

ILLUSTRATIVE MASTERPLAN
Concept Design

A layered approach has been used to establish a masterplan framework which considers the opportunities and constraints of the development site and wider allocation. The process has sought to prioritise blue and green infrastructure and pedestrian/cycle movement to build a sensitive, sustainability based plan for the site.

Key features of the masterplan are: -

- A comprehensive network of green infrastructure which safeguards the existing landscape features, responds to sensitive site boundaries and provides facilities for play and recreation.
- Blue infrastructure designed as an integral part of the development, contributing to the biodiversity of open space areas
- A network of pedestrian and cycle routes which are segregated from traffic and provide direct, convenient links to facilities, prioritising active travel over car use.
- Initial stretch of the strategic Link Road along the eastern edge of the site will provide local improvements taking HGV traffic away from existing streets.
- School land located along the main Link Road and is well connected by a series of high quality pedestrian links promoting sustainable travel.
- An efficient, permeable network of streets for vehicular traffic
- Reserved land for a potential education facility. This is situated to the front of the site and will be accessed from within the development. The area of the land equates to 2 Ha. The siting of this facility to the front of the site will allow easy access without the need for traffic to go through the main residential areas. The key pedestrian linkages through the site will also ensure safe and attractive routes for both existing and future residents through the new development.



Key Principles and Vision for the site



All destinations to be connected by direct, legible and integrated network of walking and cycling routes.



The management, long-term maintenance and viability of public spaces to be fully considered



Neighbourhoods, facilities and open spaces to be accessible to all users and designed to support sport and physical activity across all ages.