

8. SUMMARY AND DISCUSSION

- 8.1. The site is not situated within a National or local landscape designation. There is limited public access or recreational access to the site area (confined to the western edge) within open countryside with a limited PRoW network.
- 8.2. From those public footpaths which pass within close to medium range of the site, there is very limited discernibility of the site, and within these views, the existing urban edge of Hinckley is readily discernible with its existing residential development, industrial estate, employment and commercial built form, including two and three storey office blocks situated on the A47 Normandy Way opposite the site.
- 8.3. It is considered, that the landscape features and fabric of the wider Mease/Sense Lowlands Landscape Character (as per the Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire, October 2017) are broadly consistent with the wider open countryside outside of Hinckley. However, the landscape fabric within the site is less resemblant of this wider landscape Character Area, and when considered in terms of the smaller Stoke Golding Rolling Farmlands Landscape Character Area.
- 8.4. Whilst there are common landscape features within the site, these are less intact than observed in the wider context of the site are. For instance; the site is not considered to be influenced by a rural settlement pattern of small villages, instead the site has an urban edge location with obvious residential development, industrial/commercial buildings along the A47 Normandy Road including McDonalds, Morrisons supermarket, Wickes store, officing and an industrial estate. These features combined with the existing field hedgerows and limited hedgerow trees within the site do not 'provide a rural setting and sense of unity to the landscape.
- 8.5. In landscape terms, the site is unremarkable within the landscape and does not form a prominent or important part of the appreciation of the wider open countryside. From a landscape and town character perspective, these urban land uses definitely contribute to the site's perception as urban edge. The northern edge of the site, which is neighboured by an existing farmstead (Middlefield Farm) which overlooks the site, is an approximate edge between land that is clearly 'undulating arable and pasture farmland with gentle valleys' to that which has an increasingly strong association with the town.
- 8.6. Settlement and built form within the open countryside is typically 'sporadic farmsteads on the outer edges, within a strong rural setting.' When on site, especially in the winter months (February 2022), one is aware of the presence of the surrounding urban related uses, albeit on the edge of the town, on a strong road frontage, rather than feeling divorced from it, in the open countryside. This defines a transition from open countryside (in a landscape sense) to the built edge of Hinckley. Consequently, the site has a stronger relationship with the town rather than the wider open countryside, and perceived as having an equivalence to the neighbouring urban land uses in a spatial sense.
- 8.7. Overall, ZLA consider, that the site make a limited contribution to this host landscape character. Following our field-based assessment, and the undertaking of this LVA, ZLA provides the following analysis:

Direct Effect on Landscape Character

- 8.8. To facilitate the residential development would create a localised effect. When this effect is considered with the local context, with the perceptual and sensory dimension experiencing a worst-case major/moderate adverse effect directly within the site during the construction stage. However, this level of effect would not be permeant extending only for the duration of the construction process in the worst-case scenario.



- 8.9. The landscape mitigation measures integrated within the Illustrative Masterplan (see Section 3) would retain existing landscape fabric and establish new green infrastructure across the wider site area enhancing existing weak fabric, establish new native tree planting, forming new woodland spinneys to the northern edge, and creating extensive green corridors through the developed site areas.
- 8.10. New tree planting and the establishment of green corridors through the site with elements of green and blue infrastructure will reinforce the perceived tree cover to break up the development mass and filter views of the proposed built form.
- 8.11. By year 15, and the maturation of the landscape features, with tree and structure planting, as well as along the green corridors through the site, make an obvious contribution to the character of the site where they are able to grow more freely within a range of public open spaces and green infrastructure. This contributes to a reduction of impacts to slight, resulting in a moderate/minor adverse level of effect. ZLA considers that this would not constitute an unacceptable impact on landscape fabric or character in the long-term. For example, see Viewpoint 1 and 9 Photomontage contained in Appendix 7 of this LVA.

