



Illustrative View of a Landscape-led Arrival Gateway

Neighbourhood Park

Located centrally in the eastern development zone, "Neighbourhood Park" creates a focal green space that could act as a legible feature of the site. It could have a high quality, formal landscape treatment and include a children's play space as a destination within the green infrastructure network, with a mixture of fixed equipment and intuitive play options. It could be designed with a greater degree of formality than the wider green infrastructure and green spaces.

Key features could include the following:

- Designed to be of a scale that could accommodate an Enhanced LEAP.
- The central location should inform a design that includes elements that all members of the community could benefit from.
- Ensure legible and strong linkages to the proposed network of green corridors across the green infrastructure network of the site.
- Specimen native trees could be used to enhance the status of the space.



Green Corridors (including Ridge and Furrow Walk)

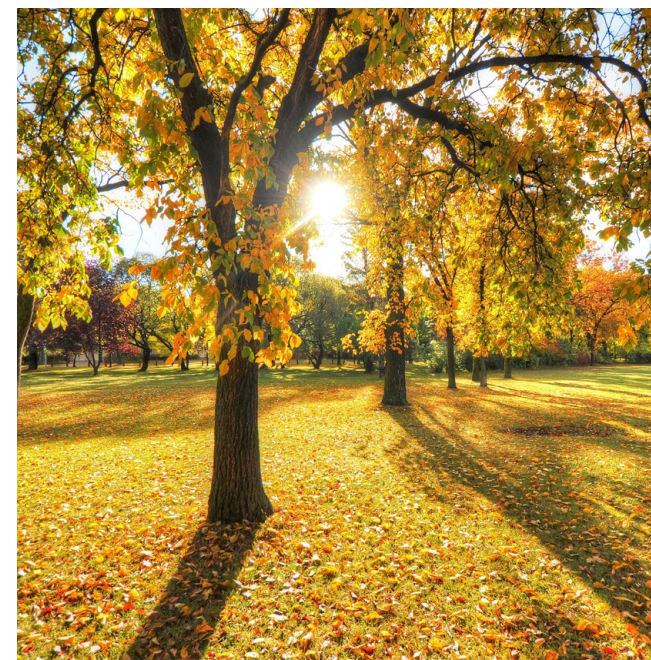
Green infrastructure is an integral part of the proposals, which aim to deliver the enhancement of the local landscape and betterment of ecological habitat value, as well as affording amenity space which has a pedestrian and cycle focus for substantial links between existing and new neighbourhoods. This strategy has been designed to best integrate development at the site through new landscaping, as well as the conservation and enhancement of typical landscape fabric and habitat creation, rather than simply filtering and screening views.

Green Corridors are set out to retain the existing field pattern, retaining and enhancing hedgerows and hedgerow trees. They provide pedestrian and cycle friendly active trail routes across and through the site and provide strong links to the adjacent proposals. One of the primary green corridors is arranged to retain a margin of existing ridge and furrow landform. This will provide interest and landscape amenity as well as maintaining a heritage feature of the site for future generations to appreciate.

The Green Corridors link the network of public open space (both formal and informal), play spaces and play-on-the-way events, and make connections to the wider area. They afford opportunity for new native tree planting and the enhancement of hedgerows, as well as habitat creation for ecological betterment, creating naturalistic routes through the neighbourhoods, which in turn break up the mass of development and filter views of the wider scheme.

Key features include the following:

- Corridors combine to create circular movement routes in a non-car environment.
- Opportunities for Natural Play provision, play-on-the-way destinations.
- Ecologically focussed landscape treatment for habitat creation and bio-diversity.
- Diverse wildflower and species rich grassland and planting of fruiting trees for bio-diversity and habitat creation.
- The potential for native planting to support invertebrates and provide seasonal foraging resources for birds and bats.
- Enhanced tree planting especially to mitigate Normandy Way and along the northern edge with woodland tree, orchard and groups of tree planting for habitat creation, strengthening the landscape fabric and offsetting views of the new built form locally, so creating an environment to integrate the proposed scheme positively into.





