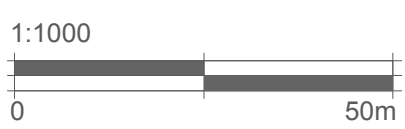




-  Development boundary
-  Proposed primary access
-  Proposed pedestrian and cycle access
-  Existing pedestrian route
-  Potential pedestrian route
-  Residential street
-  Private drive / courtyard
-  Indicative building locations
-  Focal building locations
-  Natural Play Area
-  Residential gardens
-  Public Open Space
-  Proposed planting buffer and land for extended adjacent gardens
-  Retained trees
-  Retained boundary hedge
-  Proposed trees / planting
-  Potential location for foul water pumping station
-  Attenuation area

Concept Masterplan Strategy:

1. The site will be accessed from Waters Lane; from here a quiet residential street will lead to a number of lanes, shared surface streets and a focal space within the development;
2. The development will be well-connected to its surroundings, linking to existing walking and cycling routes and footpaths and providing opportunities on site where possible;
3. Trees and hedges on site will be retained as far as possible; where hedges need to be removed; new planting and trees will reinforce green connections;
4. Lower density development around edges to create a soft edge to the settlement and an informal building arrangement;
5. Attenuation area proposed as part of the SuDS strategy provides soft edge to the eastern edge of the site and a well-overlooked informal open space;
6. Houses will be built at low density as suggested by local Planning Policy and will include a mix of market and affordable homes. Development will be up to two storey.
7. The northern edge of the site will incorporate open space which could include a play area in the form of natural play, to complement the existing equipped play space recently provided along Centenary Road.



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Middleton Cheney

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