Wider Effects on Landscape Character

- 8.12. The overall change on the Stoke Golding Rolling Farmlands Landscape Character Area directly following completion in Year 1 would be slight with a change to the landscape which is discernible. However, the underlying landscape composition would be similar to the current baseline surrounding the settlement edge along the northern edge of Hinckley. Overall, this would lead to a moderate effect, which would be adverse and limited to a relatively small geographical area. This level of effect would diminish rapidly with distance from the site, the establishment and maturation of new landscaping, and the effect of existing landscape features.
- 8.13. By the year 15, the residual effect on this landscape type would be influenced extensively by the establishment and maturation of new landscape fabric at the site. The growth of new hedgerows and trees, ongoing management of existing hedgerows and trees and encouragement of species diversity through gapping up, and the maturation of woodland spinneys, significant tree and orchard planting is expected to strengthen the contribution these features make to the character of this part of the host landscape character area.
- 8.14. This would lead to a negligible magnitude of change, which when combined with the medium overall sensitivity (in the worst-case scenario), would reduce the level of effect to minor adverse and permanent. There would however be an incremental reduction in the level of effect as these features – the hedgerows and trees in particular – mature and make a more noticeable contribution to local landscape character. Consequently, this level of effect would diminish even further with distance from the site. These effects are residual and permanent.

Landscape Strategy

- 8.15. This green and blue infrastructure is an integral part of the Illustrative Masterplan which will deliver the enhancement of the local landscape and habitat value, as well as the better integration of development at the site through new landscaping and the conservation and restoration of typical landscape fabric, rather than simply filtering and screening views.
- 8.16. This accords with the aspirations of the LPA for landscape management, as published within their Hinckley and Bosworth Borough Landscape Character Assessment (September 2017) for the host landscape character area.
- 8.17. This document recommends to *‘create new and conserve existing notable habitats, in particular deciduous woodland and mesotrophic grassland’*, and *‘encourage tree planting to regenerate mature/veteran trees.’* The Illustrative Masterplan has been developed iteratively to afford appropriate opportunities for landscape mitigation and enhancement (through the proposed Landscape Masterplan which support this planning application, which further seeks to reflect the LPA’s published landscape guidelines, which recommends:



‘Maintain the rural character of the landscape.....Ensure development is fully integrated into and informed by the landscape.’

- 8.18. This infrastructure will be a combination of existing features, new planting and other habitat creation that seeks to connect to both adjoining ecological networks and afford connectivity to the surrounding neighbourhoods. These measures are reflective of pertinent landscape-derived policies within the adopted Local Plan, and those within the Consultation Draft Local Plan 2020-2039 (June 2021), which under Policy NAT10 ‘Landscape Character Development’, which emphasises:
- ‘a). Appropriate incorporate and implement the landscape strategies and/or guidance set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study;*
- b). Protect and enhance the character and qualities of the local landscape through appropriate design and management;*
- c). Make provision for the retention and enhancement of features of landscape importance.’*
- 8.19. The proposed landscaping, public open space and green corridors through the scheme create pockets of development within a substantial landscape setting, with each neighbourhood being perceived as distinct with a more nucleated arrangement than the wider urban area (south of the A47 Normandy Way). This is reflective of the site’s locality within a hinterland between the wider open countryside and then townscape.
- 8.20. Additionally, there is opportunity to create new public open spaces and green infrastructure with pedestrian and cyclist friendly linkages into the urban area of Hinckley, and the wider open countryside via the existing PRoW and through Stoke Lane.
- 8.21. These measures are reflective of pertinent landscape-derived policies within the adopted Local Plan, and those within the Consultation Draft Local Plan 2020-2039 (June 2021), which under Policy NAT01 ‘Green Infrastructure’, which emphasises:
- ‘a). On-site green infrastructure requirements should be planned and designed from the outset as a network of multifunctional spaces which identify and respond to the sites local context.....*
- b). The scheme identifies important local character features as a starting point for the green infrastructure proposals and incorporates them into the scheme to reference, reflect and enhance the local environment.....*
- c). Development shall contribute to the green network through the integration of multi-functional green infrastructure into masterplans, or where it can be demonstrated to be more appropriate, through delivery of enhancements or expansion of the green network.’*