Illustrative View of "Ridge and Furrow Walk"



Illustrative View of Informally Arranged New Homes within an Enhanced Landscape Setting

Northern Edge

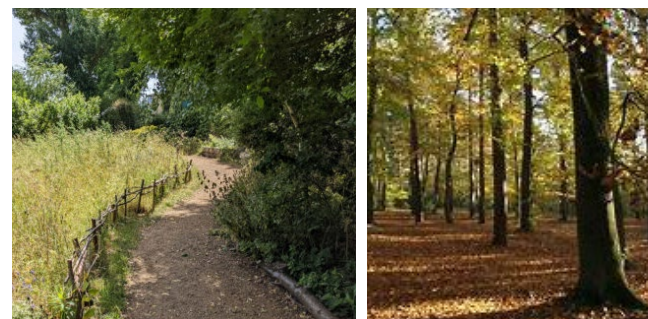
The proposed development edge is shown set back from the northern boundary, positioning new built form within the site at a lower landform level, rather than on the periphery of the site affording a better integration of the development. The resultant space affords the opportunity for an extensive interconnected liner green swathe.

The northern edge should provide a continuous green edge to the scheme and could be treated as a soft landscape edge to the neighbourhood, like a rural ride with pathways framed with new native tree planting, native structure and scrub planting, improved grassland small woodland plantations. It will be connected with the wider Green Corridor network, and would afford landscape amenity and habitat creation, whilst best integrating the scheme into the wider Stoke Golding Farmland setting beyond the shallow ridgeline and beyond.

Key features include:

- An area of green space providing greater landscape, ecological and recreational benefits.
- Enhance and improve the existing tree cover with groups of tree planting – native species of local importance, and small woodland plantation to reflect the scale and pattern of such planting locally within the open countryside, allowing also for native fruit trees found locally to the area.

- Provide ecologically diverse wildflower and species grassland, broadleaf trees in groups and the planting or orchard fruiting trees for bio-diversity and habitat creation.
- Enhance existing hedgerows, and provide new hedgerow planting to retain the existing field pattern, and pedestrian linkages into the wider network of Green Corridors in the proposed scheme.



Northern Park

The Northern Park is located to the North Eastern edge of the site acting as a communal open space where people can play and meet. The space is naturally surveyed by surrounding dwellings, enhancing the safety and character of the area. The space could also include native tree and hedge planting.

The park and the adjoining green corridor create accessible routes and connections encouraging pedestrians to be able to walk to a variety of destinations along the site safely.



Local Play Area and Play-on-the-Way events

Successful play spaces are;

- 'bespoke'
- well located
- make use of natural elements
- provide a wide range of play experiences
- are accessible to both disabled and non-disabled children
- meet community needs
- allow children of different ages to play together
- build in opportunities to experience risk and challenge
- sustainable and appropriately maintained
- allow for change and evolution

Whilst the design of the play spaces is for reserved matters, there could be a focus on fixed play equipment as well natural and more intuitive play opportunities. The natural play elements would be integrated into the wider landscape features, including 'play-on-the-way' facilities arranged around the active travel route for the new neighbourhood allowing opportunity for play, exercise and meeting through the proposed scheme.

Where play areas are a small part of provision for children and young people, trees and wildlife focussed planting will be provided to create a 'micro-habitat' to the setting of the play space. Tree planting will provide protection from the sun and there would be plentiful areas of planting to create green wildlife corridors that link the provision for children and young people to nearby amenity green and informal playing spaces.



Surface Water Drainage

The proposed development has been reviewed against other potential sources of flood risk including, canals, surface water, sewers, groundwater and reservoirs and large water-bodies. None of these flood sources have been found to represent a potential barrier to development.

To mitigate the development's impact on the current runoff regime, it is proposed to incorporate surface water attenuation features at the lower part of the site. It is proposed that foul water from the development will be treated separately to surface water. Further information regarding the management of surface water runoff and foul water is outlined in the Sustainable Drainage Statement that accompanies this application.

In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area subject to suitable management of surface water runoff discharging from the site.

Sustainable Drainage Features are shown that could, in addition to fulfilling their primary function, also enhance both streetscene and character, and also contribute to the ecological enhancements offered by the proposals. This could include the use of street-side swales/rain gardens and areas within basins that are designed to retain areas of standing water.

