SCHOOL SITE WITH SAFE GUARDED LAND FOR FUTURE SCHOOL EXPANSION;
 - 16.KEY (PEDESTRIAN MEETING POINTS PROVIDING RESIDENTS OPPORTUNITIES WITH SOCIAL INCLUSION;
 - 17.SITE LOW POINTS UTILISED FOR SUSTAINABLE URBAN DRAINAGE AIDING WETLAND HABITATS ALONG EXISTING WATERCOURSES;
 - 18.MAXIMUM CONTINUOUS FRONTAGE ALONG DEVELOPMENT ABUTTING NORMANDY WAY TO REDUCE IMPACT OF ACOUSTIC INTERFERENCE TO REAR GARDEN SPACES;
 19. STREETS AND DEVELOPMENT ORIENTATED TO RUN WITH CONTOURS REDUCING IMPACT OF RETAINING STRUCTURES ON STREET SCENE;
 - 20.2M HIGH PLANTED BUND TO REDUCE ANY POTENTIAL ACOUSTIC DISTURBANCE; AND
 - 21.POTENTIAL ACCESS POINT FOR FUTURE DEVELOPMENT.