Effects on Visual Amenity of PRoW users

- 8.22. Examination of the visual baseline has found that the undulating landform of the wider open countryside combined with the intervening field boundary trees, hedgerows, woodland spinneys and blocks, as well as groups of mature trees scattered within the field hedgerows (enclosing the site) provide notable assistance in substantially filtering, if not screening the development. This effect is particularly noted on PRoW users to the north and north east (across medium long range distance), as well as along the A47 Normandy Way to the east and west.
- 8.23. There is a limited network of Public Rights of Way (PRoW) situated within close range of the site. There is no PRoW between the site and the Ashby Road to the east, and with the urban area of Hinckley to the south, there is no PRoW by which there is a direct line of sight of the site’s interior. Also, there is no PRoW within open countryside to the south west-west of the site across this close range distance.
- 8.24. There is a small network of PRoW situated off Rogue Lane to the north of the site. These PRoW connect Hinckley with the wider open countryside, and interconnect with the wider open countryside passing and to/from the urban area of Hinckley town.



- 8.25. In this situation, similar to the current baseline situation, the development scenario would not be seen wholesale, especially when the effect of green corridors dividing the scheme up spatially with green infrastructure. None the less, might new built form be discernible, new dwellings would be experienced against the wider backdrop of the urban edge where existing dwellings, industrial and commercial development (up to three storey) are seen neighbouring the site along the A47 Normandy Way; see Viewpoint 2 Photomontage contained in Appendix 7 of this LVA.
- 8.26. By Year 15, new built form would be seen at close range and the north to north westerly views across the undulating landscape would be reduced to across substantive hedgerows, tree planting, woodland spinney and public open space along the south and south eastern edge of the scheme; see Viewpoint 2 Photomontage contained in Appendix 7 of this LVA.
- 8.27. The Illustrative Masterplan (Appendix 2) affords the setting back of development from ten northern site edge and approximately 100 metres back from Stoke Road. This would enable tree planting and extensive green infrastructure thus reducing the overall discernibility of change within the site. Residually, the level of effect would be less than significant on PRoW users within close range of the site. This is a permanent effect.
- 8.28. Such a change of visual amenity for PRoW users should not be a detriment to the enjoyment and appreciation of the wider landscape, and should not, in and of itself, be a reason to raise an objection either by the LPA or consultees. This is particularly the case, when one considers that these routes are progressing to and from the urban edge of Bedworth from the wider open countryside; see Viewpoint 2 and 9 Photomontages contained in Appendix 7 of this LVA.

Effects on Visual Amenity of Road users

- 8.29. Users of Stoke Road and the A47 Normandy Way route (to the west and south east-south respectively) would experience the greatest effect as users pass the site (as demonstrated by representative viewpoint, Viewpoint 1 and 5, Appendix 6). However, the development will be set back a considerable distance from the road, due to the retained existing vegetation, proposed public open space and green infrastructure.
- 8.30. By year 15, the eastern and south eastern boundary would have been managed to form extensive tree planting and woodland spinney typically found within the open countryside to the north of the route, and which can be seen as one drives along this roadway to the west of Nuneaton. Within the scheme, maturing trees forming a boundary around the large public open space areas, extensive tree groups, orchard trees and native structure planting will further soften the development as seen in these oblique views from the road; see Viewpoint 1 Photomontage contained in Appendix 7 of this LVA.
- 8.31. Consequently, ZLA considers that the proposed green infrastructure of the site to have a beneficial effect on the host landscape character, and through this development would be managed and maintained appropriate for longevity.

Effects on Existing Residences and Dwellings

- 8.32. It should be noted that while visual amenity of residents within their private dwellings/curtilage is not protected, their 'residential amenity' generally is. Residential receptors are generally considered to be of high sensitivity to changes in the view, but their rights to any particular view, or quality of view, is not protected in planning policy at any level.
- 8.33. On balance, and given the settlement edge character of the site, the limited extent of dwellings affected to an elevated degree is proportionally small, with only a small handful experiencing a prominent change to outlooks from their properties. In all instances, the design of the proposals has sought to ensure the change is within acceptable parameters when considering residential amenity.