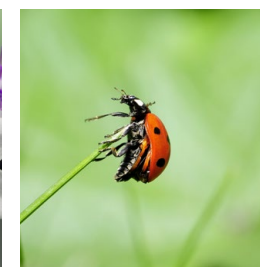
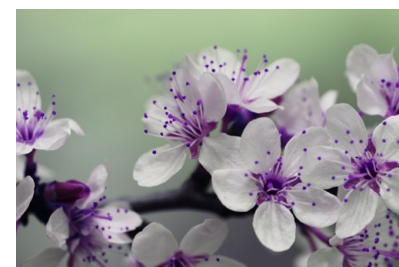
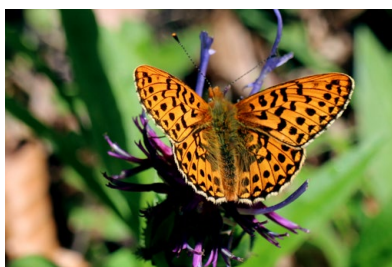
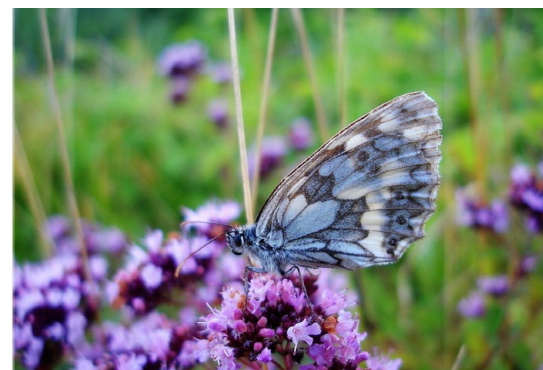
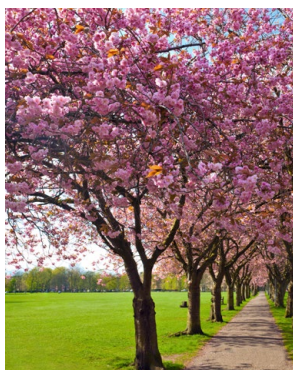
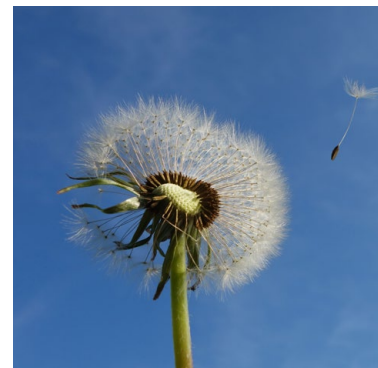


Ecology

Ecology has been at the forefront of the considerations and design for the scheme with early recognition of the higher value habitats on site. As such, from the outset the design has retained the mature hedgerow and tree lines within to maintain connectivity across, recognising their importance for bird nesting and corridors for foraging animals. Value has been placed in the masterplanning process to retain, enhance and maintaining ecological resource not only on site but being clear that the site serves part of a much wider ecological resource and linkage off site to the north and south have been key drivers in our designs.

A Biodiversity Impact Assessment of the proposals has been carried out in accordance with guidelines published by DEFRA and via the DEFRA Metric Calculation Tool. The existing value of individual habitats on site was initially calculated by accurately mapping the proposed development site from information collected during a Biodiversity Scoping Assessment/Phase 1 Habitat Survey and by dividing the land into individual habitat parcels.

Through the provision of new wetland habitat, orchards and species rich grasslands, we were able to demonstrate significant and measurable net gain for biodiversity post-development. The provision of these habitats has been included within the design of the site.

