



- KEY**
- SITE LOCATION
23.40 HECTARES / 57.81 ACRES
 - PROPOSED RESIDENTIAL DEVELOPMENT
 - 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. KEY PEDESTRIAN MEETING POINTS PROVIDING RESIDENTS OPPORTUNITIES WITH SOCIAL INCLUSION;
 16. SITE LOW POINTS UTILISED FOR SUSTAINABLE URBAN DRAINAGE AIDING WETLAND HABITATS ALONG EXISTING WATERCOURSES;
 17. MAXIMUM CONTINUOUS FRONTAGE ALONG DEVELOPMENT ABUTTING NORMANDY WAY TO REDUCE IMPACT OF ACOUSTIC INTERFERENCE TO REAR GARDEN SPACES;
 18. STREETS AND DEVELOPMENT ORIENTATED TO RUN WITH CONTOURS REDUCING IMPACT OF RETAINING STRUCTURES ON STREET SCENE;
 19. 2M HIGH PLANTED BUND TO REDUCE ANY POTENTIAL ACOUSTIC DISTURBANCE; AND
 20. POTENTIAL ACCESS POINT FOR FUTURE DEVELOPMENT.

Rev A: Amended site boundary for re-submission (04/10/2023)
First Issue: For submission (01/10/2022)