- 8.34. The new development as proposed would be seen against the wider urban edge setting of Hinckley, including long-standing development at along the A47 Normandy Way including employment and commercial development (including McDonalds, Morrisons supermarket, Wickes store), the wider industrial estate and the surrounding residential neighbourhoods. Consequently, views from the urban edge of Nuneaton would not be fundamentally altered by the proposed development.
- 8.35. On establishment and maturation, this new landscape will reduce the discernibility of then proposal, breaking up its mass and provide a mature landscape environment for the integration of the development proposal.
- 8.36. With regard to settlement outlying to Hinckley (and the northern edge of the town), ZLA considered that there would be little, if any discernible change to views from residential groups at Higham-on-the-Hill (see Viewpoint 8, Appendix 6), Wykin (Viewpoint 7 and 9, Appendix 6), as well as Stapelton and Dadlington to the north (see Viewpoint 3 and 10, Appendix 6 respectively).

Development beyond the Existing Built-up Area Boundary

- 8.37. Currently, the town of Hinckley has a Development Boundary defined by the LPA in the adopted Hinckley and Bosworth Local Development Framework Core Strategy (2006 to 2026). The Development Boundary in part defines the built limits of a settlement, and as shown by the Policies Map of the Borough Plan. Consequently, in the current day, the location of the site can be interpreted as beyond land that may be reasonably considered to be urban and part of then town.
- 8.38. The question, therefore, is whether the proposed development would be experienced as part of the urban area of Hinckley, or would the development proposal appear as divorced and poorly related to the settlement i.e., in open countryside?
- 8.39. ZLA finds that from a landscape and town character perspective, the urban land uses to the east, south east to south west of the site contribute to the site's perception as urban edge. The northern edge of the site, which is neighboured by an existing farmstead (Middlefield Farm) which overlooks the site, is an approximate edge between land that is clearly 'undulating arable and pasture farmland with gentle valleys' to that which has an increasingly strong association with the town.
- 8.40. Settlement and built form within the open countryside is typically 'sporadic farmsteads on the outer edges, within a strong rural setting.' When on site, especially in the winter months (February 2022), one is aware of the presence of the surrounding urban related uses, albeit on the edge of the town, on a strong road frontage, rather than feeling divorced from it, in the open countryside.
- 8.41. This helps define a transition from open countryside (in a landscape sense) to the built edge of Hinckley. Consequently, the site has a stronger relationship with the town rather than the wider open countryside, and perceived as having an equivalence to the neighbouring urban land uses in a spatial sense.
- 8.42. Additionally, the site is situated inside the landform along the northern edge of the site, which creates a physical edge to the town beyond which is open countryside leading to the outlying village settlements of Higham-on-the-Hill, Wykin, Stoke Golding, Dadlington and Stapleton, which are also situated on typically higher ground, higher plateaus within the wider open countryside.
- 8.43. Today, when on site, especially during the winter months (recently in February 2022), one is aware of the presence of the wider urban built form and land uses. This built form overlooks the site, and the site is seen in combination with these buildings including McDonalds, Morrisons superstore, Wickes store and the two and three storey office blocks. Perceptually, this contrast with the wider, nucleated settlement of the wider host landscape character area.



- 8.44. Hence, ZLA considers that whilst the site is outside of the Development Boundary. However, the site is significantly influenced by the wider urban setting of Hinckley, and is experienced within the built limits of the town. Consequently, the site would be perceived as having an equivalence to these neighbouring land uses in a spatial sense. Therefore, the site has a stronger relationship with the urban area than the wider open countryside beyond. Therefore, the proposed development comprises a logical urban extension.