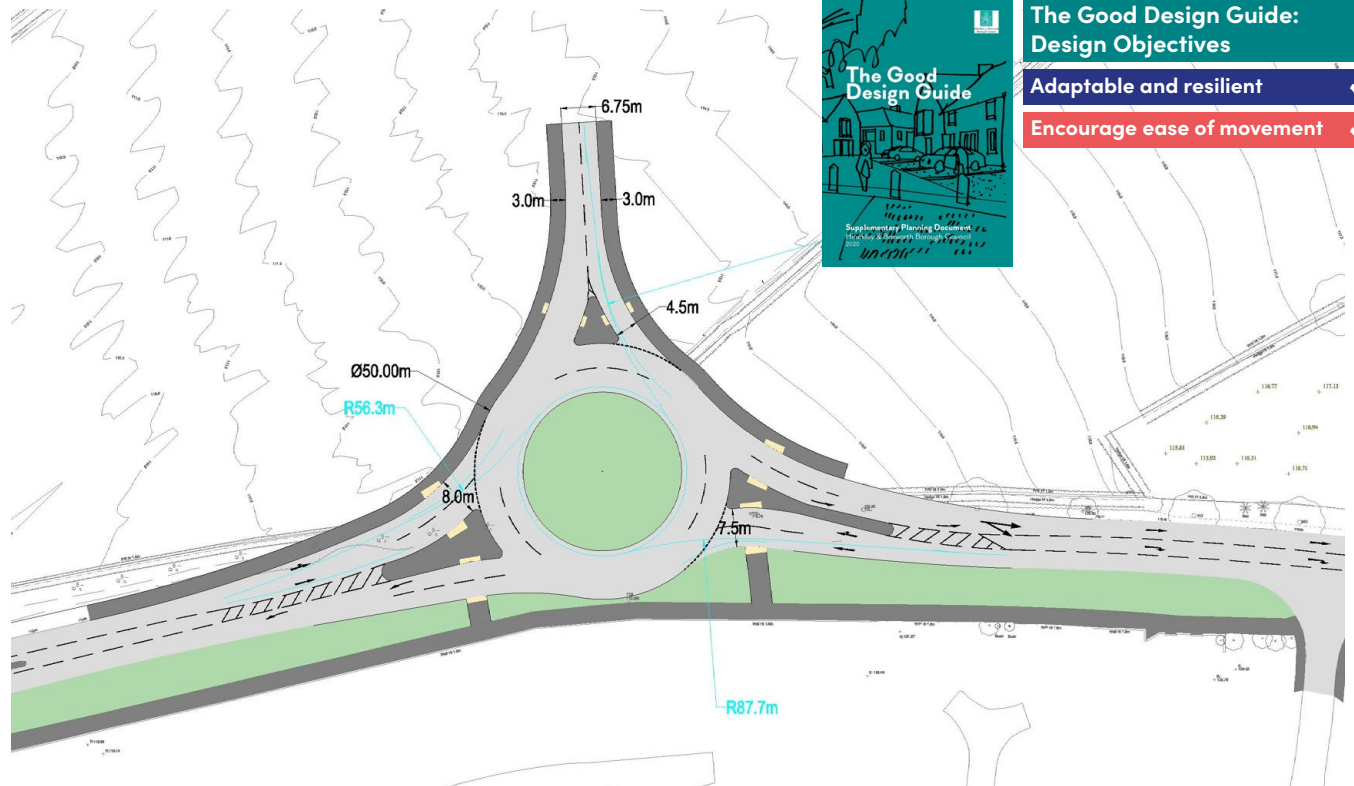


Access and Movement

Access

This outline planning application seeks full approval for the means of access into the site, including formation of a new access from Normandy Way. Details submitted propose the formation of a 3-arm roundabout, with shared footway/cycleway provision along the northern arm, connecting to the existing footway/cycleway provision via informal crossing points.

The roundabout has been designed in accordance with DMRB CD 116 and provides a 6.75m carriageway width at the site access arm, which is in accordance with the Major Residential Access Road category set out in LCC's Highway Design Guide (HDG).



"Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries."

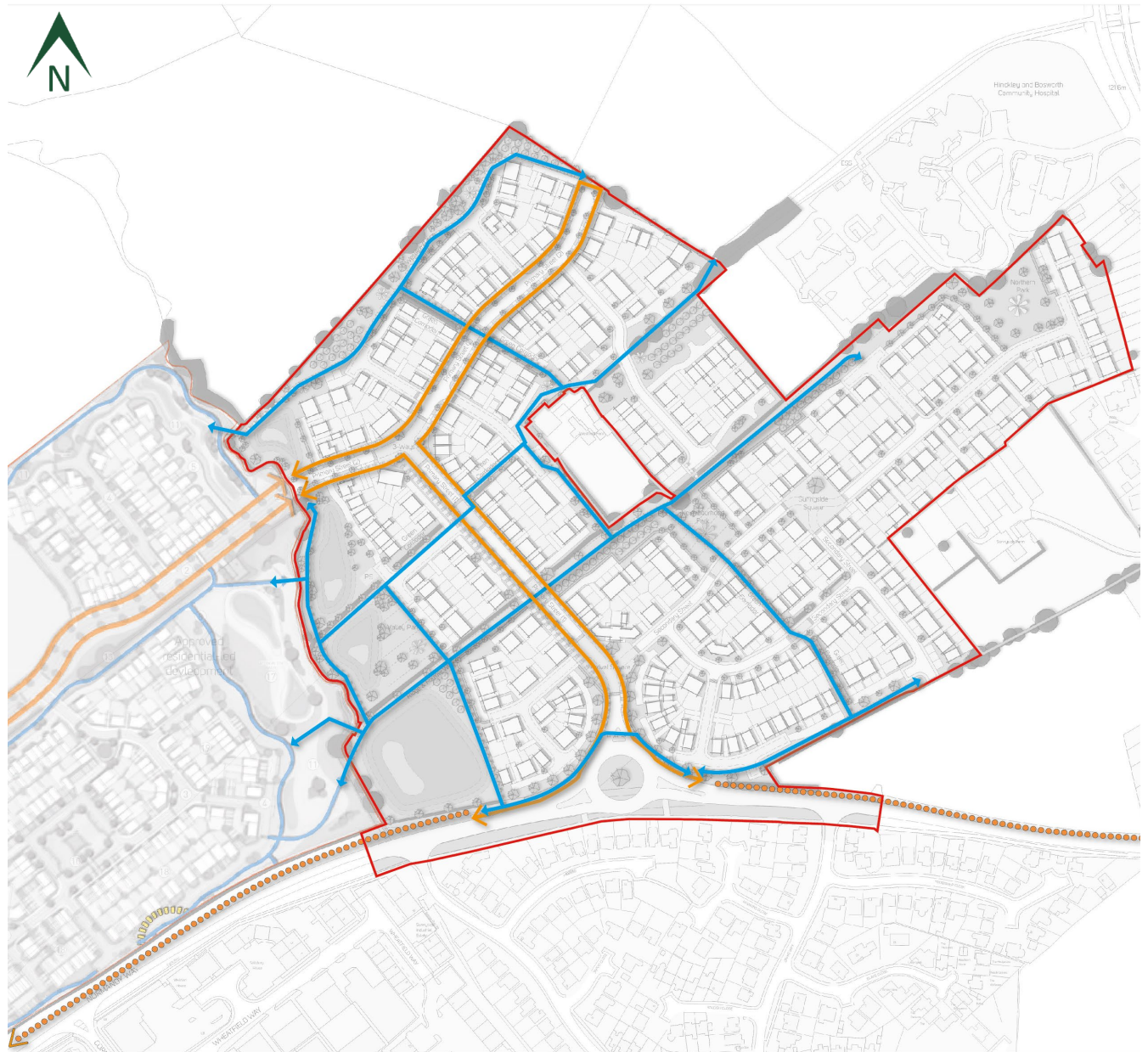
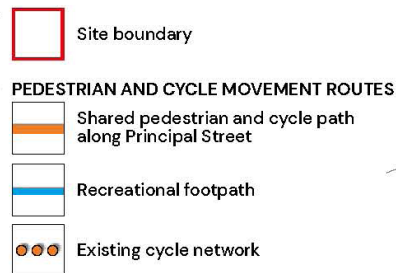
National Design Guide