9. CONCLUSION

- 9.1. The Applicant is seeking outline planning application for the erection of up to 475 dwellings, including public open space, land reserved for a primary school together with future expansion land (Use Class F1(a)), landscaping, drainage and associated infrastructure; see Appendix 2.
- 9.2. The site has been designed to afford the retention and enhancement of existing landscape fabric to create a substantial network of green corridors through the scheme for amenity, as well as ecological betterment.
- 9.3. This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by ZLA's landscape team (Sections 2 and 6). In Section 3 the proposed development is described with any proposed mitigation. Section 7 undertakes an assessment of the likely landscape effects having regard to the above and based on a combination of the thresholds set out in Appendix 6 coupled with professional judgement detailed in Section 8.
- 9.4. Overall, this LVA finds that the scheme does not incongruously extend outwards in to the open countryside beyond the (perceived) settlement edge, and built limits, of Hinckley. The site also is not experienced as an important part of the host landscape character area, demonstrating a lesser level of intact landscape features than the wider open countryside. Additionally, the site is not experienced as visual prominent.
- 9.5. The aforementioned Illustrative Masterplan has been developed iteratively through collaborative working with the Arborist, Ecologist and Masterplanner for this scheme. In combination this has led to a series of measures for landscape mitigation, ecological betterment extensive initiatives for green infrastructure which are not just focussed on offsetting and reducing the discernibility of the scheme, but are also aligned with integrating the development into its setting.
- 9.6. Through an analysis of local landscape character and visual amenity, ZLA has demonstrated that the proposals would not cause harm to the intrinsic character of the open countryside and rural character surrounding the northern edge of Hinckley. Specifically, the proposal ensures:
 - The proposal would not cause undue visual intrusion into the open countryside;
 - The proposed scheme would not cause harm to important natural and landscape features and would not materially affect the character of the urban fringe setting surrounding the site; and
 - The development will not unduly affect Public Rights of Way or Public Open Space considered to have a high susceptibility to change;
 - The Illustrative Masterplan has been developed to optimise the opportunity for green and blue infrastructure to integrate the development scheme into its setting; and
 - The development proposal would diminish spatial openness within the site. However, due to the site selection, and the combined effect of landform, 'mature trees within low hedgerows frequently define field boundaries, and occasional woodland clumps along small watercourses give the area a relatively wooded appearance' offsetting and reducing the effect of the development on visual openness. Consequently, the proposed development scenario would preserve the openness and gap between Hinckley town and outlying villages such as Stoke Golding, which is a recommendation of the Hinckley and Bosworth Borough Landscape Character Assessment (September 2017) as '*maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape*' and '*conserve the rural gap between Stoke Golding and Dadlington.*'



- 9.7. As such the development of the site is not reliant on proposing new landscape mitigation measures to help integrate an otherwise awkward proposal. Consequently, given the foregoing, ZLA considers that the likely effect on the integrity and landscape character of the wider landscape, and the further afield would be indiscernible.
- 9.8. The application is accompanied by a BS5837: 2012 compliant tree survey confirms that the majority of items identified across the Study Area are primarily of low or no value, with the exception of minority of category B items (moderate quality under BS 5837: 2012 criterion).
- 9.9. It is noted that these category B items are located either off-site or around the periphery and therefore should not adversely constrain the main body of the Study Area. Any forthcoming design should seek to exploit existing breaks within hedgerows and proposed appropriate reinforcement of existing green corridors.
- 9.10. With regard to the future development of the site, tree planting should be incorporated into the landscaping scheme, especially if tree removal is required to facilitate the development proposal. Such planting would enhance the landscape setting of the site and provide long-term amenity benefits to the surrounding areas. Sensitive and appropriate site masterplanning a number of these existing trees would be protected during the construction phase, retained and integrated into the proposed development.
- 9.11. In addition, the Applicant commissioned a Preliminary Ecological Appraisal of the site, which was submitted as part of the suite documents for the planning application. This report confirms that the site is not constrained by any statutory or non-statutory ecological designations. The site has been managed as a private rear garden for a significant number of years, and as such, contains no natural features that it is important to preserve.
- 9.12. Further to this, the application is supported by a drawn Landscape Masterplan, which provides a strategy for landscape mitigation and enhancement. Whilst there would be no disguising the change of character to the site if the proposal were permitted, the landscape strategy embodies a number of sensible proposals and designed to respect the site's interface with the local landscape character area, the Stoke Golding Rolling Farmlands' Landscape Character Area, and the wider landscape character are of the Mease/Sense Lowlands' Landscape Character. This strategy for landscape mitigation and enhancement further integrate the proposal into its settlement edge setting:
- Retain the majority of the existing vegetation and boundary trees on and adjacent to the application site and integrate these elements with the masterplan proposals.
 - Enhance existing open boundaries of the site with new hedgerow planting, hedgerow oak planting, woodland copse and wider infrastructure initiatives to integrate the proposed development into the surrounding countryside.
 - The retention of existing hedgerows lines (where permissible) for the creation of green corridors running through the scheme of varying width retaining existing landscape fabric, and affording new tree planting, native structure planting and ecological betterment. These route are integral to the green infrastructure strategy enabling safe pedestrian and combined pedestrian and cycling routes. These routes break up the (perception) of development mass and have been arranged along existing and new hedgerow lines which predominantly run through the width of the development.
 - Retain and enhance the existing extensive landscape buffer along the boundary with the A47 Normandy Way, and set development back inside the site from the northern site edge with a range of public open spaces providing extensive opportunity for tree planting creating. The combination of this measure in the illustrative Masterplan, and the provision of green infrastructure (within the Landscape Mitigation and Enhancement Plan) will integrate new development within the site, nestled below the northern site edge, creating a robust backdrop



to the wider open countryside, effectively reducing visual prominence across the wider environment.

- Substantial public open spaces running through the core of the development enabling extensive green infrastructure with tree planting to break up development mass and filter views of new built form. This public open space interconnects with the aforementioned green corridors.
- Significant public open space to the south western and western edge of the site to break up development mass and filter views from the public routes to the west and north west. Development has been pulled back from this perimeters to protect visual amenity from the wider landscape across open countryside where PRoW network affords opportunity to see the site in the baseline situation, albeit views are filtered by extensive landscape features typical of the host landscape character area.