Pedestrian and Cycle Access and Movement

A network of direct pedestrian/cycle routes is proposed within the green infrastructure network and across the street network which combine to provide opportunities to access all parts of the site, it's wider emerging context, the existing local services and facilities; and also to play and exercise. Spaces are shown where informal meeting places could be planned, providing people somewhere to stop at a bench to rest, relax and build relationships as part of a new community.

The routes shown lead to and converge at Valley Park in the east of the site and offer choices of various circular options. Children's play spaces and other open space uses have been located to act as "events" along and within the network, providing interest for children and young people and to encourage everyone to leave the car at home for shorter journeys.



Pedestrian and Cycle Movement Plan

Pedestrian and Cycle Priority

In order to establish pedestrian and cyclist priority across the movement framework, the Illustrative Layout shows crossing points which slow drivers and afford priority to pedestrians and cyclists wherever routes intersect with streets. The detail of these important intersections will be agreed at RM stage, but it is anticipated that they could include;

- Changes in surface material and/or continuous raised footways;
- Changes in horizontal alignment of the carriageway; and/or
- Changes in vertical alignment of the carriageway.



Street Hierarchy

The existing and emerging context of the site has informed the vision that has been developed. The Development Framework Plan shows how two primary streets of differing character could be set out to deliver connectivity within the site and facilitate potential wider highway benefits by linking this site to adjacent land in the west and the north.

The internal street hierarchy could then be defined, as is shown on the Illustrative Layout, to include several street typologies that respond to the place-making and character objectives set out later, and also to the safe function of streets for all users. It should also be designed to encourage vehicles to travel at an appropriate speed throughout the development, creating an environment which is safe and attractive to pedestrians and cyclists.

The Illustrative Layout has been influenced by "Manual for Streets 1 & 2" & "The Good Design Guide SPD", which encourages designers to move away from standardised prescriptive measures and to adopt a more innovative approach, in order to create high-quality places for all users, ages and abilities. It is anticipated that this approach will be embraced by future detailed designs.

A hierarchy of streets can be used to define a legible movement framework within the site which contributes to the character of this new place, and streets with clearly different characters can be more effective than 'character areas' in helping people grasp whether they are on, for example, a principal or secondary street.

"Create well-connected street and path networks, providing opportunities for these to be extended beyond the site boundary in the future."

Building for a Healthy Life



**The Good Design Guide:
Design Objectives**

Adaptable and resilient ✓

Encourage ease of movement ✓