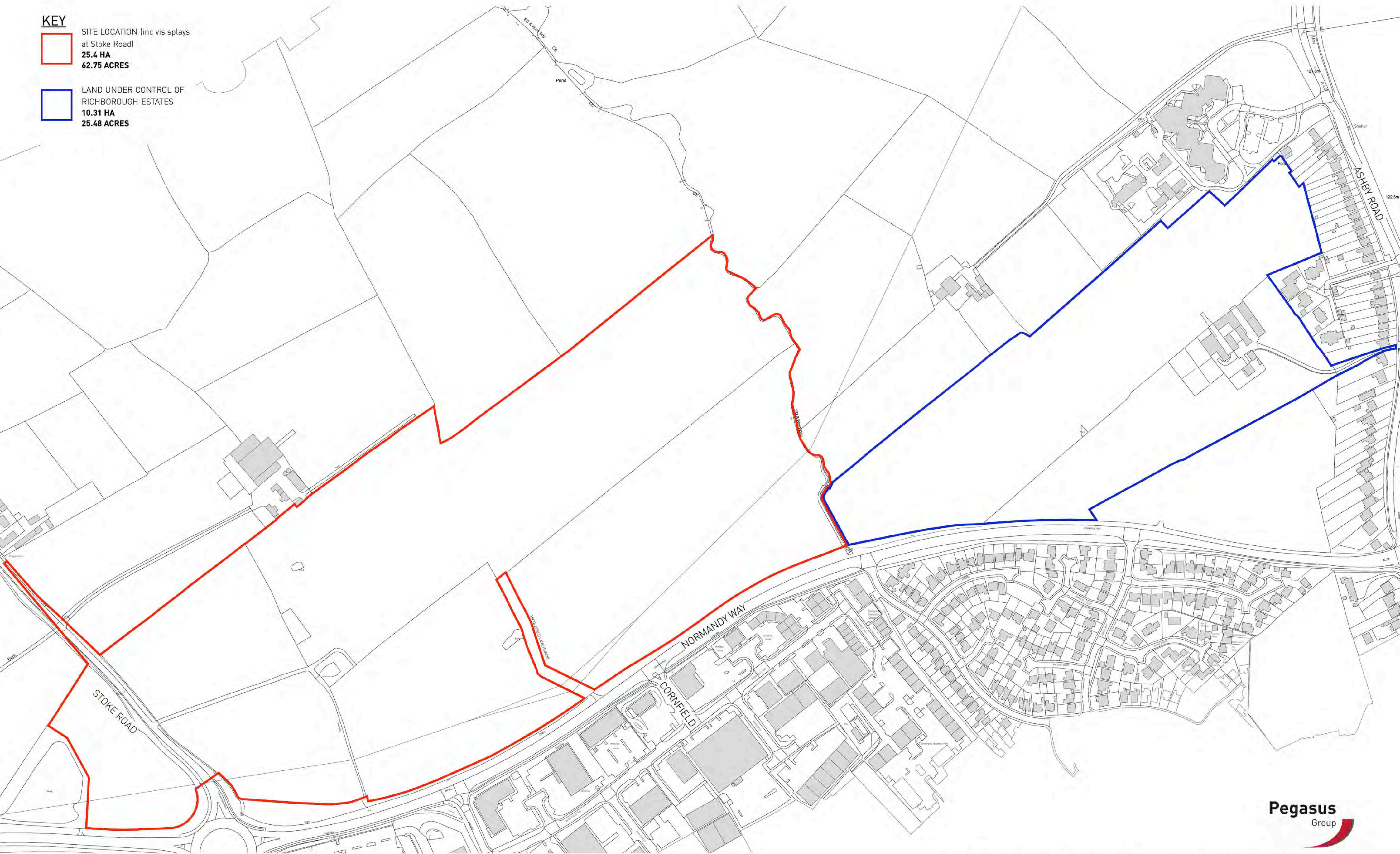
- 9.13. For these reasons, ZLA considers that the site would not be harmful to the natural environment, and would contribute to the aspiration of the landscape management guidance published in the Hinckley and Bosworth Borough Landscape Character Assessment (September 2017) for the host landscape, Stoke Golding Rolling Farmlands' Landscape Character Area; see Section 3 and 6 of this LVA.
- 9.14. The strategy for landscaping draws together mitigation measures, green and blue infrastructure initiatives, as well as ecological betterment and habitat certification. The strategy seeks to afford mitigation measures, as well as conserving and enhancing existing landscape fabric and new landscape features to promote local identity through the landscape; see Section 3 for proposed landscape mitigation measures.
- 9.15. To conclude, when this LVA and the proposed Landscape Mitigation and Enhancement Plan (which supports this planning application), are read as a whole, they demonstrate that the proposal would not harm the natural environment, and is not reliant on proposing new landscape mitigation measures to help integrate an otherwise awkward proposal.
- 9.16. In conclusion, the proposed residential development represents an appropriately scaled feature, which is designed to be in keeping with the local landscape character and landscape setting. It would result in a very limited number of material landscape or visual effects.



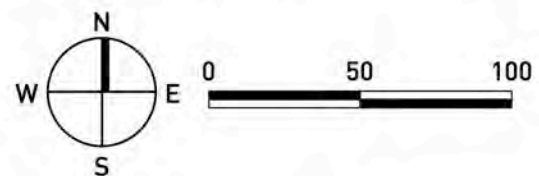


KEY

-  SITE LOCATION (inc vis splays at Stoke Road)
25.4 HA
62.75 ACRES
-  LAND UNDER CONTROL OF RICHBOROUGH ESTATES
10.31 HA
25.48 ACRES



LAND NORTH OF NORMANDY WAY, HINCKLEY SITE LOCATION PLAN - PHASE 1







- 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.

